



20170411000457

SCHNEIDER FAMI PLAT 157.00
PAGE-001 OF 006 VOL 277 PG 059
04/11/2017 10:37
KING COUNTY, WA

SHEET 1 OF 6

WESTVIEW MEADOW

SU-2004-1

KIVA NO. RPP5-2163053

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER,
SECTION 19, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M.,
CITY OF CITY OF KENT, KING COUNTY, WASHINGTON

VOL./PAGE

277 / 059



LEGAL DESCRIPTION

PARCEL A;
LOT B, LOT LINE ADJUSTMENT NO. LLA2008-13, RECORDED APRIL 07, 2009 UNDER RECORDING NO.
20090407900001, KING COUNTY, WASHINGTON.

PARCEL B;
LOT C, LOT LINE ADJUSTMENT NO. LLA2008-13, RECORDED APRIL 07, 2009 UNDER RECORDING NO.
20090407900001, KING COUNTY, WASHINGTON.

PARCEL C;
LOT D, LOT LINE ADJUSTMENT NO. LLA2008-15, RECORDED DECEMBER 21, 2009 UNDER RECORDING NO.
20091221900003, KING COUNTY, WASHINGTON.

CITY OF KENT APPROVALS

EXAMINED AND APPROVED THIS 6th DAY OF April, 2017

Suzette Cooke
MAYOR, CITY OF KENT

EXAMINED AND APPROVED THIS 28th DAY OF MARCH, 2017

Matt Ribaut
PLANNING MANAGER

EXAMINED AND APPROVED THIS 28th DAY OF MARCH, 2017

Chad Beier
CITY ENGINEER

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S), IN FEE SIMPLE AND LIEN HOLDERS 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 AND CONVEY 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 REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON.

ALSO, TRACT A IS HEREBY DEDICATED AND CONVEYED TO THE CITY OF KENT FOR FOR STORM WATER DETENTION.

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.

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

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

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 6th DAY OF April, 2017
Abel J. S. M...
FINANCE DIRECTOR

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 11th DAY OF April, 2017

Scott Matheson
MANAGER

Joey J...
DEPUTY



SCHNEIDER HOMES INC.,
A WASHINGTON CORPORATION

BANNER BANK,
A WASHINGTON STATE CHARTERED COMMERCIAL BANK

BY: Harry Schneider 3-3-17
DATE
ITS: PRESIDENT

BY: Bruce Campbell 3-3-17
DATE
ITS: S.V.P.

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 17th DAY OF April, 2017

John A. Wilson
KING COUNTY ASSESSOR

Carl A. ...
DEPUTY COUNTY ASSESSOR

KING COUNTY PARCEL NO'S. 1922059165, 1922059267 AND 1922059375

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF King) SS

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

DATED: March 3, 2017

SIGNATURE: Marguerite Goneau

(PRINT NAME: Marguerite Goneau
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Kent

MY APPOINTMENT EXPIRES 2-28-19



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF WESTVIEW MEADOW IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 19, TOWNSHIP 22, NORTH, RANGE 5 EAST, W.M. AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

Stephen J. Schrei
STEPHEN J. SCHREI, PROFESSIONAL LAND SURVEYOR.

3/2/17
DATE

CERTIFICATE NO. 37555
D.R. STRONG CONSULTING ENGINEERS
620 7TH AVE
KIRKLAND, WASHINGTON 98033
PHONE: (425) 827-3063

RECORDING CERTIFICATE

FILED FOR RECORD THIS 11th DAY OF April, 2017, AT 37 MINUTES PAST 10th M.

IN BOOK 277 OF PLATS AT PAGE 059-06A AT THE REQUEST OF SCHNEIDER HOMES INC.,
A WASHINGTON CORPORATION

MANAGER

Tom Albert

SUPERINTENDENT OF RECORDS

STATE OF WASHINGTON)
COUNTY OF King) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Bruce Campbell IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE S.V.P. OF BANNER BANK, A WASHINGTON STATE CHARTERED COMMERCIAL BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

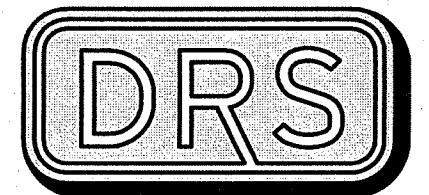
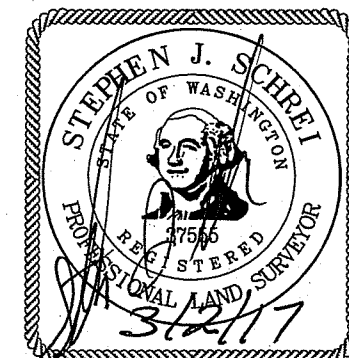
DATED: March 3, 2017

SIGNATURE: Marguerite Goneau

(PRINT NAME: Marguerite Goneau
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Kent

MY APPOINTMENT EXPIRES 2-28-19



D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423



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SCHNEIDER FARM PLAT 157.00
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04/11/2017 10:37
KING COUNTY, WA

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WESTVIEW MEADOW

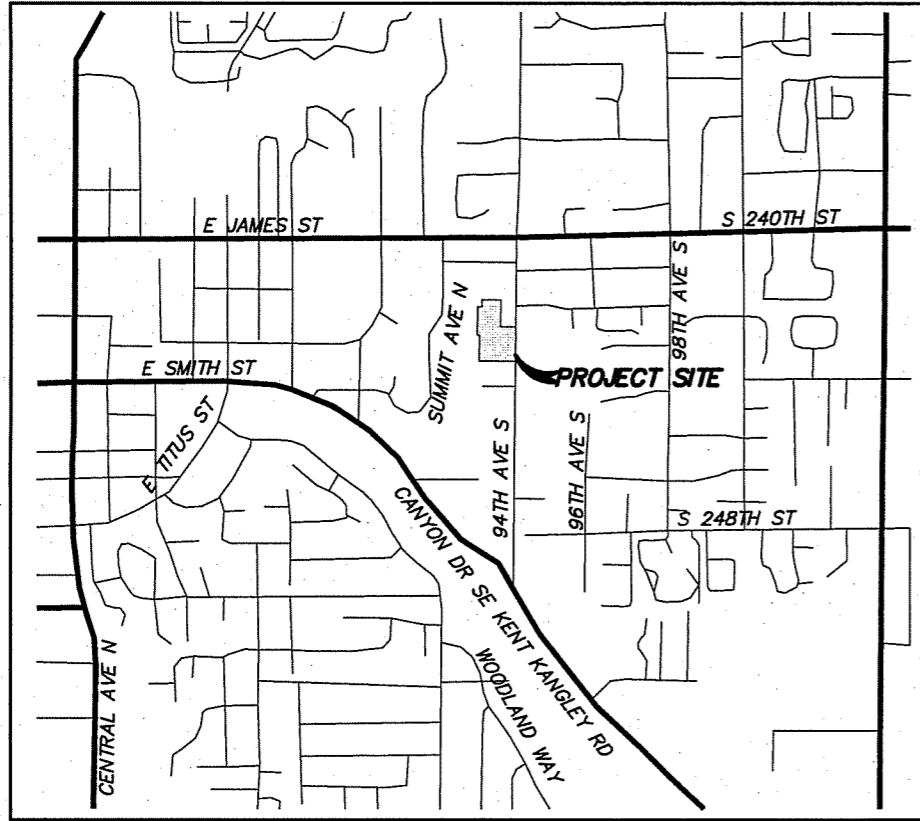
SU-2004-1

KIVA NO. RPP5-2163053

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER,
SECTION 19, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M.,
CITY OF CITY OF KENT, KING COUNTY, WASHINGTON

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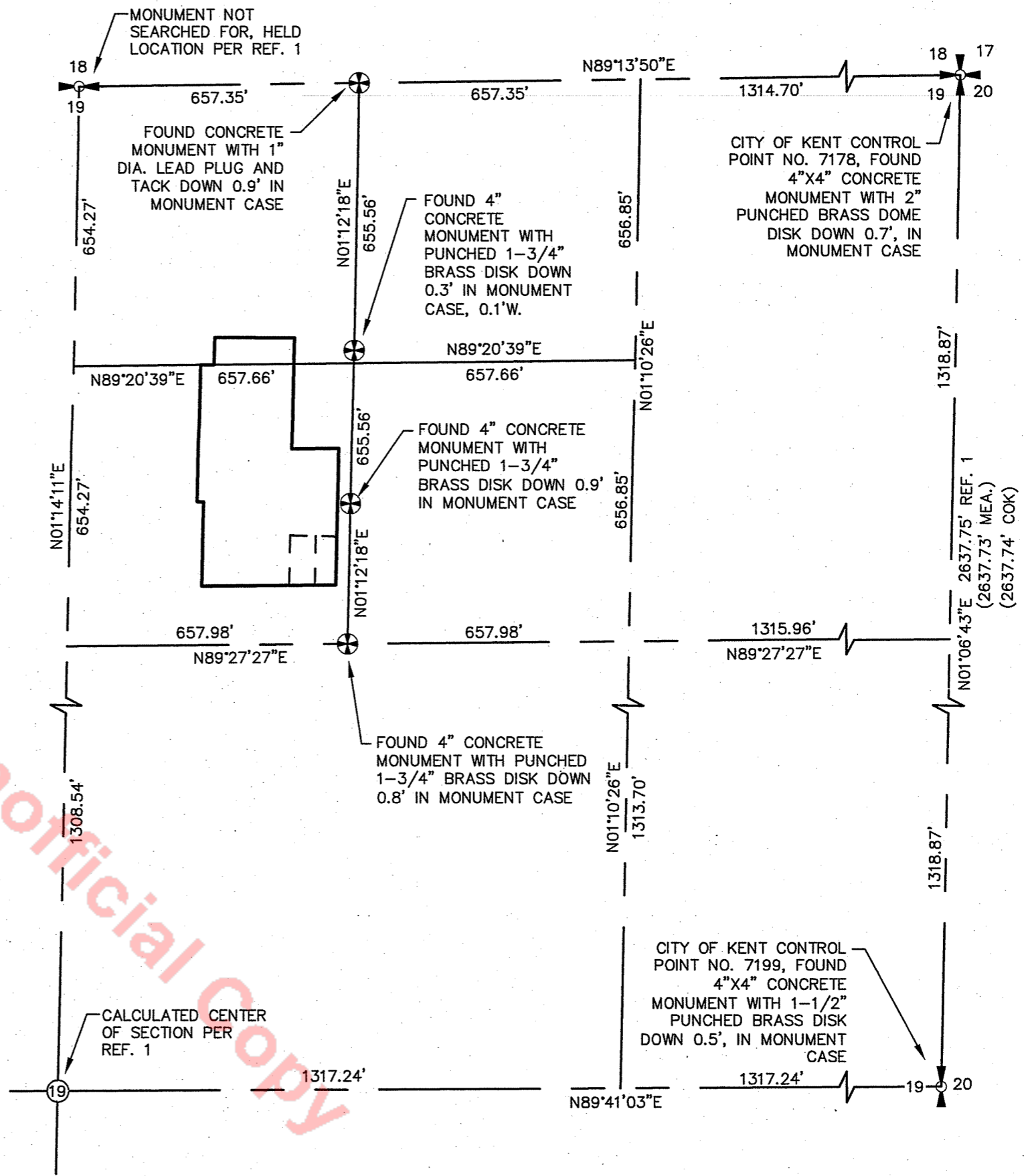
VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

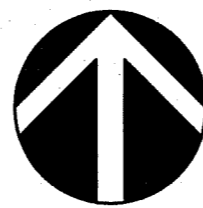
1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NUMBER 2678298, DATED FEBRUARY 13, 2017, 2016. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY GUARANTEE. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MARCH, 2013.
3. PROPERTY AREA = 157,655± SQUARE FEET (3.6193± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A LEICA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION 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 MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

REFERENCES:

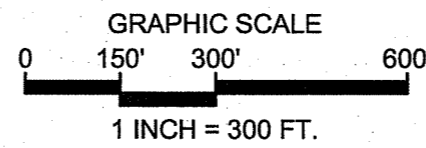
1. CITY OF KENT LOT LINE ADJUSTMENT NO. LLA2008-13, RECORDED UNDER RECORDING NUMBER 20090407900001
2. CITY OF KENT LOT LINE ADJUSTMENT NO. LL-2008-15, RECORDED UNDER RECORDING NUMBER 20091221900003



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NORTH

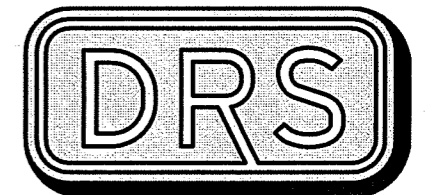


BASIS OF BEARINGS:

N01°12'18\"/>

LEGEND:

- SECTION CORNER AS NOTED
- QUARTER SECTION CORNER AS NOTED
- FOUND MONUMENT SEE SHEET 4 & 5 FOR LOCATIONS
- CITY OF KENT



D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

PROJECT NO. 13014



20170411000457

SCHNEIDER FAMI PLAT
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KING COUNTY, WA

SHEET 3 OF 6

WESTVIEW MEADOW

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A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER,
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CITY OF CITY OF KENT, KING COUNTY, WASHINGTON

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CITY OF KENT EASEMENT RESERVATION

ALL PUBLIC EASEMENTS AS SHOWN ON THIS PLAT, INCLUDING A TEN FOOT WIDE AREA THAT ADJOINS AND RUNS PARALLEL WITH S. 243RD STREET AND 93RD COURT S., AS SHOWN HEREON AND THAT LIES WITHIN THE PERIMETER OF THOSE LOTS, 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, GRANTOR SHALL NOT CONSTRUCT OR ERECT ANY BUILDING, WALL, ROCKERY, FENCE OR STRUCTURE OF ANY KIND, NOR SHALL GRANTOR PLACE ANY FILL MATERIAL. GRANTOR SHALL NOT MAKE ANY EXCAVATION WITHIN THREE FEET OF ANY PUBLIC EASEMENT. GRANTOR 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, 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, GRANTOR 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.

PRIVATE EASEMENT RESERVATION

1. AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY, ANY TELEPHONE COMPANY, ANY CABLE TELEVISION COMPANY, CITY OF KENT SEWER AND WATER DISTRICT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS, AND SPACES WITHIN THE PLAT AND LYING PARALLEL WITH AND ADJOINING S. 243RD STREET AND 93RD COURT S., AND THE 27 FOOT ACCESS AND UTILITY EASEMENT UNDER AND UPON THE WEST 13.50 FEET OF LOTS 5, 6, 7, 8 AND 9 AND THE EAST 13.50 FEET OF LOTS 10, 11 AND 12, AS SHOWN HEREON 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 PURPOSE 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.

2. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 2 AND 3 IS FOR THE BENEFIT OF LOTS 1 AND 2 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 1, 2 AND 3 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

3. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 3 IS FOR THE BENEFIT OF LOT 4 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 3 AND 4 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

4. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 6, 7, 8 AND 12 IS FOR THE BENEFIT OF LOTS 6, 7, 8, 9 AND 12 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 6, 7, 8, 9 AND 12 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

5. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 11 AND 12 IS FOR THE BENEFIT OF LOTS 10 AND 11 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 10, 11 AND 12 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

6. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 14 IS FOR THE BENEFIT OF LOT 13 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 13 AND 14 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

7. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 15 IS FOR THE BENEFIT OF LOT 16 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 15 AND 16 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

8. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 17, 18 AND 19 IS FOR THE BENEFIT OF LOTS 18, 19 AND 20 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 17, 18, 19 AND 20 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

9. THE 27 FOOT PRIVATE ACCESS AND UTILITY EASEMENT SHOWN ON LOTS 6, 7, 8, 9, 10, 11, 12 AND 13 IS FOR THE BENEFIT OF LOTS 7, 8, 9, 10, 11 AND 12 FOR PRIVATE ACCESS AND UTILITY FACILITIES. THE OWNERS OF SAID LOTS 7, 8, 9, 10, 11 AND 12 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE UTILITY FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE UTILITY AND ACCESS FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

10. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 10, 11, 12, 13, 14, 15 AND 16 IS HEREBY RESERVED FOR AND GRANTED TO THE WESTVIEW MEADOW COMMUNITY ORGANIZATION, FOR PRIVATE STORM DRAINAGE FACILITIES SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT.

11. THE 8 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 17, 18, 19 AND 20 IS HEREBY RESERVED FOR AND GRANTED TO THE WESTVIEW MEADOW COMMUNITY ORGANIZATION, FOR PRIVATE STORM DRAINAGE FACILITIES SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT.

12. THE 10 FOOT PRIVATE LANDSCAPE MAINTENANCE EASEMENT SHOWN ON TRACT A IS HEREBY RESERVED FOR AND GRANTED TO THE WESTVIEW MEADOW COMMUNITY ORGANIZATION, FOR ACCESS AND PRIVATE LANDSCAPE FACILITIES SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE FACILITIES WITHIN SAID EASEMENT.

13. THE PRIVATE ENTRY SIGN EASEMENT SHOWN ON LOT 1 AND ON LOT 20 IS HEREBY RESERVED FOR AND GRANTED TO THE WESTVIEW MEADOW COMMUNITY ORGANIZATION, SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE ENTRY SIGN FACILITIES WITHIN SAID EASEMENT.

ALL PRIVATE EASEMENTS RESERVED HEREON ARE SUBORDINATE IN THEIR RIGHTS WITH RESPECT TO ALL CITY OF KENT EASEMENTS

RESTRICTIONS AND COVENANTS

1. 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.

2. 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.

3. 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.

4. AS A CONDITION OF BUILDING PERMIT ISSUANCE, RESIDENCES CONSTRUCTED ON LOTS WITHIN THIS SUBDIVISION MUST PROVIDE ROOF DOWNSPOUT INFILTRATION TRENCHES (PERFORATED STUB OUT) SYSTEMS PER DETAILS SHOWN ON THE APPROVED STORM WATER PLANS.

5. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE WESTVIEW MEADOW COMMUNITY ORGANIZATION RECORDED UNDER KING COUNTY RECORDING NUMBER _____

6. THE WESTVIEW MEADOW COMMUNITY ORGANIZATION WAS ESTABLISHED WITH THE WASHINGTON SECRETARY OF STATE ON JULY 28, 2016.

7. THIS SITE IS SUBJECT TO THE DECLARATION OF STORMWATER FACILITY MAINTENANCE COVENANT RECORDED UNDER RECORDING NUMBER _____

8. DIRECT VEHICULAR ACCESS CONNECTION 94TH AVENUE SOUTH WITH LOTS 1 AND 20 HAVING FRONTAGE ALONG 94TH AVENUE SOUTH IS PROHIBITED. ACCESS FOR THESE LOTS IS RESTRICTED TO THE INTERNAL RESIDENTIAL STREET SERVING THIS SUBDIVISION.

9. PURSUANT TO KCC 12.13.160 EACH LOT WILL BE ASSESSED AN IMPACT FEE AT THE TIME OF CONSTRUCTION PERMIT ISSUANCE TO MITIGATE THE IMPACT OF ADDITIONAL STUDENTS ON SCHOOL DISTRICT FACILITIES.

10. IN THE EVENT THE HOMEOWNERS ASSOCIATION (HOA) IS DISSOLVED, THE OWNERS OF EACH LOT SHALL BE RESPONSIBLE FOR A PROPORTIONATE SHARE OF ANY COST INCURRED, BY WHICH THE HOA IS/WAS TO BE RESPONSIBLE FOR, INCLUDING BUT NOT LIMITED TO STREET LIGHTING, SENSITIVE/CRITICAL AREA TRACTS, STORM TRACTS, LANDSCAPE TRACTS, DRAINAGE TRACTS, PRIVATE ROAD AND ROAD WAY WITHIN RIGHT-OF-WAY MAINTENANCE.

11. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, PURSUANT TO CONDITION 10 OF ENV-2005-24, THE PLATTER(S), THEIR HEIRS OR ASSIGNS, AGREE TO FINANCIALLY PARTICIPATE AND PAY A FAIR SHARE OF THE COSTS ASSOCIATED WITH THE CONSTRUCTION OF THE SOUTH 272ND/277TH STREET CORRIDOR PROJECT. THE COST FOR EACH LOT SHALL BE \$1068 PER LOT (IN 1986 DOLLARS) BASED UPON 17 PM PEAK HOUR TRIPS. THIS AMOUNT, IN 1986 DOLLARS, SHALL BE ADJUSTED FOR INFLATION AT THE TIME OF BUILDING PERMIT ISSUANCE.

12. LOTS WITHIN THIS PLAT WILL BE ASSESSED A SCHOOL IMPACT FEE TO MITIGATE FOR THE IMPACTS OF THE PLAT ON DISTRICT INFRASTRUCTURE AND CAPACITY. THE IMPACT FEE WILL BE ASSESSED AND COLLECTED FOR EACH INDIVIDUAL LOT AT THE TIME OF BUILDING PERMIT ISSUANCE.

CITY OF KENT EMERGENCY VEHICLE ACCESS EASEMENT

FOR 27 FOOT PRIVATE ACCESS EASEMENT OVER LOTS 6-12 HEREIN

THE OWNER(S) OF THE LAND(S) HEREBY SUBDIVIDED (GRANTOR) HEREBY GRANTS AND CONVEYS TO THE CITY OF KENT, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT FOR EMERGENCY VEHICLE ACCESS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FOR THIS PURPOSE. THE OWNERS OF OF THE BURDENED PROPERTY SHALL MAINTAIN THE ACCESS IMPROVEMENTS THEREIN IN A MANNER SUFFICIENT FOR THE USE BY EMERGENCY VEHICLES AND SHALL BE SOLELY RESPONSIBLE FOR ALL COST OF DOING SO. THE EMERGENCY VEHICLE ACCESS EASEMENT SHALL REMAIN OPEN AND UNOBSTRUCTED AT ALL TIMES FOR EMERGENCY AND PUBLIC SERVICE VEHICLES. THE CITY OF KENT, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT, AT SUCH TIME AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENT FOR EMERGENCY PURPOSES. GRANTOR RESERVES THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE NOT INCONSISTENT WITH THE RIGHTS HEREIN GRANTED, PROVIDED; THAT GRANTOR SHALL NOT ERECT OR MAINTAIN ANY BUILDING OR OTHER STRUCTURE, OR PERMIT ANY OBSTRUCTION WITH THE EASEMENT AREA WHICH WOULD INTERFERE WITH THE EXERCISE OF THE RIGHT OF ACCESS HEREIN GRANTED INCLUDING INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA.

THE LOCATION OF THE EASEMENT(S) HEREBY GRANTED AND CONVEYED ARE GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS C.O.K. EMERGENCY VEHICLE ACCESS EASEMENT.

THIS EASEMENT AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE SUCCESSORS, HEIRS AND ASSIGNS OF THE OWNER(S) OF THE LAND HEREBY SUBDIVIDED.

TITLE RESTRICTIONS

1. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE PLAT OF CITY VIEW ADDITION TO KENT RECORDED IN VOLUME 14 OF PLATS, PAGE(S) 50.

2. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES AND ENCROACHMENTS AS CONTAINED IN THE LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS) RECORDED UNDER RECORDING NUMBER 20090407900001.

3. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES AND ENCROACHMENTS AS CONTAINED IN THE LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS) RECORDED UNDER RECORDING NUMBER 20091221900003.

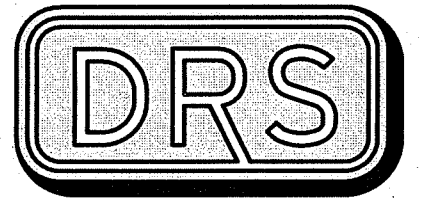
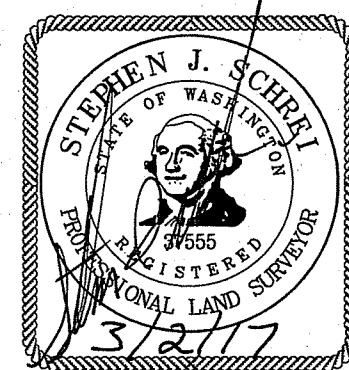
4. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS FOR AN EASEMENT FOR SIDE SEWER AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20121128001498.

5. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT GRANTED TO PUGET SOUND ENERGY, INC. AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20160812001927.

6. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A PRIVATE SANITARY SEWER EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20170216000284.

7. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A PRIVATE SANITARY SEWER EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20170216000285.

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A PRIVATE SANITARY SEWER EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20170216000286.



D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
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20170411000457

SCHNEIDER FARM PLAT 157.00
PAGE 004 OF 008 VOL 277 PG 059
04/11/2017 10:37
KING COUNTY, WA

SHEET 4 OF 6

WESTVIEW MEADOW

SU-2004-1

KIVA NO. RPP5-2163053

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER,
SECTION 19, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M.,
CITY OF CITY OF KENT, KING COUNTY, WASHINGTON

VOL./PAGE

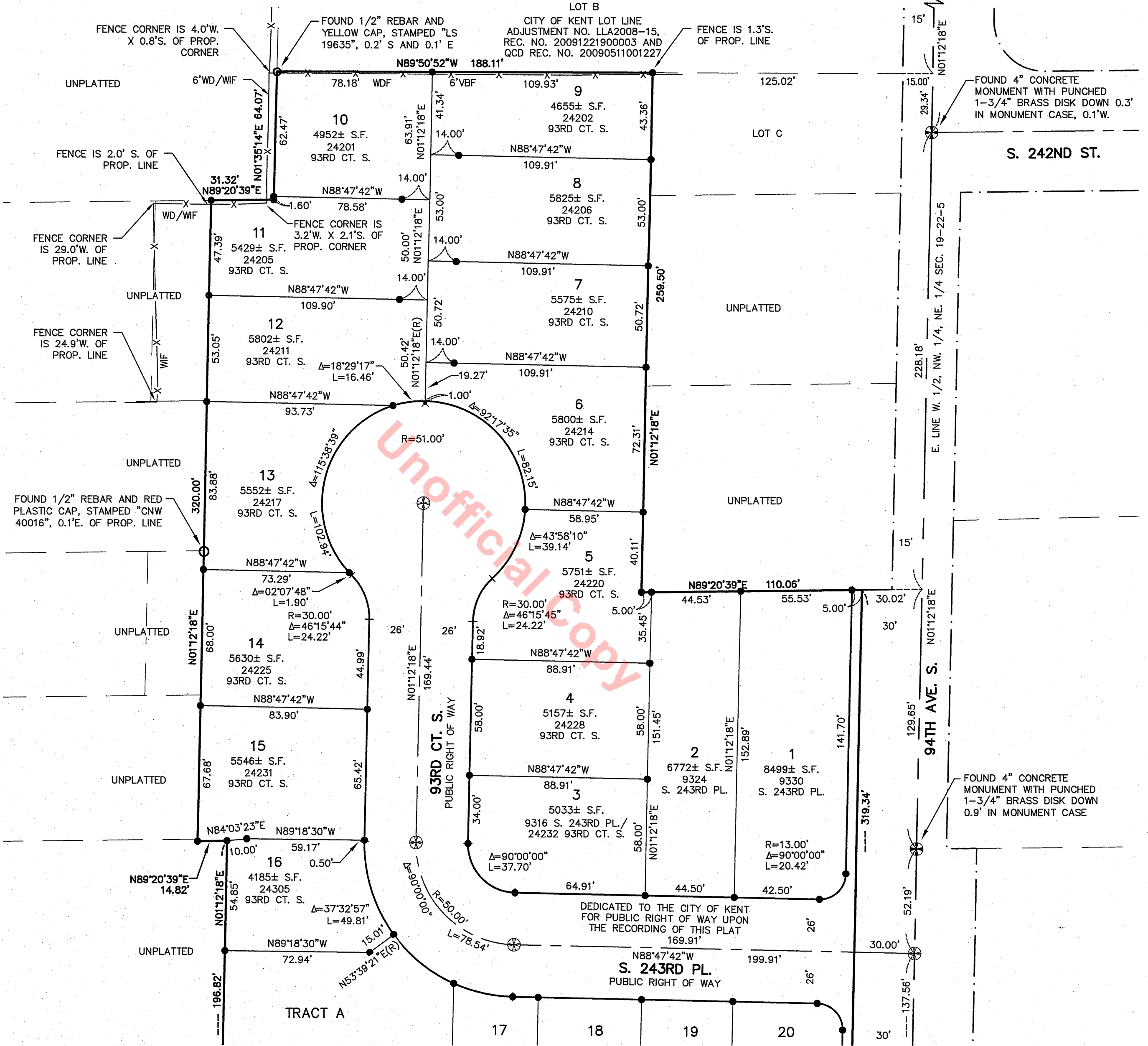
277 / 062



N. LINE NE. 1/4 SEC. 19-22-5

SE. 240TH ST.

FOUND CONCRETE MONUMENT
WITH 1" DIA. LEAD PLUG AND
TACK DOWN 0.9" IN
MONUMENT CASE



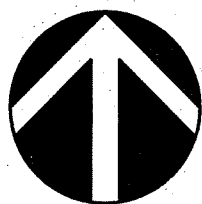
SEE SHEET 5 FOR CONTINUATION

SEE SHEET 6 FOR EASEMENT LOCATIONS

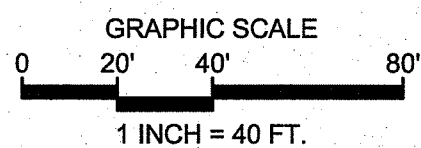
LEGEND:

- ⊕ FOUND MONUMENT AS NOTED
- ⊗ SET STANDARD CITY OF KENT MONUMENT WITH BRASS DISK STAMPED "DRS 37555" IN MONUMENT CASE.
- FOUND CORNER MONUMENT AS NOTED
- SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "DRS 37555" AT CORNER OR ON LINE AS INDICATED.
- ✕ SET TACK AND 1" WASHER "DRS 37555" ON LINE AS INDICATED.

- C.O.K. CITY OF KENT
- VBF VERTICAL BOARD FENCE
- WDF WOODEN FENCE
- WIF WIRE FENCE



NORTH



BASIS OF BEARINGS:

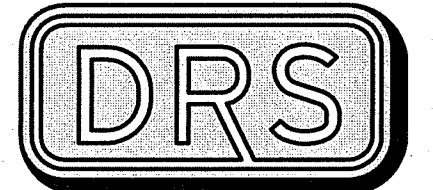
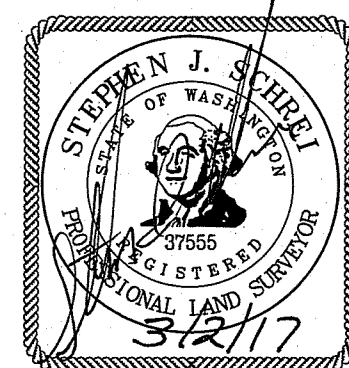
N01°12'18"E BETWEEN THE MONUMENTS
FOUND IN PLACE ALONG THE CENTER
LINE OF 94TH AVE S, PER REF. 1

ACCESS RESTRICTION

DIRECT VEHICULAR ACCESS CONNECTION 94TH AVENUE SOUTH WITH LOTS 1 AND 20 HAVING FRONTAGE ALONG 94TH AVENUE SOUTH IS PROHIBITED. ACCESS FOR THESE LOTS IS RESTRICTED TO THE INTERNAL RESIDENTIAL STREET SERVING THIS SUBDIVISION.

ENCROACHMENT NOTE

EXISTING FENCE ENCROACHMENTS HAVE BEEN SHOWN PURSUANT TO ROW 58.17.255 AND SHALL BE DISCLOSED IN THE TITLE REPORT PREPARED BY THE TITLE INSURER AND ISSUED AFTER THE FILING OF THIS PLAT.



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PROJECT NO. 13014



20170411000457

SCHNEIDER FAMI PLAT
PAGE 005 OF 006 VOL 277 PG 059
04/11/2017 10:37
KING COUNTY, WA

SHEET 5 OF 6

WESTVIEW MEADOW

SU-2004-1

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A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER,
SECTION 19, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M.,
CITY OF CITY OF KENT, KING COUNTY, WASHINGTON

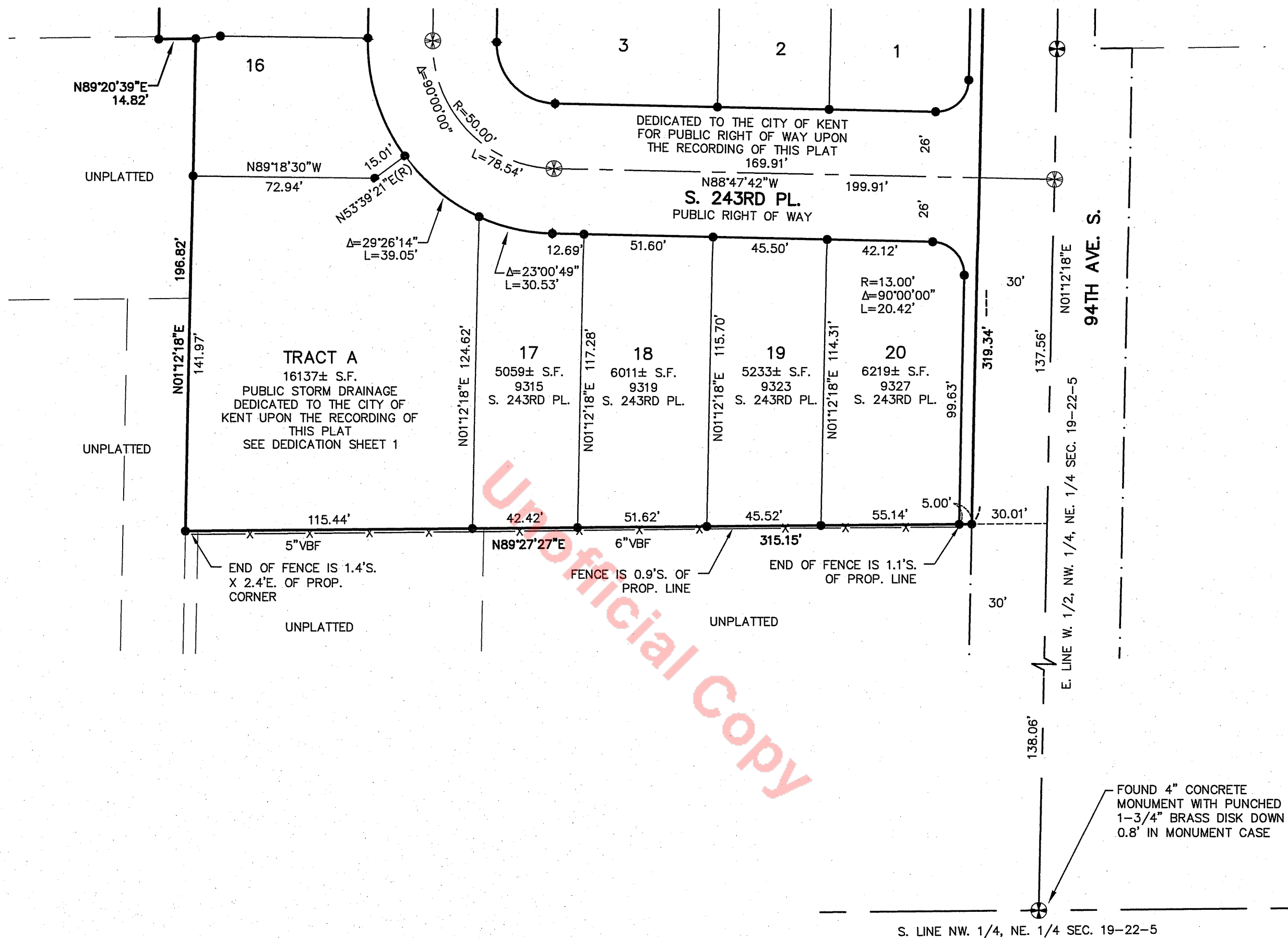
VOL./PAGE

277 / 063



SEE SHEET 6 FOR EASEMENT LOCATIONS

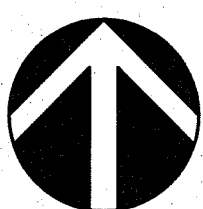
SEE SHEET 4 FOR CONTINUATION



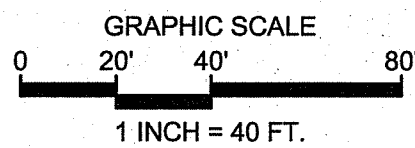
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LEGEND:

- ⊕ FOUND MONUMENT AS NOTED
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- FOUND CORNER MONUMENT AS NOTED
- SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "DRS 37555" AT CORNER OR ON LINE AS INDICATED.
- × SET TACK AND 1" WASHER "DRS 37555" ON LINE AS INDICATED.
- C.O.K. CITY OF KENT
- VBF VERTICAL BOARD FENCE
- WDF WOODEN FENCE
- WF WIRE FENCE



NORTH



BASIS OF BEARINGS:

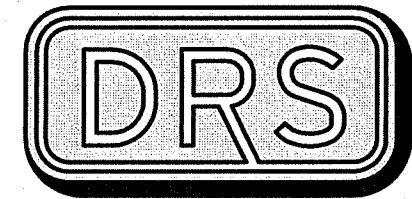
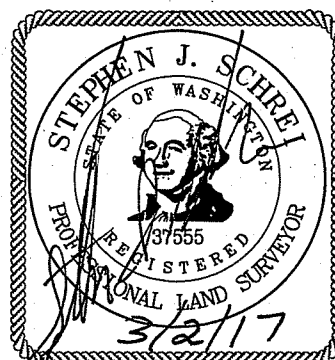
N01°12'18"E BETWEEN THE MONUMENTS FOUND IN PLACE ALONG THE CENTER LINE OF 94TH AVE S, PER REF. 1

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DIRECT VEHICULAR ACCESS CONNECTION 94TH AVENUE SOUTH WITH LOTS 1 AND 20 HAVING FRONTAGE ALONG 94TH AVENUE SOUTH IS PROHIBITED. ACCESS FOR THESE LOTS IS RESTRICTED TO THE INTERNAL RESIDENTIAL STREET SERVING THIS SUBDIVISION.

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PROJECT NO. 13014



20170411000457

SCHNEIDER FARM PLAT 157.00
PAGE-006 OF 006 VOL. 277 PG. 059
04/11/2017 10:37
KING COUNTY, WA

SHEET 6 OF 6

WESTVIEW MEADOW

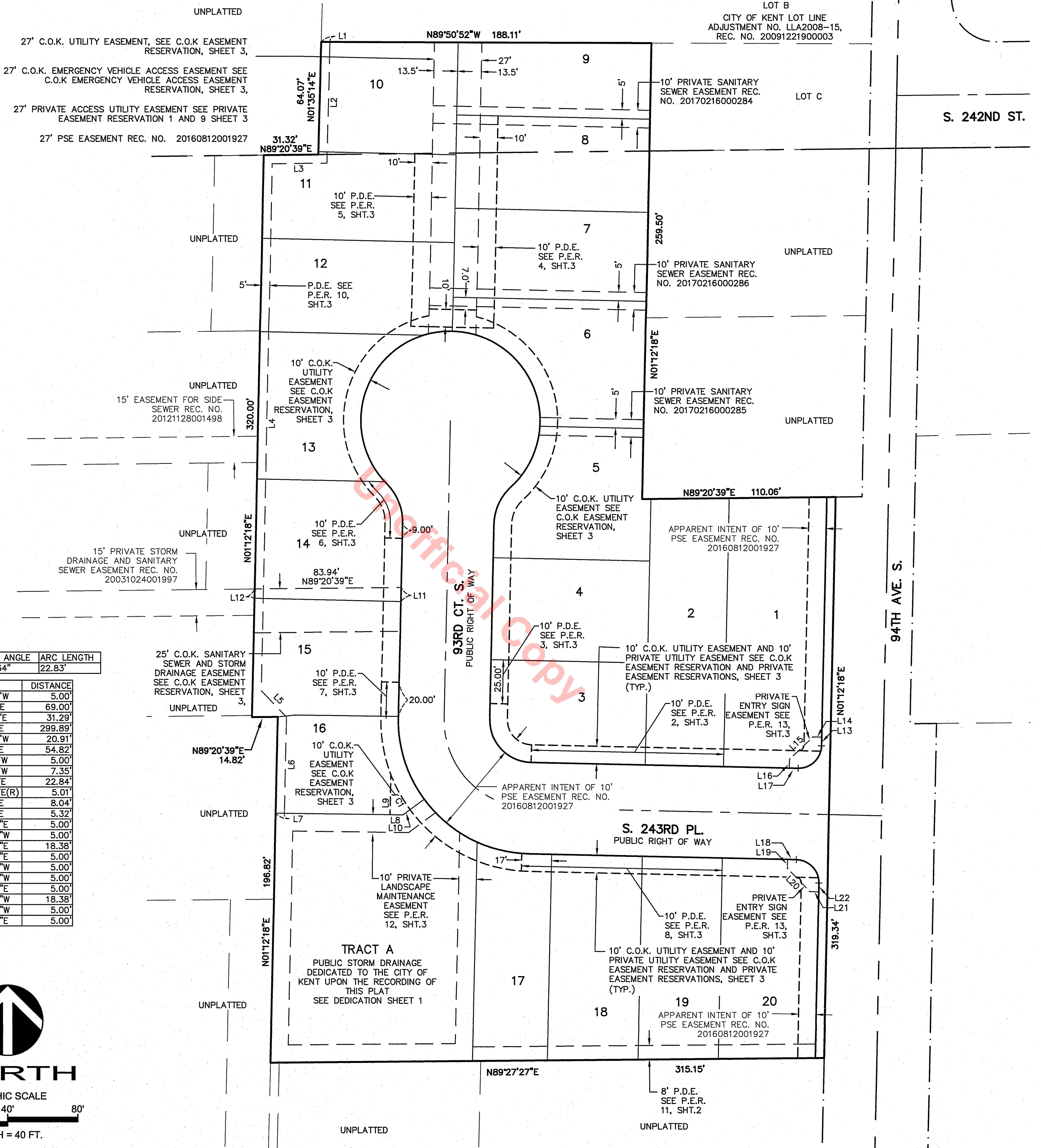
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KIVA NO. RPP5-2163053

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SECTION 19, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M.,
CITY OF CITY OF KENT, KING COUNTY, WASHINGTON

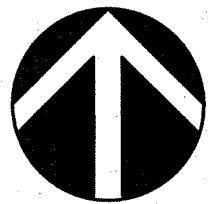
VOL./PAGE

277/064

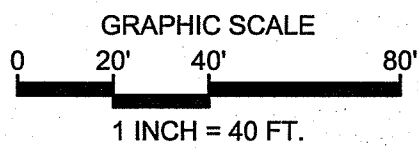


CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	86.00'	115°12'34"	22.83'

LINE	BEARING	DISTANCE
L1	N89°50'52"W	5.00'
L2	N01°35'14"E	69.00'
L3	N89°20'39"E	31.29'
L4	N01°12'18"E	299.89'
L5	N43°52'24"W	20.91'
L6	N01°12'18"E	54.82'
L7	N89°18'30"W	5.00'
L8	N89°18'30"W	7.35'
L9	N01°06'47"E	22.84'
L10	N53°39'21"E(R)	5.01'
L11	N01°12'18"E	8.04'
L12	N01°12'18"E	5.32'
L13	N01°12'18"E	5.00'
L14	N88°47'42"W	5.00'
L15	N46°12'18"E	18.38'
L16	N01°12'18"E	5.00'
L17	N88°47'42"W	5.00'
L18	N88°47'42"W	5.00'
L19	N01°12'18"E	5.00'
L20	N43°47'42"W	18.38'
L21	N88°47'42"W	5.00'
L22	N01°12'18"E	5.00'



NORTH



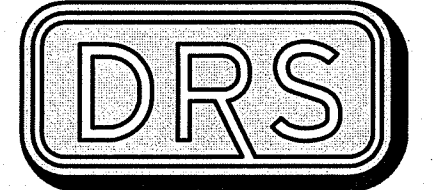
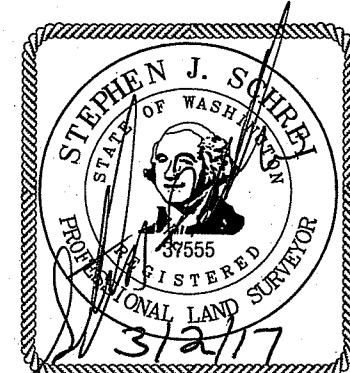
BASIS OF BEARINGS:

N01°12'18"E BETWEEN THE MONUMENTS FOUND
IN PLACE ALONG THE CENTER LINE OF 94TH
AVE S, PER REF. 1

LEGEND:

- C.O.K. CITY OF KENT
- P.E.R. PRIVATE EASEMENT RESERVATION
- P.D.E. PRIVATE STORM DRAIN EASEMENT

SEE SHEETS 4 AND 5 FOR LOT DIMENSIONS



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