



# GLACIER POINT

## A REPLAT OF TRACT "E", ROSEWOOD PARKE

### A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

#### LEGAL DESCRIPTION

TRACT "E" OF ROSEWOOD PARKE, AS PER PLAT, RECORDED IN VOLUME 153 OF PLAT, PAGES 30-37, RECORDS OF KING COUNTY;

EXCEPT THAT PORTION GRANTED TO THE CITY OF MAPLE VALLEY FOR RIGHT OF WAY BY DEED RECORDED UNDER RECORDING NO. 20030902002D64, DESCRIBED AS FOLLOWS:

THE SOUTH 145 FEET OF THE EAST 30 FEET OF THE ABOVE DESCRIBED TRACT "E" OF SAID ADDITION, SITUATE IN THE CITY OF MAPLE VALLEY, COUNTY OF KING, STATE OF WASHINGTON.

#### DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE AND CONVEY 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 MAPLE VALLEY, 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 MAPLE VALLEY.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF MAPLE VALLEY, 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 SUBSURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY THE ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELINQUISHING THE CITY OF MAPLE VALLEY, 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 MAPLE VALLEY, 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.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:

NORRIS HOMES, INC.  
A WASHINGTON CORPORATION

John Norris  
BY: John Norris  
ITS: President

BANNER BANK

Kurt Benya  
BY: Kurt Benya  
ITS: VP, Construction

#### ACKNOWLEDGMENTS

STATE OF WASHINGTON } ss.  
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT John Norris IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT  HE SIGNED THIS INSTRUMENT, ON OATH STATED  HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS President OF NORRIS HOMES, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 11th DAY OF December 2006.

Kristin A. Nelson  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Federal Way WA  
COMMISSION EXPIRES 9-9-08  
PRINTED NAME Kristin A. Nelson

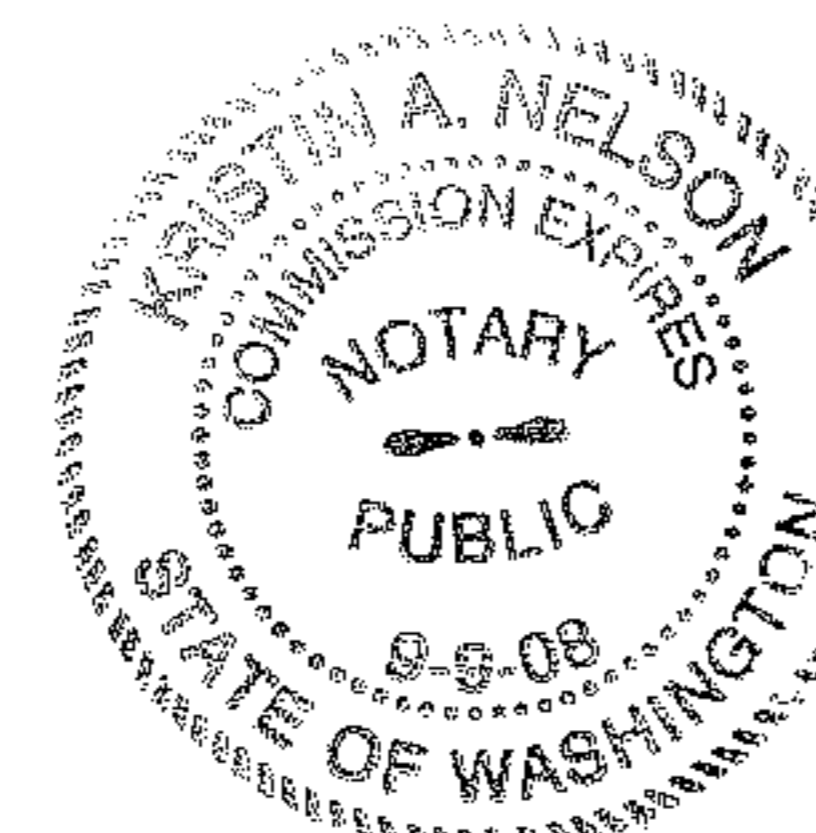


STATE OF WASHINGTON } ss.  
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Kurt Benya IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT  HE SIGNED THIS INSTRUMENT, ON OATH STATED  HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS VP of Construction OF BANNER BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 11th DAY OF December 2006.

Kristin A. Nelson  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Federal Way WA  
COMMISSION EXPIRES 9-9-08  
PRINTED NAME Kristin A. Nelson



#### KING COUNTY APPROVALS

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 14th DAY OF December, 2006.

Scott Noble  
KING COUNTY ASSESSOR

Ellen Welfer  
DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER 743710-1250

#### FINANCE DIVISION CERTIFICATE

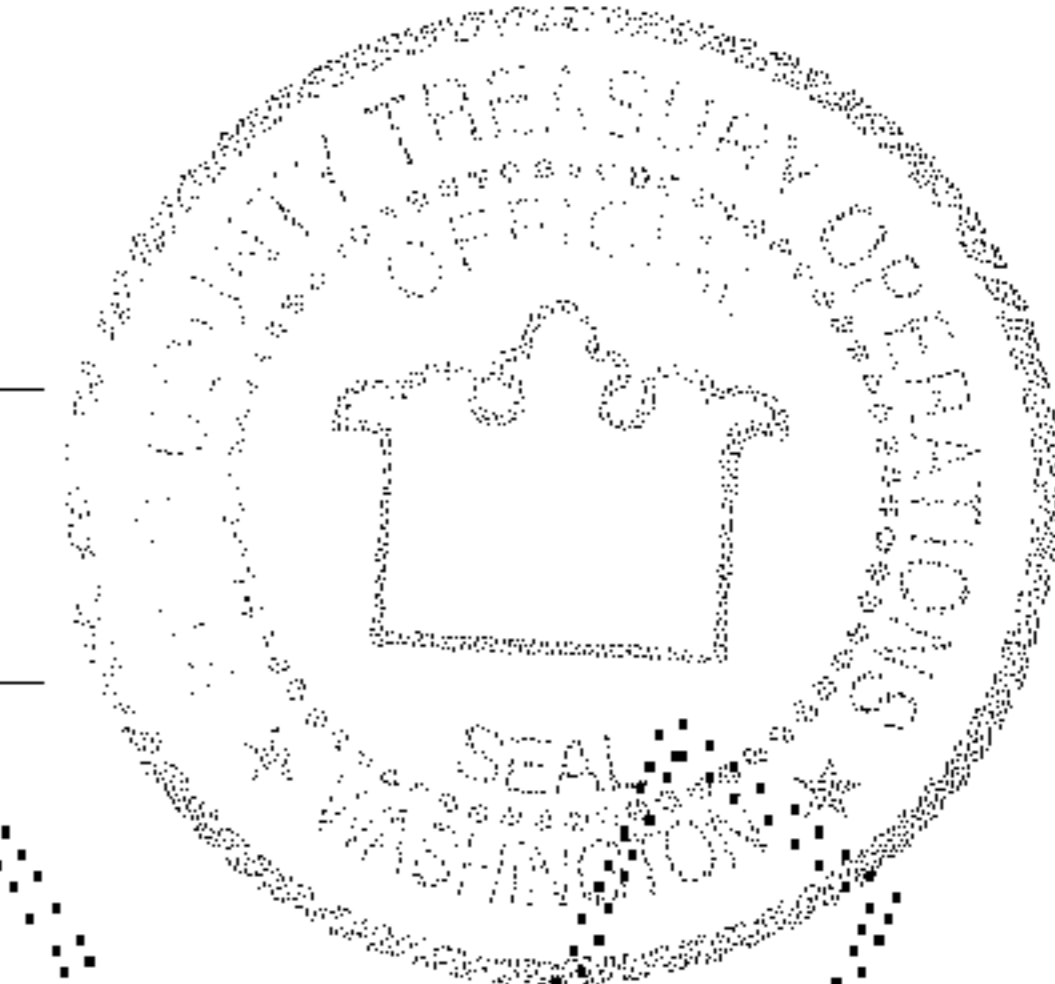
I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC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

THIS 14th DAY OF December 2006.

FINANCE DIVISION

Phil Sanders  
MANAGER, FINANCE DIVISION

Talia C. Speto  
DEPUTY



#### CITY OF MAPLE VALLEY APPROVALS

EXAMINED AND APPROVED THIS 13th DAY OF December 2006.

Steve Addamp  
MAYOR, CITY OF MAPLE VALLEY

EXAMINED AND APPROVED THIS 12th DAY OF December 2006.

J. Peterson  
COMMUNITY DEVELOPMENT DIRECTOR

EXAMINED AND APPROVED THIS 12th DAY OF DECEMBER 2006.

David B. Zelik  
PUBLIC WORKS DIRECTOR

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

DATED THIS 13th DAY OF December 2006.

Tom McCarty  
FINANCE DIRECTOR

#### EASEMENT RESERVATION FOR WATER PIPELINE

THE FOLLOWING EASEMENTS AND RIGHTS OF WAY ARE HEREBY RESERVED FOR COVINGTON WATER DISTRICT, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, ITS SUCCESSORS AND ASSIGNS, OVER, THROUGH, UNDER, ACROSS, UPON AND IN THE PROPERTY DESCRIBED BELOW FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF A WATER PIPELINE AND APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT FOR ALL PURPOSES NECESSARY AND RELATED THERETO.

THE GRANTOR RESERVES, FOR ITSELF, ASSIGNS AND SUCCESSORS IN INTEREST, THE RIGHT TO USE THE SURFACE OF THE ABOVE DESCRIBED EASEMENTS, BUT SHALL NOT ERECT ANY BUILDINGS, STRUCTURES, AND/OR PLANT TREES OR PLANTS OF ANY KIND WITH INTRUSIVE ROOTS ON SAID EASEMENT.

IF, IN THE FUTURE, THE SURFACE OF THE ABOVE PROPERTY IS CHANGED BY THE GRANTOR, ITS ASSIGNS OR SUCCESSORS IN INTEREST, THE THEN OWNER OF PROPERTY AGREES TO PAY THE DISTRICT THE COST OF RELOCATING THE ABOVE WATER PIPELINE AND APPURTENANCES SO THAT THE AMOUNT OF EARTH COVERING THE SAME (THE DEPTH THEREOF) MEETS THE DISTRICT'S THEN MINIMUM STANDARDS AND SPECIFICATIONS.

#### EASEMENT PROPERTIES INCLUDE:

1. THE EXTERIOR FIVE (5) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS (EXCEPT TRACTS "B", "E" AND "F")
2. 10' X 5' WITHIN TRACT B, THE SOUTHEAST CORNER OF WHICH IS 130.57' WEST OF THE SOUTHEAST CORNER OF TRACT B.



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Telephone: (425) 251-6222 Fax: (425) 251-8782

**NE1/4 OF SW1/4, SEC. 34, T22N-R6E, W.M.**  
**SHEET 2 OF 5**

# GLACIER POINT

## A REPLAT OF TRACT "E", ROSEWOOD PARKE A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

### PLAT NOTES:

1. THE ARTICLES OF INCORPORATION FOR THE GLACIER POINT HOMEOWNERS' ASSOCIATION ARE ON FILE WITH THE STATE OF WASHINGTON IN OLYMPIA.
2. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO OR FROM 236TH AVENUE SE FROM THOSE LOTS WHICH ABUT IT.
3. A TRANSPORTATION IMPACT FEE IN THE AMOUNT SPECIFIED BY MAPLE VALLEY MUNICIPAL CODE TITLE 16.20 IS ASSESSED AND IS DUE AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.
4. A SCHOOL IMPACT FEE IN THE AMOUNT SPECIFIED BY MAPLE VALLEY MUNICIPAL CODE TITLE 16.15 IS ASSESSED AND IS DUE AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.
5. THE HOUSE ADDRESS SYSTEM FOR THIS PLAT SHALL BE AS FOLLOWS:

ADDRESSES HAVE BEEN ASSIGNED FOR THE INDIVIDUAL LOTS WITHIN THE RANGE OF N/A TO N/A FOR THE NORTH-SOUTH ROADS AND \_\_\_\_ TO \_\_\_\_ FOR THE EAST-WEST ROADS BY THE CITY OF MAPLE VALLEY IN ACCORDANCE WITH RCW 58.17.280. SUCH ADDRESSES ARE PRELIMINARY, AND ARE SUBJECT TO CHANGE WHEN BUILDING PERMITS ARE ISSUED.

6. TRACTS "A" AND "F" ARE OPEN SPACE/TREE PROTECTION AREA TRACTS AND ARE HEREBY CONVEYED TO THE HOMEOWNERS' ASSOCIATION IDENTIFIED IN NOTE 1, ABOVE, FOR OWNERSHIP AND MAINTENANCE PURPOSES.

7. TRACT "B" IS A DRAINAGE FACILITIES TRACT AND IS HEREBY DEDICATED TO THE CITY OF MAPLE VALLEY FOR THE PURPOSE OF OPERATING, MAINTAINING AND REPAIRING THE DRAINAGE FACILITIES CONTAINED THEREIN.

8. TRACT "C" IS A PRIVATE JOINT USE DRIVEWAY TRACT FOR INGRESS, EGRESS, UTILITIES AND PRIVATE STORM DRAINAGE FOR THE BENEFIT OF THE OWNERS OF LOTS 23 AND 24. OWNERSHIP OF LOTS 23 AND 24 WITHIN THIS PLAT INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT "C" AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT. A 5' EASEMENT ALONG THE SOUTH LINE OF TRACT "C" IS GRANTED TO COVINGTON WATER DISTRICT FOR THE MAINTENANCE OF THE WATER FACILITIES CONTAINED THEREIN. ADDITIONALLY, AN EASEMENT IS GRANTED TO SOOS CREEK WATER AND SEWER DISTRICT FOR MAINTENANCE OF THE SANITARY SEWER FACILITIES WITHIN TRACT "C".

9. TRACT "D" IS A PRIVATE JOINT USE DRIVEWAY TRACT FOR INGRESS, EGRESS, UTILITIES AND PRIVATE STORM DRAINAGE FOR THE BENEFIT OF THE OWNERS OF LOTS 27 AND 28. OWNERSHIP OF LOTS 27 AND 28 WITHIN THIS PLAT INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT "D" AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT. AN EASEMENT IS GRANTED TO SOOS CREEK WATER AND SEWER DISTRICT FOR MAINTENANCE OF THE SANITARY SEWER FACILITIES WITHIN TRACT "D". A 5' EASEMENT ALONG THE SOUTH LINE OF TRACT "D" IS GRANTED TO COVINGTON WATER DISTRICT FOR THE MAINTENANCE OF THE WATER FACILITIES CONTAINED THEREIN.

10. TRACT "E" IS A TREE RETENTION TRACT. TRACT "E" IS CONVEYED TO THE HOMEOWNERS' ASSOCIATION IDENTIFIED IN NOTE 1, ABOVE, FOR OWNERSHIP AND MAINTENANCE PURPOSES. TREES ON THIS PROPERTY TO BE RETAINED AND/OR PLANTED IN THE TREE RETENTION TRACT/EASEMENT (TRE) ACCORDING TO APPROVED LANDSCAPE PLAN (ON FILE WITH THE CITY OF MAPLE VALLEY). THESE TREES ARE TO BE PRESERVED FOR ENVIRONMENTAL, AESTHETIC, AND OTHER PURPOSES. NO ACTIVITIES ARE ALLOWED IN THE VICINITY OF THE RETAINED TREE THAT COULD DAMAGE OR HARM THE TREE, SUCH AS STORAGE OF MATERIAL, DISPOSAL OF DRAINAGE, OR FILLING OR GRADING. TREE REMOVAL, OR SITE WORK OR LANDSCAPE RESULTING IN THE LOSS OF A TREE, IS SUBJECT TO FINES AND TREE REPLACEMENT REQUIREMENTS BY ORDER OF THE CITY OF MAPLE VALLEY.

11. ALL WATERLINE EASEMENTS (WLE) SHOWN HEREON ARE HEREBY CONVEYED TO COVINGTON WATER DISTRICT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF THE FACILITIES CONTAINED THEREIN.

12. ALL SANITARY SEWER EASEMENTS (SSE) SHOWN HEREON ARE HEREBY CONVEYED TO SOOS CREEK WATER AND SEWER DISTRICT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF THE FACILITIES CONTAINED THEREIN.

13. ALL PRIVATE STORM DRAINAGE EASEMENTS (PSDE) SHOWN HEREON ARE HEREBY CONVEYED TO THE LOT OWNER WHO WOULD BENEFIT FROM THE EASEMENT. THE OWNERS OF SAID LOTS HAVING BENEFIT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE DRAINAGE FACILITIES WITHIN THE EASEMENT. DETAILS REGARDING THE LOCATION OF DRAINAGE FACILITIES WITHIN THE PSDE ARE SHOWN ON THE ENGINEERING PLANS NOTED IN THE DOWNSPOUT NOTE, AT RIGHT. (ALSO SEE "EASEMENTS AND RESERVATIONS" AT RIGHT).

14. THE ENTRY MONUMENT EASEMENT (EME) SHOWN HEREIN IS HEREBY CONVEYED TO THE HOMEOWNERS' ASSOCIATION IDENTIFIED IN NOTE 1, ABOVE, FOR INSTALLATION AND MAINTENANCE OF THE ENTRY MONUMENT.

15. DURING THE COURSE OF CONSTRUCTION OF ANY LOT WITHIN THIS SUBDIVISION, STUB-OUT INVERT ELEVATIONS OR STORM DRAINAGE SHOULD BE VERIFIED BY THE INDIVIDUAL LOT BUILDER OR OWNER TO PROVIDE THE NECESSARY SLOPE FROM THE PROPOSED HOUSE.

16. THE ROAD AND STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE ON FILE WITH THE CITY OF MAPLE VALLEY PUBLIC WORKS DEPARTMENT. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE PROPER AGENCY, CURRENTLY THE CITY OF MAPLE VALLEY PUBLIC WORKS DEPARTMENT.

17. THE STREET TREES, PLANTED AS A CONDITION OF PLAT APPROVAL, SHALL BE PLANTED ACCORDING TO APPROVED ENGINEERING PLANS ON FILE WITH THE CITY OF MAPLE VALLEY. THE STREET TREES PLANTED WITHIN AND/OR ABUTTING INDIVIDUAL LOTS SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF SAID LOTS. THE STREET TREES PLANTED WITHIN AND/OR ABUTTING THE PRIVATE AND PUBLIC TRACTS WITHIN THIS PLAT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

18. A PLAT CERTIFICATE PREPARED BY COMMONWEALTH LAND TITLE COMPANY OF PUGET SOUND, LLC., THEIR ORDER NO. 20194415, DATED NOVEMBER 4, 2006 AND ALL SUPPLEMENTALS THEREOF, WERE RELIED UPON FOR RECORD ITEMS AFFECTING THIS SUBDIVISION. ACCORDING TO THESE DOCUMENTS, THE FOLLOWING ITEMS AFFECT THIS SITE:

- A) RESERVATIONS CONTAINED IN DEED RECORDED UNDER RECORDING NO. 7605280574.
- B) DEED AND THE TERMS AND CONDITIONS THEREOF REGARDING RIGHT-OF-WAY, RECORDED UNDER RECORDING NO. 20030902002064.
- C) AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF REGARDING SPECIAL CHARGES FOR WATER SERVICE AND DEVELOPER REIMBURSEMENT RECORDED UNDER RECORDING NO. 9201140940.
- D) AN EASEMENT FOR WATER LINE OVER THE EAST 10 FEET OF TRACT "E" AS SHOWN ON THE FACE OF THE PLAT OF ROSEWOOD PARK. THIS EASEMENT HAS BEEN GRAPHICALLY DEPICTED.

### PUBLIC DRAINAGE EASEMENT RESTRICTIONS

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

### EASEMENTS AND RESERVATIONS

A PRIVATE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY, QWEST COMMUNICATIONS, COMCAST, SOOS CREEK WATER AND SEWER DISTRICT, COVINGTON WATER DISTRICT, THE CITY OF MAPLE VALLEY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON ALL PRIVATE STREETS, ALLEYS AND PRIVATE DRIVES, THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS AND FIVE (5) FEET PARALLEL WITH AND ADJOINING ALLEYS AND PRIVATE DRIVES. THE EASEMENTS ARE RESERVED AND GRANTED IN ORDER TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES, WIRES AND PEDESTALS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELECOMMUNICATIONS, DATA TRANSMISSION, STREET LIGHTS AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. 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. NO PERMANENT STRUCTURE SHALL BE PLACED WITHIN THE EASEMENTS WITHOUT PERMISSION FROM THE EASEMENT OWNERS.

ADDITIONALLY, A PRIVATE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY WITHIN THE SOUTH 15 FEET OF THE EAST 10 FEET OF LOT 23, AND THE SOUTH 15 FEET OF THE WEST 10 FEET OF LOT 28.

### DOWNSPOUT NOTE

ALL BUILDING DOWNSPOUTS, FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS WITHIN THE GLACIER POINT SUBDIVISION SHALL BE CONNECTED TO THE PERMANENT STORM DRAIN SYSTEM.

### WELLHEAD PROTECTION NOTE

THIS SITE IS LOCATED IN A WELLHEAD PROTECTION AREA. FOR ADDITIONAL INFORMATION ON HOW TO PROTECT GROUNDWATER, CALL THE CITY OF KENT, PUBLIC WORKS DEPARTMENT AT (253) 856-5500 OR COVINGTON WATER DISTRICT AT (253) 631-0565.

### DRAINAGE STUB-OUT NOTE

DRAINAGE OUTLETS (STUB-OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT. SINGLE FAMILY RESIDENCES CONSTRUCTED ON LOTS CREATED BY THIS SUBDIVISION MUST PROVIDE STUB-OUT CONNECTIONS PER DETAILS SHOWN ON THE APPROVED ROAD AND DRAINAGE PLANS ON FILE WITH THE CITY OF MAPLE VALLEY. ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT HOME OWNER.

### CITY OF MAPLE VALLEY EASEMENT RESERVATIONS

ALL EASEMENTS AS SHOWN ON THIS PLAT AS WELL AS A SEVEN FOOT WIDE AREA THAT ADJOINS AND RUNS PARALLEL TO THE STREET FRONTAGE ON EACH LOT AND/OR TRACT, AND THAT LIES WITHIN THE PERIMETER OF THOSE LOTS SHALL BE FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF MAPLE VALLEY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER, "GRANTEE"). ALL EASEMENTS ARE TO BE USED FOR THE BENEFIT OF THE ENTIRE PLAT AND THE PURPOSE OF SERVING OTHER PROPERTIES WITH PUBLIC UTILITIES. ALL EASEMENTS IN FAVOR OF THE GRANTEE SHALL TAKE PRECEDENCE OVER EASEMENTS HEREIN PRESERVED.

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 PLANT ANY TREES, NOR SHALL GRANTEE PLACE ANY FILL MATERIAL. GRANTEE SHALL MAINTAIN 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 SHOULD OCCUR AS DESCRIBED IN THIS PARAGRAPH, THEN GRANTEE MAY EXERCISE ITS RIGHT TO REMOVE SUCH OBSTRUCTIONS WITHOUT NOTICE AND THE OWNERS OF THE PROPERTY ADJACENT TO SUCH OBSTRUCTION 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-OF-WAY IN ORDER TO EXTEND, CONSTRUCT, 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.

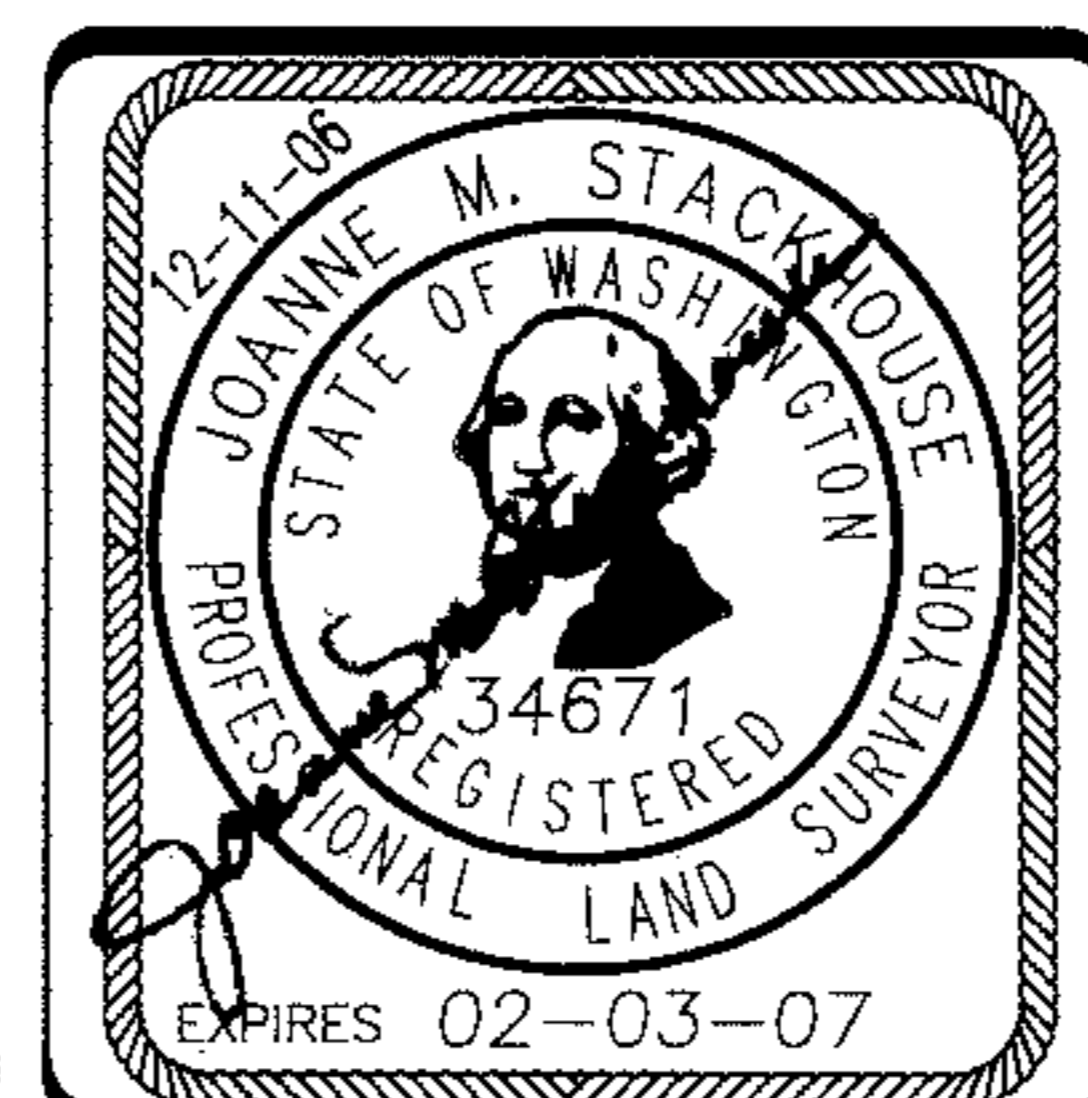
### SURVEYOR'S NOTES:

1. THIS IS A FIELD TRAVERSE SURVEY. A "SOKKIA 3100" TOTAL STATION AND "TDS RANGER" DATA COLLECTOR WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS.

2. ALL BACK LOT AND TRACT CORNERS WILL BE STAKED WITH A 1/2-INCH BY 24-INCH REBAR WITH PLASTIC CAP MARKED "BCE 34671" AS PLAT CONSTRUCTION IS COMPLETED. LOT AND TRACT CORNERS ABUTTING STREETS WERE NOT SET. THE STREETWARD PROJECTION OF THE LOT AND/OR TRACT LINES WILL BE REFERENCED BY A MASONRY NAIL SET AT THE BACK OF THE CURB AT NO SPECIFIC DISTANCE FROM THE TRUE CORNER.

3. BASIS OF BEARING: NORTH AMERICAN DATUM OF 1983 (1991) NAD83(91) WASHINGTON STATE PLANE COORDINATE SYSTEM: NORTH ZONE. THE SOUTH LINE OF THE SW1/4 OF SECTION 34 TAKEN AS NORTH 89°13'48" WEST.

JOB NO. 11327



### Barghausen Consulting Engineers, Inc.

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NE1/4 OF SW1/4, SEC. 34, T22N-R6E, W.M.

SHEET 3 OF 5

# GLACIER POINT

A REPLAT OF TRACT "E", ROSEWOOD PARKE  
A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF  
SECTION 34, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN  
CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

DIAMOND HILLS  
VOL. 153, PP. 4-10

(LOT LINE)  
N13°20'22"W  
0.93'

ROSEWOOD PARKE  
VOL. 153, PP. 30-37

BURLINGTON NORTHERN RAILROAD

N76°39'38"E 1361.66'

23304  
TRACT B  
DRAINAGE FACILITIES  
24,168 SQ. FT.

MATCH LINE  
SEE SHEET 5

TRACT C

TRACT A  
OPEN SPACE/TREE PROTECTION AREA  
7,483 SQ. FT.

(LOT LINE)  
N13°20'22"W  
0.93'

L=60.84'  
Δ=14°05'04"

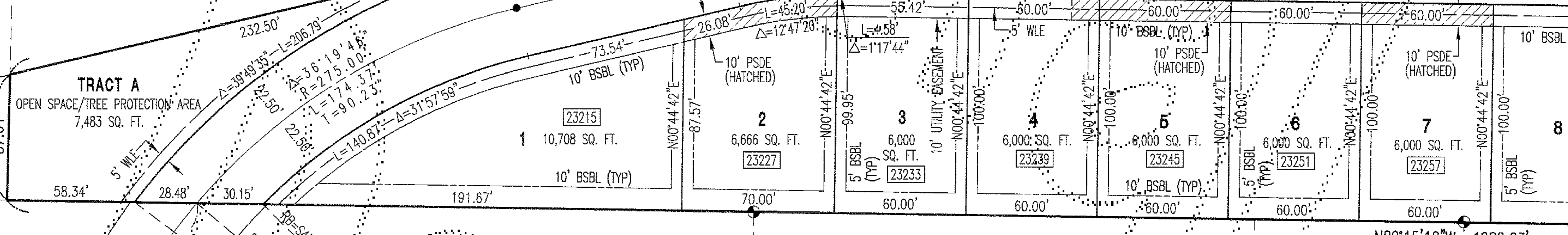
TRACT F  
OPEN SPACE/TREE PROTECTION AREA  
161.50' 4,971 SQ. FT.

S.E. 284TH ST

S89°15'18"E 906.27'

144.19'

SEE SHEET 5



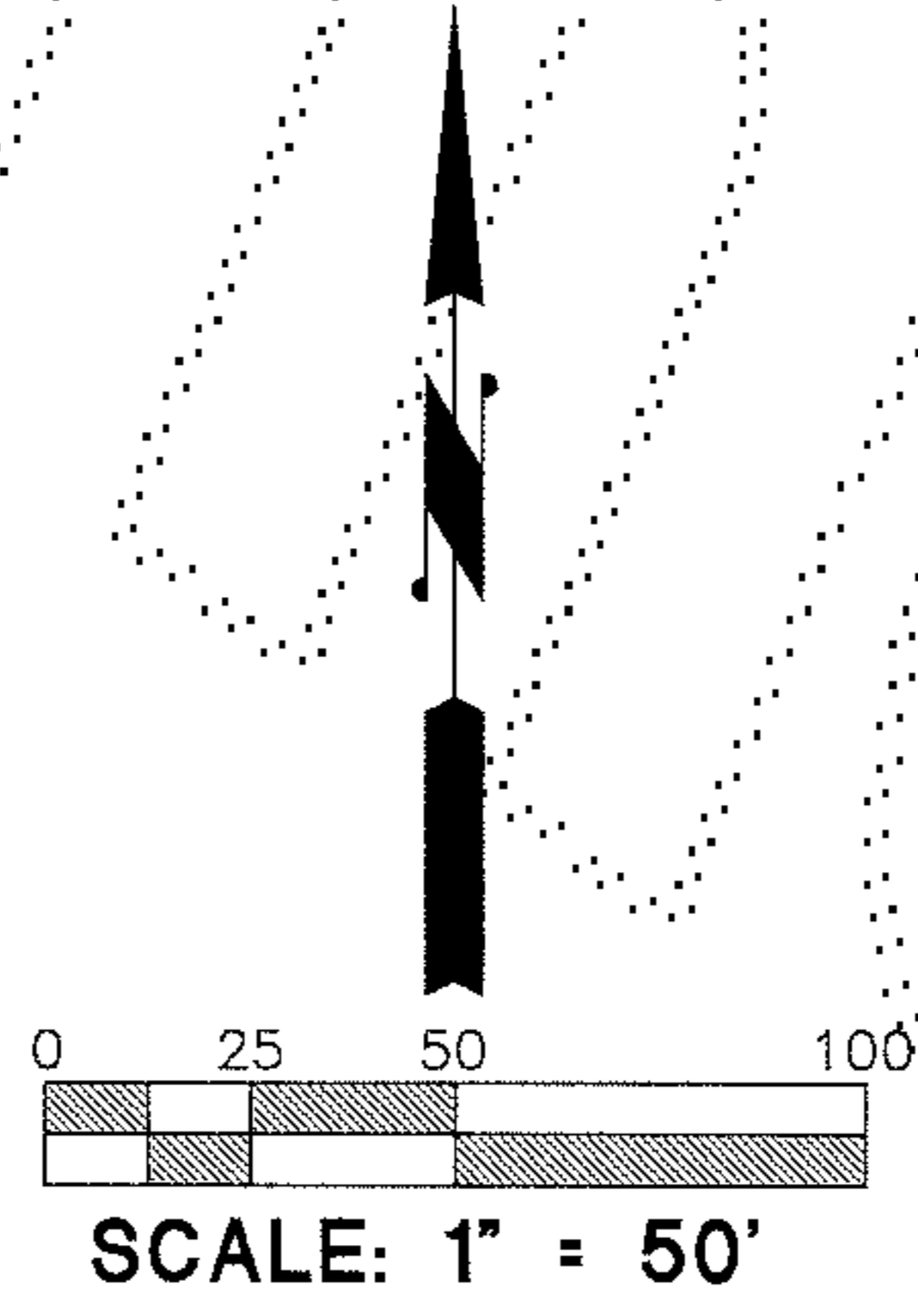
282ND AVE SE  
Δ=25°28'31" R=275.00' L=123.31'  
(PER PLUS OF SHADOW FIRS)

SHADOW FIRS VOL. 166, PP. 32-34

FOUND CONCRETE MONUMENT  
W/2" BRASS DISK IN CASE

### LEGEND

- FOUND MONUMENT (SEE SHEET 1 FOR DESCRIPTION)
- CITY OF MAPLE VALLEY STANDARD ROAD MONUMENT TO BE SET AS CONSTRUCTION IS COMPLETED
- WLE WATERLINE EASEMENT (SEE NOTE 11, SHEET 3)
- PSDE PRIVATE STORM DRAINAGE EASEMENT (SEE NOTE 13, SHEET 3)
- 00000 ADDRESS PROVIDED BY CITY OF MAPLE VALLEY



JOB NO. 11327



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