

# THE RESERVE AT PATTERSON CREEK

A PORTION OF THE N 1/2 OF THE NW 1/4 AND THE  
NW 1/4 OF THE NE 1/4 OF SECTION 14  
AND THE SW 1/4, SW 1/4 OF SECTION 11, TWP 25 N, RGE 6 E, W.M.  
KING COUNTY, 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 SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE BY 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.

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 KING COUNTY, 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 KING COUNTY.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD KING COUNTY, 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 KING COUNTY, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF KING COUNTY, 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 IN SEALS:

BEAVER CREEK ASSOCIATES, INC., A WASHINGTON CORPORATION

George R. Thistle President  
NAME TITLE

WASHINGTON FEDERAL SAVINGS, A UNITED STATES CORPORATION

Scott Noble Senior Vice President  
NAME TITLE

STATE OF WASHINGTON }  
COUNTY OF King }SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT George R. Thistle SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS President OF BEAVER CREEK ASSOCIATES, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED December 14, 1998  
SIGNATURE OF NOTARY PUBLIC M R Bogis  
PRINT NAME M R Bogis  
RESIDING AT Mapleview  
MY APPOINTMENT EXPIRES 12-4-2001

STATE OF WASHINGTON }  
COUNTY OF King }SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Scott A. Noble SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS Senior Vice President OF WASHINGTON FEDERAL SAVINGS, A UNITED STATES CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED December 14, 1998  
SIGNATURE OF NOTARY PUBLIC M R Bogis  
PRINT NAME M R Bogis  
RESIDING AT Mapleview  
MY APPOINTMENT EXPIRES 12-4-2001

APPROVALS:

DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES

EXAMINED AND APPROVED THIS 31<sup>ST</sup> DAY OF December, 1998

Don M. [Signature] PE  
DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS 31<sup>ST</sup> DAY OF DECEMBER, 1998

Mark R. Carey  
MANAGER, LAND USE SERVICES DIVISION

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 4<sup>TH</sup> DAY OF JANUARY, 1999

SCOTT NOBLE By [Signature]  
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER 142506-9005, 9006, 9002, 9042  
112506-9034

KING COUNTY COUNCIL

EXAMINED AND APPROVED THIS 4<sup>th</sup> DAY OF January, 1999

Louise Miller ATTEST: [Signature]  
CHAIRPERSON, KING COUNTY COUNCIL CLERK OF THE COUNCIL

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 DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID IN FULL. THIS 4<sup>th</sup> DAY OF JANUARY, 1999

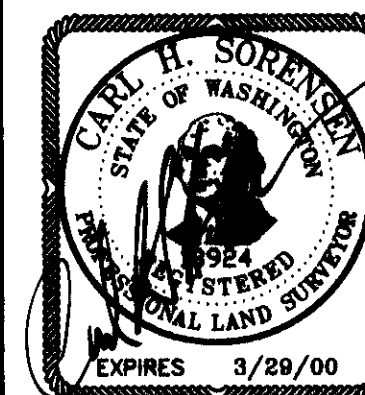
FINANCE DIVISION

D LEE DEDRICK [Signature]  
MANAGER, FINANCE DIVISION DEPUTY

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF THE RESERVE AT PATTERSON CREEK IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 11 & 14, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.



Carl H. Sorensen  
CARL H. SORENSEN, P.L.S.  
CERTIFICATE NO. 18924  
OSTERGAARD-ROBINSON AND ASSOCIATES, INC  
3630 COLBY AVENUE  
EVERETT, WASHINGTON 98201  
(425) 827-5854 (425) 259-6445

RECORDING No. 9901060530

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS 4<sup>th</sup> DAY OF Dec, 1999, AT 26 MINUTES PAST 2:00 P.M. AND RECORDED IN VOLUME 188 OF PLATS, PAGE 13-18, RECORDS OF KING COUNTY, WASHINGTON.

DIVISIONS OF RECORDS AND ELECTIONS

[Signature] Wal Wood  
MANAGER SUPERINTENDENT OF RECORDS

A PORTION OF THE N 1/2 OF THE NW 1/4 AND THE  
NW 1/4 OF THE NE 1/4 OF SECTION 14  
AND THE SW 1/4, SW 1/4 OF SECTION 11, TWP 25 N, RGE 6 E, W.M.

VOL./PG.

990106-0530 10:44:00 AM KING COUNTY RECORDS 006 HHT

# THE RESERVE AT PATTERSON CREEK

VOL./PG.

### LEGAL DESCRIPTION

#### PARCEL A:

THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M., LYING SOUTH OF THE OLD TOLL ROAD (NOW UNION HILL ROAD) AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 3022196.

#### PARCEL B:

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M., LYING WESTERLY OF THE SURVEY LINE OF THE SULTAN-COVINGTON SECTION OF THE BONNEVILLE POWER ADMINISTRATION'S CHIEF JOSEPH-COVINGTON NO. 1 TRANSMISSION LINE, THAT PORTION OF SAID SURVEY LINE WHICH LIES WITHIN THE NORTH QUARTER OF SAID SECTION 14 BEING DESCRIBED AS FOLLOWS:

BEGINNING AT SURVEY STATION 1196+73.2, BEING A POINT ON THE NORTH LINE OF SAID SECTION 14 WHICH IS NORTH 76°53'50" WEST 574.3 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION; THENCE SOUTH 10°22'20" EAST TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE TERMINUS OF THE PORTION OF SAID SURVEY LINE HEREIN DESCRIBED.

EXCEPT THAT PORTION OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER WHICH LIES WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER WHICH IS 635.71 FEET (AS MEASURED ALONG SAID NORTHERLY LINE) FROM THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 00°05'00" EAST 1054.4 FEET; THENCE SOUTH 37°20'00" WEST 283.1 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE TERMINUS OF THE LINE HEREIN DESCRIBED.

#### PARCEL C:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M., WHICH LIES WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER WHICH IS 635.71 FEET (AS MEASURED ALONG SAID NORTHERLY LINE) FROM THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 00°05'00" EAST 1054.4 FEET; THENCE SOUTH 37°20'00" WEST 283.1 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE TERMINUS OF THE LINE HEREIN DESCRIBED.

#### PARCEL D:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF SAID SECTION 14, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M., LYING WESTERLY OF UNION HILL ROAD AS CONVEYED TO KING COUNTY UNDER RECORDING NO. 2916722 AND LYING WESTERLY OF AN OLD LOGGING ROAD, THE CENTERLINE OF SAID ROAD BEING DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION AT A POINT WHICH IS 85.43 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID SUBDIVISION ACCORDING TO SURVEY MADE IN JULY, 1935; THENCE SOUTH 27°15'00" EAST 671.10 FEET; THENCE SOUTH 15°35'00" EAST 228.10 FEET; THENCE SOUTH 11°00'00" EAST 217.60 FEET; THENCE SOUTH 14°00'00" EAST 220 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE TERMINUS OF SAID CENTERLINE.

EXCEPT SAID PORTION THEREOF AS CONVEYED TO KING COUNTY FOR UNION HILL ROAD UNDER RECORDING NO. 2916722;

AND EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE SURVEY LINE OF THE SULTAN-COVINGTON SECTION OF THE BONNEVILLE POWER ADMINISTRATION'S CHIEF JOSEPH-COVINGTON NO. 1 TRANSMISSION LINE, THE PORTION OF SAID SURVEY LINE WITHIN THE NORTH QUARTER OF SAID SECTION 14 BEING DESCRIBED AS FOLLOWS:

BEGINNING AT SURVEY STATION 1196+73.2, BEING A POINT ON THE NORTH LINE OF SAID SECTION 14 WHICH IS NORTH 76°53'50" WEST 574.3 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 14; THENCE SOUTH 10°22'20" EAST TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE TERMINUS OF SAID PORTION OF SURVEY LINE.

SUBJECT TO THE FOLLOWING ENCUMBRANCES OF RECORD:

RECORDING NUMBERS 2916722, 2916721, 3022196, 5780242, 5780243, AND 6361610.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

#### GENERAL NOTES AND RESTRICTIONS:

- ALL BUILDING DOWN SPOUTS, FOOTING DRAINS, AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE APPROVED PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS NO. P-2481 ON FILE WITH THE KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES AND/OR THE DEPARTMENT OF TRANSPORTATION. THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION FOR ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL. FOR THOSE LOTS THAT ARE DESIGNATED FOR INDIVIDUAL LOT INFILTRATION SYSTEMS, THE SYSTEMS SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH SAID PLANS. ALL INDIVIDUAL STUB OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT HOME OWNER.
- STORM DRAINAGE INFILTRATION SYSTEMS MAY BE PLACED IN THE RETAINED VEGETATIVE AREAS OF THE LOTS, WHERE NO OTHER ALTERNATIVE IS AVAILABLE, PROVIDED THAT NO CONIFERS GREATER THAN 10" D.B.H. ARE DISTURBED OR DAMAGED.
- TRACT B IS ESTABLISHED AS A JOINT USE DRIVEWAY TRACT FOR THE PURPOSE OF ACCESS AND UTILITIES FOR THE BENEFIT OF LOTS 11 AND 12. SAID LOTS 11 AND 12 ARE HEREBY CONVEYED AN EQUAL AND UNDIVIDED INTEREST IN SAID TRACT. MAINTENANCE OF THE ROAD OR SURFACE IMPROVEMENTS SHALL BE SHARED AND BE THE EQUAL RESPONSIBILITY OF THE OWNERS OF LOTS 11 AND 12.
- LOTS WITHIN THIS PLAT ARE SUBJECT TO NOISE, DUST, VISUAL IMPACTS, ODORS AND INSECTS RESULTING FROM PERMITTED AGRICULTURAL PRACTICES. THESE PRACTICES, WHEN PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAW, SHALL NOT BE SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE.

A PORTION OF THE N 1/2 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 14 AND THE SW 1/4, SW 1/4 OF SECTION 11, TWP 25 N, RGE 6 E, W.M. KING COUNTY, WASHINGTON

#### 5. BUILDING RESTRICTIONS TO HELP RETAIN OWL/ RED-TAILED HAWK NEST SHOWN ON PAGE 5.

- THE DRAINFIELD FOR LOTS 9 AND 10 SHALL NOT BE LOCATED WITHIN 100 FEET OF THE NEST TREE, UNLESS APPROVED BY THE KING COUNTY ENVIRONMENTAL DIVISION WILDLIFE SPECIALIST. THIS RESTRICTION SHALL BE SUBJECT TO KING COUNTY HEALTH DEPARTMENT REVIEW AND APPROVAL.
- NO HEAVY CONSTRUCTION SHALL BE ALLOWED DURING THE NESTING SEASON (FEBRUARY 1 TO JULY 31). HEAVY CONSTRUCTION IS DEFINED AS LAND CLEARING, TREE FALLING, EXCAVATION, GRADING OR ROAD PAVING FOR ROADS AND ACCESS TRACTS. THIS RESTRICTION AFFECTS THE LOTS, TRACTS AND RIGHT OF WAYS WITHIN THE 500' RADIUS SHOWN ON SHEET 5 OF 6. TIME CONSTRAINTS MAY BE REDUCED UPON CERTIFICATION THAT THE NESTING PERIOD HAS CEASED.
- NO LAND CLEARING, TREE FALLING, EXCAVATION OR GRADING RELATED TO HOUSE CONSTRUCTION SHALL BE ALLOWED DURING THE NESTING SEASON (FEBRUARY 1 TO JULY 31). THIS RESTRICTION AFFECTS THE LOTS SHOWN WITHIN THE 250 FOOT RADIUS ON SHEET 5 OF 6. TIME CONSTRAINTS MAY BE REDUCED UPON CERTIFICATION THAT THE NESTING PERIOD HAS CEASED.
- THE BUILDING ENVELOPE LOCATION FOR LOTS 9 AND 10 IS SHOWN ON SHEET 5 OF 6 OF THIS PLAT. ANY CONSTRUCTION OUTSIDE OF THESE ENVELOPES SHALL REQUIRE WRITTEN APPROVAL FROM THE KING COUNTY DEPARTMENT OF NATURAL RESOURCES OR ITS SUCCESSOR AGENCY.

- SEPTIC DRAINFIELDS MAY BE PLACED IN THE RETAINED VEGETATIVE AREAS OF THE LOTS, PROVIDED THAT NO CONIFERS GREATER THAN 10" D.B.H. ARE DISTURBED OR DAMAGED. SUCH DRAINFIELDS MUST BE APPROVED BY THE KING COUNTY HEALTH DISTRICT PRIOR TO CONSTRUCTION.
- 25% OF THE AVERAGE LOT AREA FOR THIS SUBDIVISION MAY BE CLEARED FOR BUILDING SITES.

TOTAL LOT AREA = 2,229,540 = 71,921 SF (AVERAGE LOT AREA)  
31 LOTS

25% OF MAXIMUM = 71,921 SF X 0.25 = 17,980 SF  
CLEARING PER LOT

- THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO OR FROM NORTHEAST UNION HILL ROAD FROM THOSE LOTS WHICH ABUT IT.
- PLANTER ISLANDS (IF ANY) WITHIN THE CUL-DE-SACS AND PUBLIC RIGHT OF WAYS SHALL BE MAINTAINED BY THE ABUTTING LOT OWNERS.
- TRACTS C, J AND H ARE ESTABLISHED FOR THE PURPOSE OF STORM WATER DETENTION AND WATER QUALITY. THESE TRACTS ARE HEREBY CONVEYED TO KING COUNTY AND SHALL BE MAINTAINED BY KING COUNTY, SUBJECT TO UTILITIES EASEMENT.
- S.A.T./OPEN SPACE TRACTS A, D, E, F, AND K INCLUDE WETLANDS, WETLAND BUFFERS, NATURAL OPEN SPACES AND PEDESTRIAN PATHWAYS. THESE TRACTS ARE HEREBY CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON.
- 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 DRAINAGE EASEMENTS. ADDITIONALLY, GRADING AND CONSTRUCTION OF FENCING SHALL NOT BE ALLOWED WITHIN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT MAP UNLESS OTHERWISE APPROVED BY KING COUNTY D.D.E.S. OR ITS SUCCESSOR AGENCY.

14. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO GENERAL TELEPHONE CO., TCI CABLE TV AND PUGET SOUND ENERGY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON TRACT B AND THE EXTERIOR 10 FEET, PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND NON S.A.T. TRACTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, MAINS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, T.V. AND GAS SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS 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 BY THE UTILITY. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, TELEPHONE OR CABLE T.V. SHALL BE PLACED OR BE PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

15. SCHOOL IMPACT FEES HAVE NOT BEEN PAID AT THE TIME OF FINAL PLAT APPROVAL. SCHOOL IMPACT FEES SHALL BE ASSESSED AND COLLECTED FOR EACH LOT AT THE TIME OF BUILDING PERMIT ISSUANCE, USING THE IMPACT FEE SCHEDULES IN EFFECT AT THE TIME OF PERMIT APPLICATION.

#### 16. TRACT OWNERSHIP AND MAINTENANCE (ALSO SEE NOTES 3, 10, 11)

TRACT	OWNER	MAINTENANCE	PURPOSE
A, D, E, F, K	HOMEOWNERS ASSOCIATION	BY HOMEOWNERS ASSOC	SENSITIVE AREAS TRACTS CONTAINING WETLANDS AND PEDESTRIAN PATHWAYS
C, J, H	KING COUNTY	KING COUNTY	UTILITIES, STORM WATER DETENTION, WATER QUALITY
B	LOTS 11 & 12	BY OWNERS	ACCESS AND UTILITIES
G	LOT 8	BY OWNER	SEPTIC DRAINFIELD

17. PER K.C.C. 19.04.460 A TRACT IS DEFINED AS FOLLOWS: A "TRACT" IS LAND RESERVED FOR SPECIAL USES SUCH AS OPEN SPACE, SURFACE WATER RETENTION, UTILITIES, OR ACCESS. TRACTS ARE NOT COUNTED AS LOTS NOR CONSIDERED AS RESIDENTIAL BUILDING SITES EXCEPT AS ALLOWED UNDER THE LOT CLUSTERING PROVISIONS OF K.C.C.

18. PRIOR TO FINAL CONSTRUCTION INSPECTION OF THE PLAT, PERMANENT SURVEY STAKES USING IRON OR CEMENT MARKERS, AS ESTABLISHED BY CURRENT SURVEY STANDARDS, SHALL BE SET, DELINEATING THE BOUNDARY BETWEEN ADJOINING PROPERTY AND THE SENSITIVE AREA TRACTS.

19. MAINTENANCE OF THE IMPOUNDMENT STRUCTURES LOCATED IN TRACT A IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

20. THE PLANTER IN THE MEDIAN ON N.E. PATTERSON WAY, WEST OF THE INTERSECTION WITH N.E. UNION HILL ROAD, IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

21. TRACT G IS A PORTION OF LOT 8 AND WILL BE USED FOR A SEPTIC DRAINFIELD. TRACT G WILL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 8. TRACT G IS NOT ELIGIBLE FOR A BUILDING PERMIT OR DEEMED TO BE A BUILDABLE LOT IN ANY WAY EXCEPT FOR DRAINFIELD PURPOSES.

22. THE HOUSE ADDRESS SYSTEM FOR THIS PLAT SHALL BE AS FOLLOWS: ADDRESSES SHALL BE ASSIGNED FOR THE NORTH-SOUTH ROADS WITHIN THE RANGE OF 5500 TO 5999 AND WITHIN THE RANGE OF 24500 TO 25299 FOR THE EAST-WEST ROADS. INDIVIDUAL ADDRESSES WILL BE ASSIGNED TO THE PRINCIPAL ENTRANCE OF EACH RESIDENCE OR BUILDING IN ACCORDANCE WITH KING COUNTY CODE 16.08.

23. THIS PLAT IS SUBJECT TO KING COUNTY CODE NO. 14.75, KING COUNTY ROAD MITIGATION PAYMENT SYSTEM (MPS). THE MPS FEES PLUS THE MPS ADMINISTRATIVE FEE SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION AT THE RATE IN EFFECT AT THAT TIME.

24. WET WEATHER REVIEWS FOR DRAINFIELD DESIGN SUBMITTALS ARE REQUIRED FOR LOTS 4-11 AND 15.

25. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SAMMAMISH PLATEAU WATER & SEWER DISTRICT (S.P.W.S.D.), KING COUNTY, WASHINGTON (THE GRANTEE) AND ITS SUCCESSORS AND ASSIGNS; SAID EASEMENT BEING A PERMANENT EASEMENT FOR INGRESS, EGRESS, ACCESS, WATER LINES AND APPURTENANCES THERETO AS SHOWN ON SHEET 4 AND 6 OF 6 AND DESCRIBED AS FOLLOWS:

15' WATER EASEMENT LOT 20. (S.P.W.S.D.)

THE GRANTEE SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY LAWSUIT OR PROCEEDING AT LAW, AT TIMES AS MAY BE NECESSARY, TO ENTER UPON SAID PROPERTY AND ADJOINING PROPERTY OWNED BY THE GRANTEE AND HIS ASSIGNS AND SUCCESSORS TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN LINES AND NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THE PROPERTY AND OTHER PROPERTIES WITH SEWER AND WATER SERVICE. THE GRANTEE AGREES TO RESTORE THE PROPERTY TO ITS CONDITION PRIOR TO ANY DISTURBANCE FROM CONSTRUCTION, MAINTENANCE OR REPAIR OF FACILITIES.

THE GRANTEE COVENANTS THAT NO STRUCTURE OR OBSTRUCTION, INCLUDING FENCES, SHALL BE ERRECTED OVER, UPON OR WITHIN, AND NO TREES, BUSHES OR OTHER SHRUBBERY SHALL BE PLANTED IN THE AREA OF GROUND FOR WHICH THE EASEMENT IN FAVOR OF GRANTEE HAS BEEN PROVIDED HEREIN.

THIS EASEMENT AND THE COVENANTS HEREIN SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS AND ASSIGNS OF BOTH PARTIES HERETO.

26. BUFFER AVERAGING WAS USED IN TRACTS A, D, E, F AND K; SEE APPROVED CONSTRUCTION DRAWINGS NO. P-2481 ON FILE WITH THE KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES (DDES).

27. THE ROAD AND STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE, PLAN NO. P-2481 ON FILE WITH KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES (DDES). ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE PROPER AGENCY, CURRENTLY (DDES).

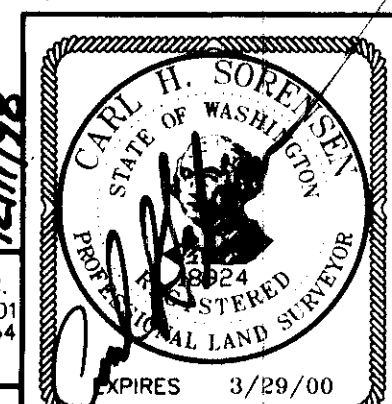
#### RESTRICTIONS FOR SENSITIVE AREA TRACTS AND SENSITIVE AREA SETBACK AREAS

DEDICATION OF SENSITIVE AREA TRACT/SENSITIVE AREA SETBACK AREA CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE TRACT/SETBACK AREA. 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 PLANT AND ANIMAL HABITAT. THE SENSITIVE AREA TRACT/SENSITIVE AREA SETBACK AREA IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE LAND SUBJECT TO THE TRACT/SETBACK AREA THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY KING COUNTY, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE EASEMENT. THE VEGETATION WITHIN THE TRACT/SETBACK AREA MAY NOT BE CUT, PRUNED COVERED BY FILL, REMOVED OR DAMAGED WITHOUT APPROVAL IN WRITING FROM KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES, LUSD, OR ITS SUCCESSOR AGENCY, UNLESS OTHERWISE PROVIDED BY LAW.

THE COMMON BOUNDARY BETWEEN THE TRACT/SETBACK AREA AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE MARKED OR OTHERWISE FLAGGED TO THE SATISFACTION OF KING COUNTY PRIOR TO ANY CLEARING, GRADING, BUILDING CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITY ON A LOT SUBJECT TO THE SENSITIVE AREA TRACT/SENSITIVE AREA SETBACK AREA. THE REQUIRED MARKING OR FLAGGING SHALL REMAIN IN PLACE UNTIL ALL DEVELOPMENT PROPOSAL ACTIVITIES IN THE VICINITY OF THE SENSITIVE AREA ARE COMPLETED.

NO BUILDING FOUNDATIONS ARE ALLOWED BEYOND THE REQUIRED BUILDING SETBACK LINE, UNLESS OTHERWISE PROVIDED BY LAW.

OSTERGAARD-ROBINSON AND ASSOC.  
3630 COLBY AVE. EVERETT, WA, 98201  
(425) 259-6445 (425) 827-5854  
94114FP1 12-14-98 JWT



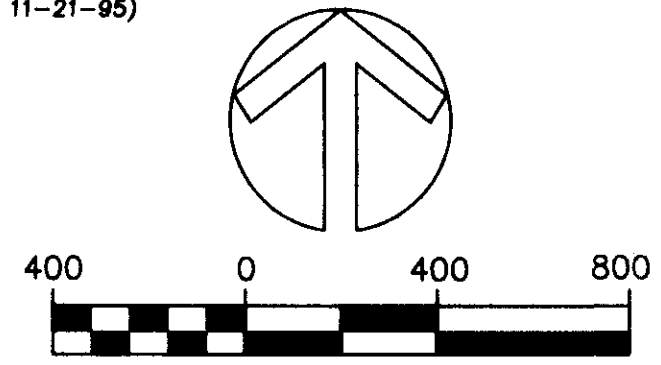
VOL./PG.

# THE RESERVE AT PATTERSON CREEK

FOUND 3 1/4" ALUM. PIPE  
W/ 2 1/2" ALUM. CAP  
MARKED "10 + 11"  
(VISITED 5-31-96)

A PORTION OF THE N 1/2 OF THE NW 1/4 AND THE  
NW 1/4 OF THE NE 1/4 OF SECTION 14  
AND THE SW 1/4, SW 1/4 OF SECTION 11, TWP 25 N, RGE 6 E, W.M.  
KING COUNTY, WASHINGTON

FOUND 1/2" REBAR  
NO CAP  
(VISITED 11-21-95)



SCALE: 1" = 400'

BASIS OF BEARING  
EAST LINE OF THE NORTHEAST QUARTER OF  
SECTION 14, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M.  
K.C.C.S. N 00°50'17"E 2685.59'  
O.R.A. N 00°50'17"E 2685.64' MEASURED

### SURVEY REFERENCES

O.T.R. = OLD TOLT ROAD SURVEY 10-28-6-1  
SECONDARY ROAD PROJECT NO. A-10  
DATED APRIL 27, 1936. ORIGINAL MAP  
IS AT KING COUNTY ENGINEERING DEPT.

B.P.A. = BONNEVILLE POWER ADMINISTRATION MAP  
CHIEF JOSEPH-COVINGTON NO. 1  
DATED MAY 10, 1955. SHEET 21 OF 44

(RC) R.O.S. VOLUME 19, PAGE 205, AF#7908029005  
(DT) R.O.S. VOLUME 40, PAGE 117, AF#8406019002  
R.O.S. VOLUME 69, PAGE 272,272A, AF#8912119007

### SURVEY PROCEDURES:

LIETZ SET 3 1" TOTAL STATION USED FOR  
SECTION BREAKDOWN AND STAKING.  
LINEAR AND ANGULAR CLOSURE MEETS OR EXCEEDS  
STANDARDS SET IN WAC 332-130-090.

### LEGEND:

- FOUND REBAR AS NOTED.
- SET 1/2" X 24" REBAR AND YELLOW PLASTIC CAP MARKED  
ORA 18924, 19583, 32432 AT ALL LOT CORNERS AND ANGLE POINTS.
- ⊕ FOUND 1/4 OR SECTION CORNER AS NOTED.
- ⊖ CALCULATED 1/4 OR SECTION CORNER AS NOTED.

M = MEASURED  
AB = ASBUILT  
K.C.C.S. = KING COUNTY CONTROL SURVEY

FOUND 3.5" X 3.5"  
CONC. MON W/ 1 1/2"  
BRASS DISK  
(VISITED 11-13-95)

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SHEET 3 OF 6



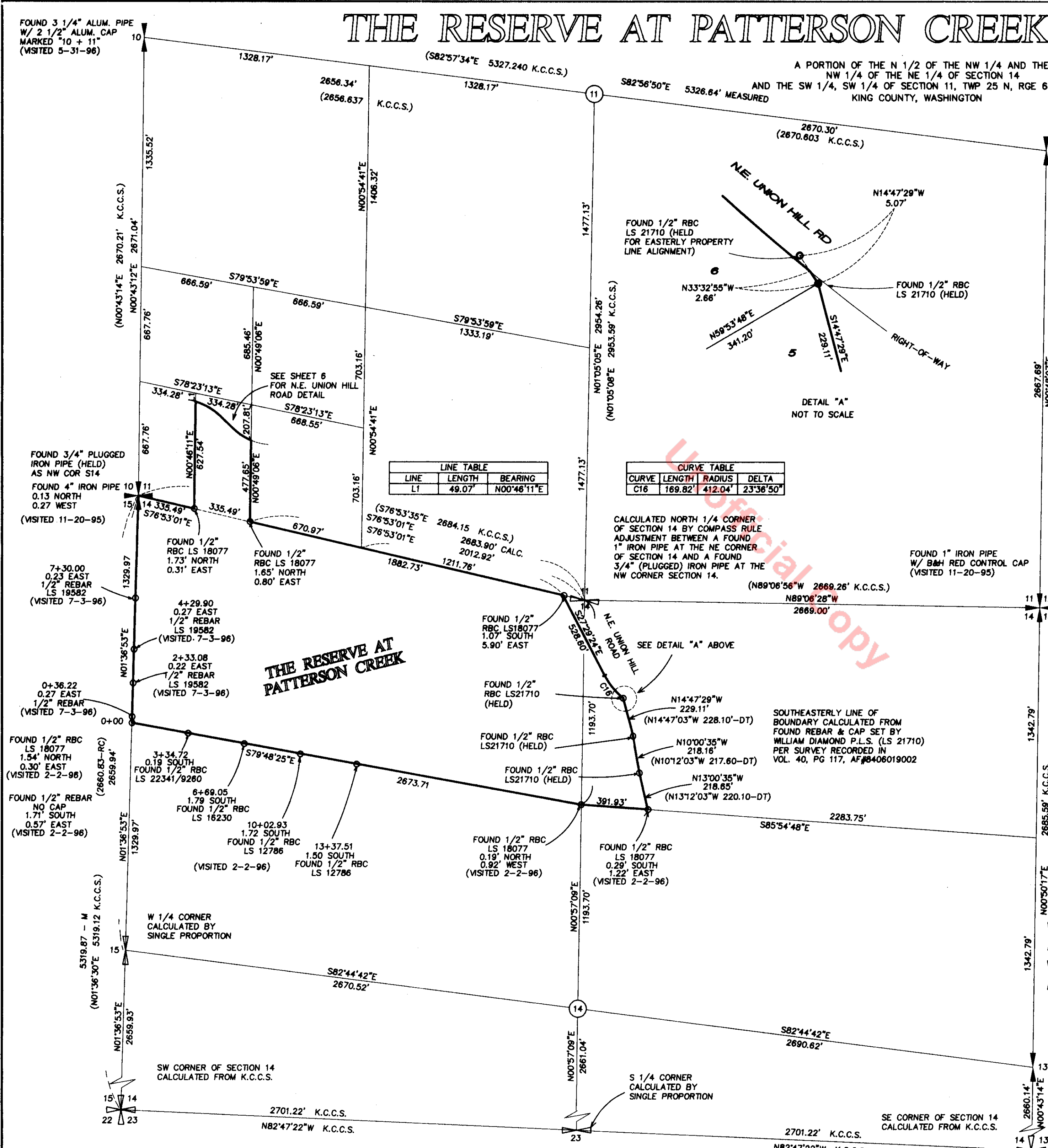
LINE TABLE		
LINE	LENGTH	BEARING
L1	49.07'	N00°48'11"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C16	169.82'	412.04'	23°38'50"

CALCULATED NORTH 1/4 CORNER  
OF SECTION 14 BY COMPASS RULE  
ADJUSTMENT BETWEEN A FOUND  
1" IRON PIPE AT THE NE CORNER  
OF SECTION 14 AND A FOUND  
3/4" (PLUGGED) IRON PIPE AT THE  
NW CORNER SECTION 14.

FOUND 1" IRON PIPE  
W/ B&H RED CONTROL CAP  
(VISITED 11-20-95)

## THE RESERVE AT PATTERSON CREEK



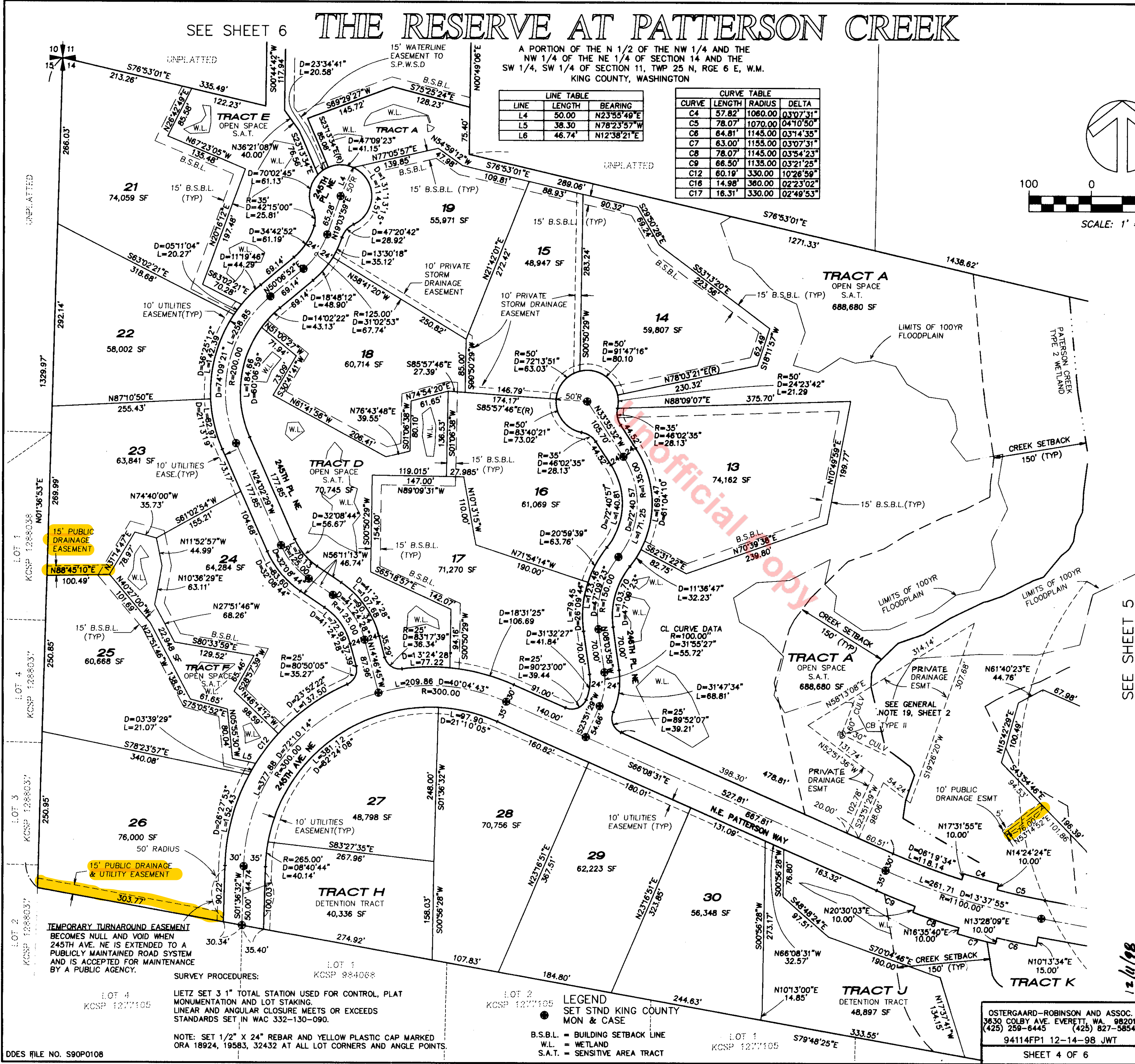
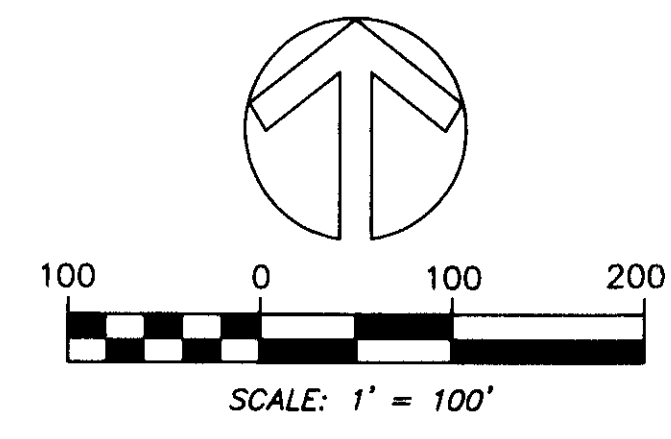
# THE RESERVE AT PATTERSON CREEK

SEE SHEET 6

A PORTION OF THE N 1/2 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 14 AND THE SW 1/4, SW 1/4 OF SECTION 11, TWP 25 N, RGE 6 E, W.M. KING COUNTY, WASHINGTON

LINE	LENGTH	BEARING
L4	50.00	N23°55'49"E
L5	38.30	N78°23'57"W
L6	46.74	N12°38'21"E

CURVE	LENGTH	RADIUS	DELTA
C4	57.82	1060.00	03°07'31"
C5	78.07	1070.00	04°10'50"
C6	64.81	1145.00	03°14'35"
C7	63.00	1155.00	03°07'31"
C8	78.07	1145.00	03°54'23"
C9	66.50	1135.00	03°21'25"
C12	60.19	330.00	10°26'59"
C16	14.98	380.00	02°23'02"
C17	16.31	330.00	02°49'53"



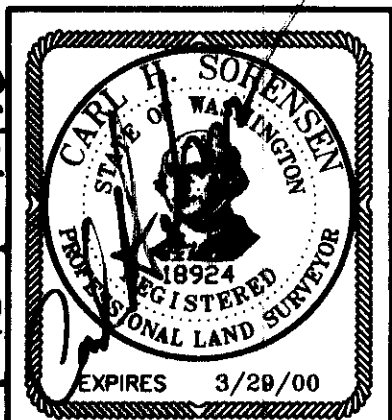
SEE SHEET 5

SURVEY PROCEDURES:  
LIETZ SET 3 1/4" TOTAL STATION USED FOR CONTROL, PLAT MONUMENTATION AND LOT STAKING.  
LINEAR AND ANGULAR CLOSURE MEETS OR EXCEEDS STANDARDS SET IN WAC 332-130-090.

NOTE: SET 1/2" X 24" REBAR AND YELLOW PLASTIC CAP MARKED ORA 18924, 19583, 32432 AT ALL LOT CORNERS AND ANGLE POINTS.

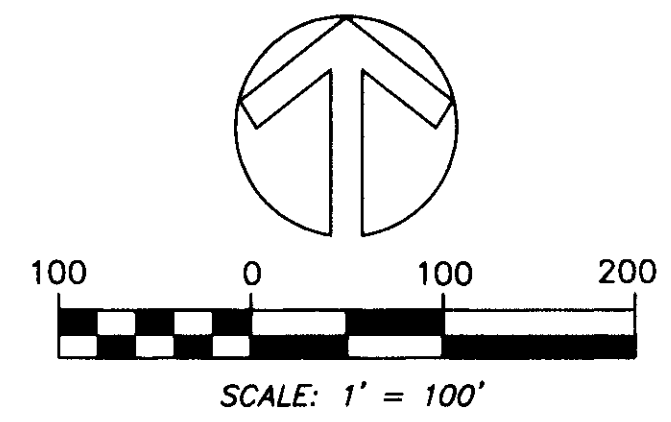
LEGEND  
SET STND KING COUNTY MON & CASE  
B.S.B.L. = BUILDING SETBACK LINE  
W.L. = WETLAND  
S.A.T. = SENSITIVE AREA TRACT

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SHEET 4 OF 6



# THE RESERVE AT PATTERSON CREEK

A PORTION OF THE N 1/2 OF THE NW 1/4 AND THE  
 NW 1/4 OF THE NE 1/4 OF SECTION 14  
 AND THE SW 1/4, SW 1/4 OF SECTION 11, TWP 25 N, RGE 6 E, W.M.  
 KING COUNTY, WASHINGTON

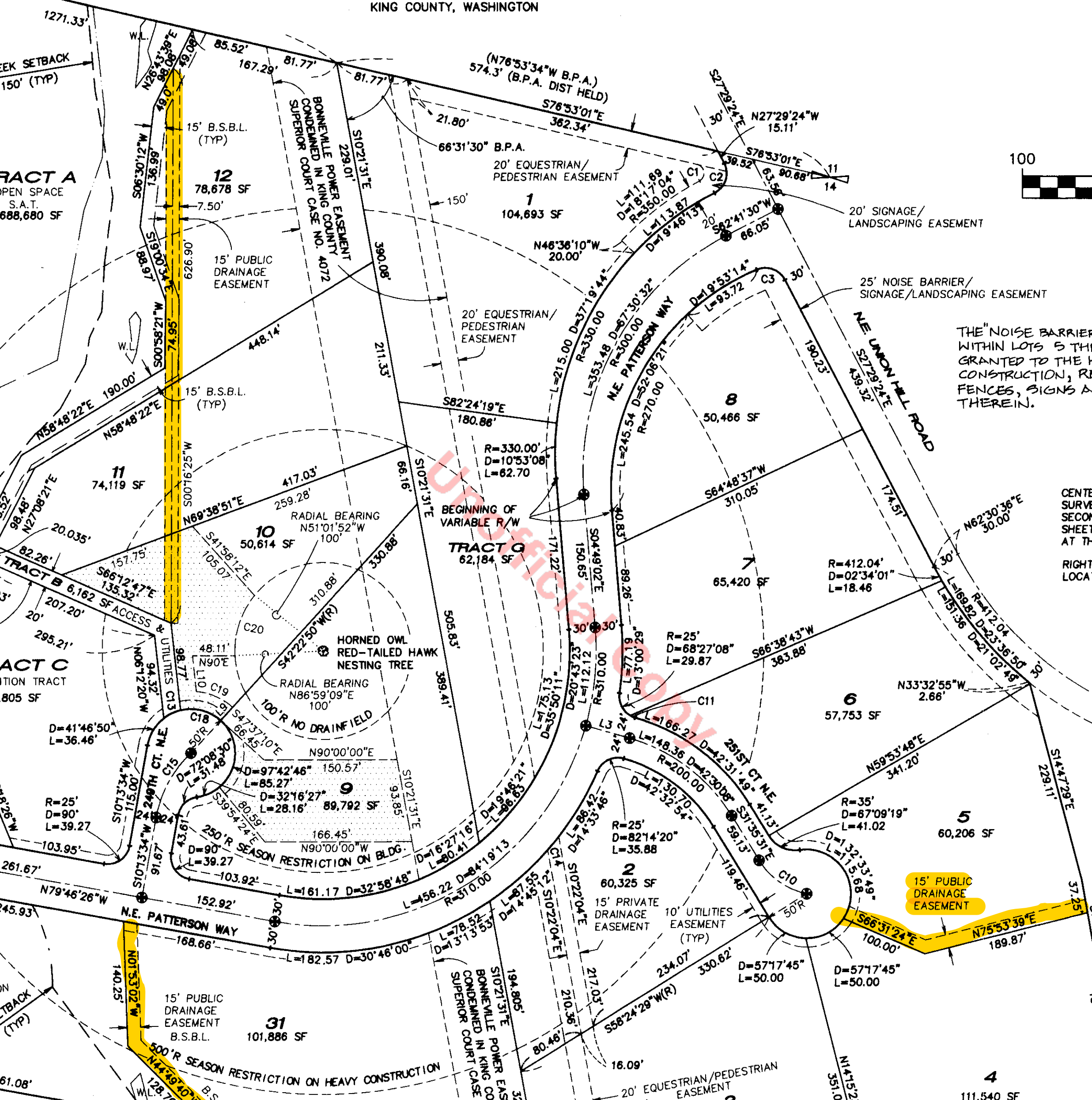


VOL./PG.

LIMITS OF 100YR FLOODPLAIN  
 PATTERSON CREEK  
 CREEK SETBACK 150' (TYP)  
 TRACT A  
 OPEN SPACE  
 S.A.T.  
 688,680 SF

LIMITS OF 100YR FLOODPLAIN  
 TRACT B  
 6,162 SF ACCESS & UTILITIES C13  
 TRACT C  
 DETENTION TRACT  
 76,805 SF

LIMITS OF 100YR FLOODPLAIN  
 TRACT K  
 OPEN SPACE  
 S.A.T.  
 109,531 SF



THE "NOISE BARRIER/SIGNAGE/LANDSCAPING" EASEMENTS WITHIN LOTS 5 THROUGH 8 AND LOT 1 ARE HEREBY GRANTED TO THE HOMEOWNERS ASSOCIATION, FOR CONSTRUCTION, REPAIR AND MAINTENANCE OF THE FENCES, SIGNS AND LANDSCAPING CONTAINED THEREIN.

CENTERLINE DATA PER OLD TOLT ROAD (O.T.R.)  
 SURVEY PROJECT NO. 10-25-6-1  
 SECONDARY ROAD PROJ. NO. A-10  
 SHEET 1 OF 2. MAP IS LOCATED  
 AT THE KING COUNTY ENGINEERING DEPT.  
 RIGHT-OF-WAY CALCULATED FROM ASBUILT FIELD  
 LOCATION BY O.R.A. ON 11-17-95.

CL CURVE DATA  
 R=382.04'(O.T.R.)  
 D=60'32'30"(AB)  
 L=403.68'  
 T=222.99'

UNPLATTED  
 THE DIRT ROAD SHOWN ON RECORD OF SURVEY IN VOL. 19 OF SURVEYS PAGES 272 & 272A UNDER RECORDING NO. 8912119007, NEAR THE SOUTHEAST CORNER OF LOT 4 IS OVERGROWN AND NO LONGER IN USE.

SEE SHEET 4

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	24.18'	10.00'	138°33'56"
C2	39.56'	25.00'	90°39'27"
C3	37.23'	25.00'	85°20'04"
C4	57.82'	1060.00'	03°07'31"
C5	78.07'	1070.00'	04°10'50"
C6	64.81'	1145.00'	03°14'35"
C7	63.00'	1155.00'	03°07'31"
C8	78.07'	1145.00'	03°54'23"
C9	66.50'	1135.00'	03°21'26"
C10	67.54'	83.00'	46°37'37"
C11	6.05'	25.00'	13°51'39"
C13	21.38'	50.00'	24°30'18"
C14	19.53'	340.00'	03°17'28"
C15	83.96'	131.00'	38°43'26"
C18	48.76'	50.00'	55°52'10"
C19	45.61'	70.00'	37°19'58"
C20	73.27'	100.00'	41°58'59"

LINE TABLE		
LINE	LENGTH	BEARING
L3	51.82'	S74°05'39"E
L4	50.00'	N23°55'49"E
L7	75.00'	N77°08'49"E
L8	68.00'	N86°02'51"E
L9	20.00'	N42°22'50"E
L10	40.49'	N06°12'20"W

SURVEY PROCEDURES:  
 LIETZ SET 3" TOTAL STATION USED FOR CONTROL, PLAT MONUMENTATION AND LOT STAKING.  
 LINEAR AND ANGULAR CLOSURE MEETS OR EXCEEDS STANDARDS SET IN WAC 332-130-090.  
 NOTE: SET 1/2" X 24" REBAR AND YELLOW PLASTIC CAP MARKED ORA 18924, 19583, 32432 AT ALL LOT CORNERS AND ANGLE POINTS.

LEGEND  
 ● SET STND KING COUNTY MON & CASE  
 B.S.B.L. = BUILDING SETBACK LINE  
 W.L. = WETLAND  
 S.A.T. = SENSITIVE AREA TRACT

AREA TO BE CLEARED FOR HOUSE CONSTRUCTION

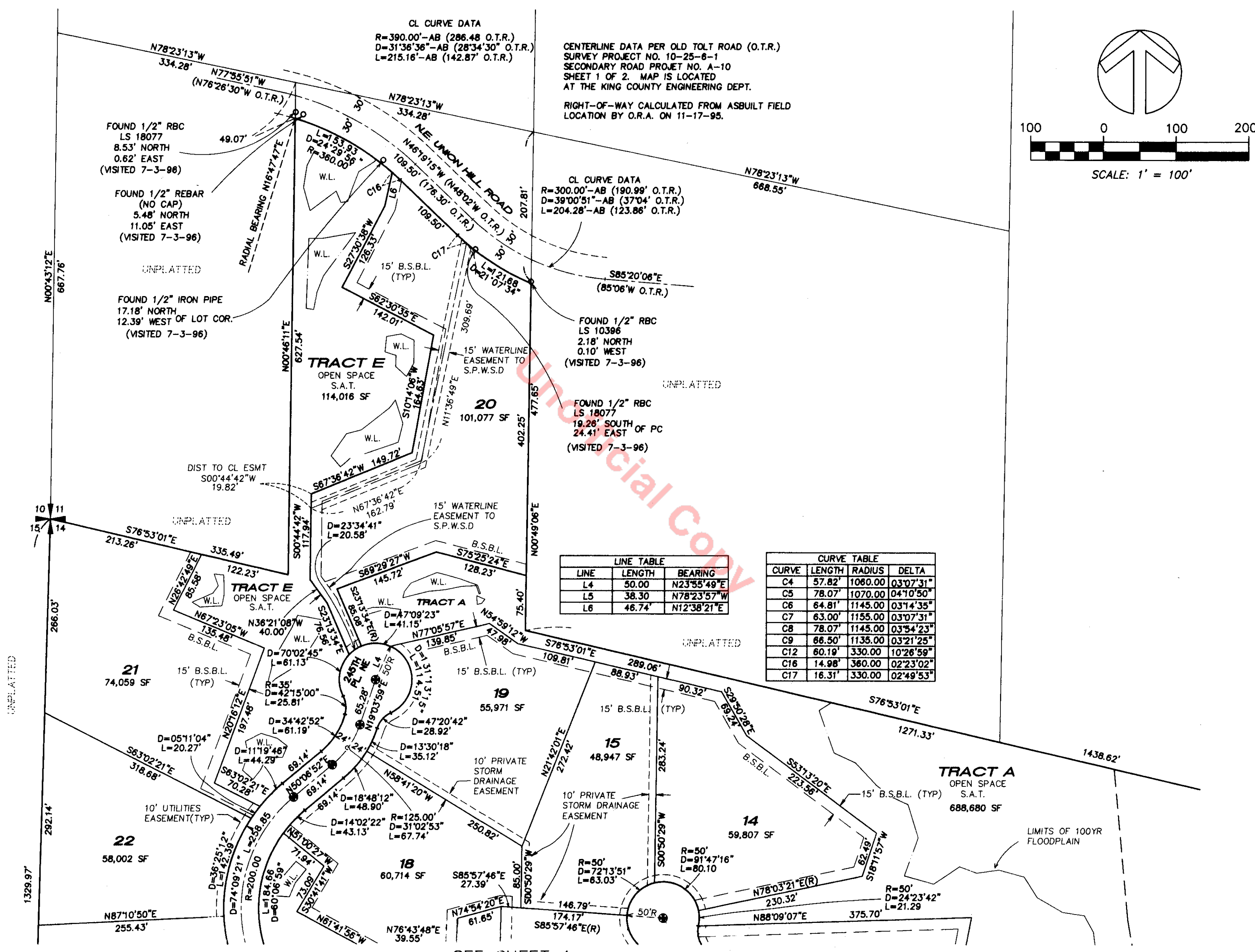
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# THE RESERVE AT PATTERSON CREEK

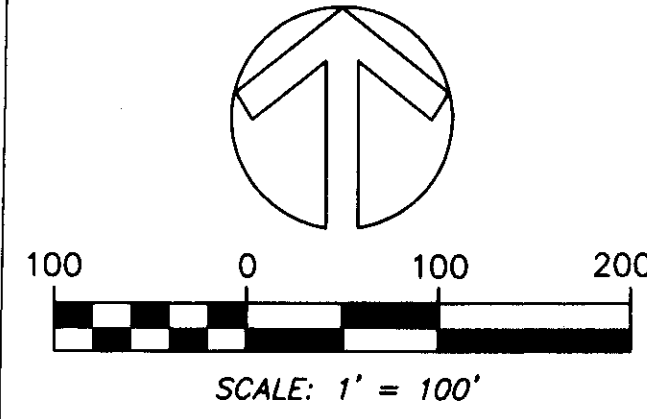
A PORTION OF THE N 1/2 OF THE NW 1/4 AND THE  
 NW 1/4 OF THE NE 1/4 OF SECTION 14  
 AND THE SW 1/4, SW 1/4 OF SECTION 11, TWP 25 N, RGE 6 E, W.M.  
 KING COUNTY, WASHINGTON



CL CURVE DATA  
 R=390.00'-AB (286.48 O.T.R.)  
 D=31°38'36"-AB (28°34'30" O.T.R.)  
 L=215.16'-AB (142.87' O.T.R.)

CENTERLINE DATA PER OLD TOLT ROAD (O.T.R.)  
 SURVEY PROJECT NO. 10-25-8-1  
 SECONDARY ROAD PROJ. NO. A-10  
 SHEET 1 OF 2. MAP IS LOCATED  
 AT THE KING COUNTY ENGINEERING DEPT.

RIGHT-OF-WAY CALCULATED FROM ASBUILT FIELD  
 LOCATION BY O.R.A. ON 11-17-95.



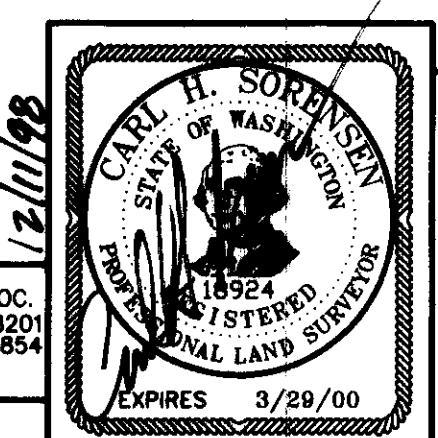
LINE	LENGTH	BEARING
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L5	38.30	N78°23'57"W
L6	46.74	N12°38'21"E

CURVE	LENGTH	RADIUS	DELTA
C4	57.82'	1060.00	03°07'31"
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C6	64.81'	1145.00	03°14'35"
C7	63.00'	1155.00	03°07'31"
C8	78.07'	1145.00	03°54'23"
C9	66.50'	1135.00	03°21'25"
C12	60.19'	330.00	10°26'59"
C16	14.98'	360.00	02°23'02"
C17	16.31'	330.00	02°49'53"

**SURVEY PROCEDURES:**  
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  - S.A.T. = SENSITIVE AREA TRACT
  - S.P.W.S.D. = SAMMAMISH PLATEAU WATER AND SEWER DISTRICT



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 SHEET 6 OF 6