

# STERLINGWOOD

VOL/PG  
190 93

NW¼, NE¼ & SW¼, NE¼ SECTION 29, TOWNSHIP 25 NORTH, RANGE 6 EAST, 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 OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

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 SUBSURFACE 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 RELINQUISHING 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 AND SEALS

CHAFFEY CORPORATION, A WASHINGTON CORPORATION

BY: Aileen D. Zavales

ITS: V.P. and Secretary

U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY MERGER WITH U.S. BANK OF WASHINGTON, N.A.

BY: [Signature]

ITS: Vice President

## APPROVALS

### KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 19<sup>TH</sup> DAY OF AUGUST, 1999

By: Scott Noble

DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER 292506-9037

### KING COUNTY COUNCIL

EXAMINED AND APPROVED THIS 23 DAY OF August, 1999

By: Debbie Miller

CHAIRPERSON, KING COUNTY COUNCIL

ATTEST: [Signature]  
CLERK OF THE COUNCIL

### DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES

EXAMINED AND APPROVED THIS 19<sup>TH</sup> DAY OF August, 1999

By: [Signature]

DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS 19<sup>TH</sup> DAY OF August, 1999

By: [Signature]

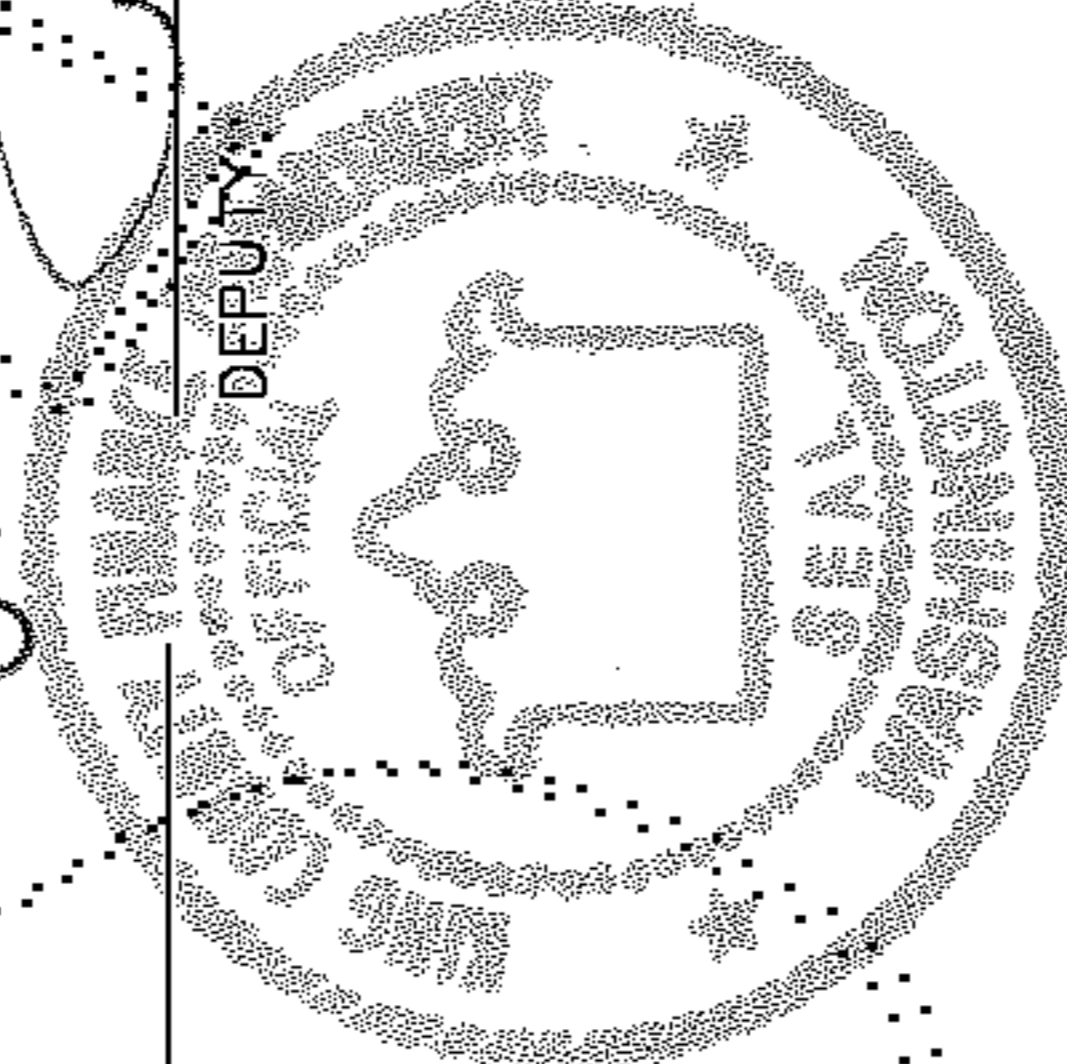
MANAGER, LAND USE SERVICES DIVISION

### 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 19<sup>TH</sup> DAY OF August, 1999

By: Garry Holmes

MANAGER, FINANCE DIVISION



## ACKNOWLEDGEMENTS

STATE OF WASHINGTON  
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Aileen Zavales SIGNED THIS INSTRUMENT, ON OATH STATED THAT THIS PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Vice President OF CHAFFEY CORPORATION, A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: August 12, 1999

SIGNATURE OF Carina M. Sf

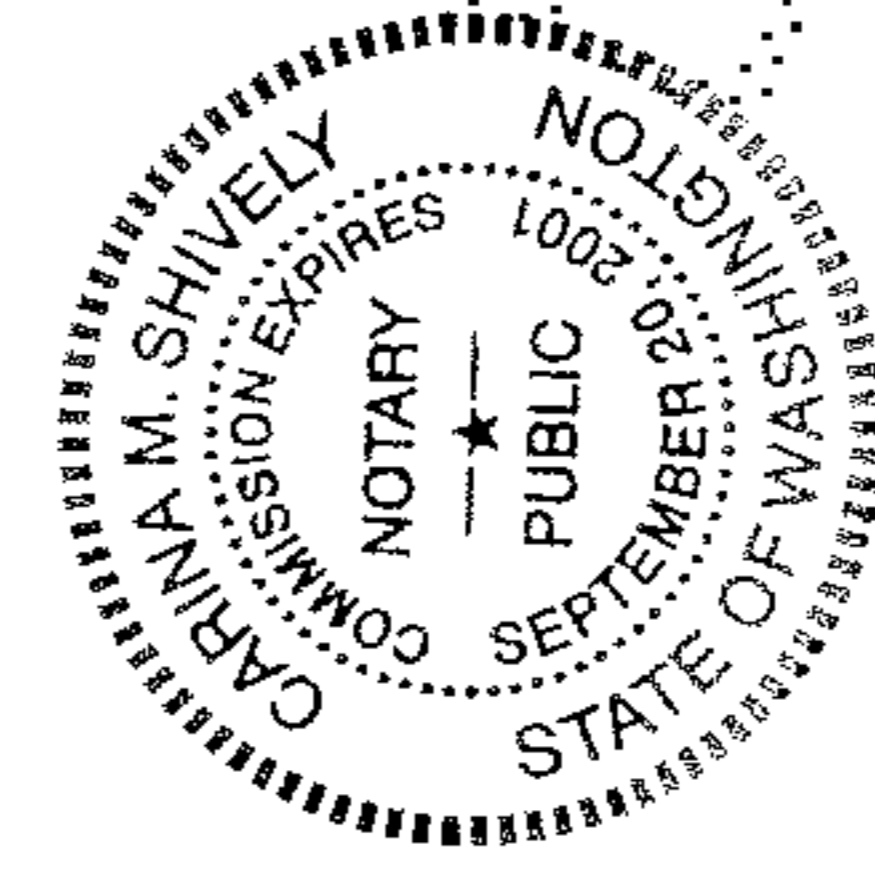
NOTARY PUBLIC

PRINTED NAME OF Carina M. Shively

TITLE: Notary Public

RESIDING AT: Kirkland

MY APPOINTMENT EXPIRES: 9/20/01



STATE OF WASHINGTON  
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT C.A. Florio AND Susan E. O'Connor SIGNED THIS INSTRUMENT ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President AND Secretary OF U.S. Bank National Association TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: August 13, 1999

SIGNATURE OF Susan E. O'Connor

NOTARY PUBLIC

PRINTED NAME Susan E. O'Connor

TITLE: Notary

RESIDING AT: Renton

MY APPOINTMENT EXPIRES: 7-9-02



### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF STERLINGWOOD, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 6 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, EXCEPT AS NOTED, THAT I FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



By: Gregory J. Gigneau  
GREGORY J. GIGNEAU, PROFESSIONAL LAND SURVEYOR, CERTIFICATE NO. 22335  
TRIAD ASSOCIATES  
11814 115TH AVE. NE  
KIRKLAND, WASHINGTON 98034  
PHONE: (425) 821-8448

### RECORDING CERTIFICATE

RECORDING NO. 19990824000670

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS 24<sup>TH</sup> DAY OF

August, 1999, AT 5:57 MINUTES PAST 12:00 P.M. AND RECORDED IN

VOLUME 190 OF PLATS, PAGE(S) 93-99

COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER: [Signature] SUPERINTENDENT OF RECORDS

VOL/PG

190 93

PORTIONS OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 29, TOWNSHIP 25 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON

# STERLINGWOOD

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190 94

NW¼, NE¼ & SW¼, NE¼ SECTION 29, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M.  
KING COUNTY, WASHINGTON

## LEGAL DESCRIPTION

THAT PORTION OF THE WEST HALF OF THE NORTH-EAST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M. IN KING COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 89°22'12" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 843.98 FEET TO A POINT ON SAID BEING 491.40 FEET EAST, AS MEASURED ALONG SAID NORTH LINE, FROM THE NORTHWEST CORNER OF SAID SUBDIVISION;  
THENCE SOUTH 16°06'44" WEST A DISTANCE OF 357.31 FEET;  
THENCE SOUTH 5°26'40" EAST A DISTANCE OF 235.00 FEET;  
THENCE SOUTH 22°28'40" EAST A DISTANCE OF 305.00 FEET;  
THENCE SOUTH 46°28'40" EAST A DISTANCE OF 190.00 FEET;  
THENCE SOUTH 61°26'40" EAST A DISTANCE OF 230.00 FEET;  
THENCE SOUTH 28°33'20" WEST A DISTANCE OF 180.00 FEET;  
THENCE SOUTH 17°33'20" WEST A DISTANCE OF 200.00 FEET;  
THENCE SOUTH 51°09'59" EAST A DISTANCE OF 190.00 FEET;  
THENCE SOUTH 57°09'59" EAST A DISTANCE OF 250.00 FEET;  
THENCE SOUTH 71°09'59" EAST A DISTANCE OF 240.00 FEET TO A POINT ON THE EAST LINE OF SAID SUBDIVISION;  
THENCE NORTH 00°50'01" EAST, ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 1771.84 FEET TO THE POINT OF BEGINNING.

## EASEMENT PROVISIONS

AN EASEMENT IS HEREBY GRANTED TO PUGET SOUND ENERGY, U.S. WEST, NORTHEAST SAMMAMISH SEWER AND WATER DISTRICT AND T.C.I. CABLE T.V. COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, AND ALL TRACTS THAT ADJOIN A STREET FRONTAGE, TOGETHER WITH THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJOINING TRACTS C, D AND O, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, INSPECT, REMOVE, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLE, PIPELINE, AND WIRES WITH THE NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, CABLE TV SERVICE, SEWER AND WATER, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS WITH ALL NECESSARY MAINTENANCE AND CONSTRUCTION EQUIPMENT AT ALL TIMES; FOR THE PURPOSES HEREIN STATED, SAID EASEMENT SHALL BE RESTORED BY THE UTILITY PROVIDER, AS NEARLY AS REASONABLY POSSIBLE, TO ITS CONDITION PRIOR TO ANY MATERIAL DISTURBANCE FROM CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF WATER AND SEWER FACILITIES AND OTHER UTILITIES; 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.

AN EASEMENT IS HEREBY GRANTED TO KING COUNTY UPON THE EASEMENTS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS PUBLIC SIDEWALK EASEMENT TOGETHER WITH THOSE PORTIONS OF LOTS 4-9, 15-20, 27-58, 62, 63 AND 67 INCLUDED IN STRIPS OF LAND 2 FEET IN WIDTH ADJOINING AND PARALLEL AND/OR CONCENTRIC WITH THE STREET RIGHT OF WAY IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW AND MAINTAIN PUBLIC SIDEWALKS AND TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED.

AN EASEMENT IS HEREBY GRANTED TO KING COUNTY UNDER AND UPON THE EASEMENTS SHOWN IN THE PLAT AND DESCRIBED HEREIN AS PUBLIC STORM DRAINAGE EASEMENT IN WHICH TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE A STORM DRAINAGE SYSTEM AND APPURTENANCES FOR THIS SUBDIVISION, AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED.

A PERPETUAL, NONEXCLUSIVE EASEMENT IS HEREBY GRANTED TO NORTHEAST SAMMAMISH SEWER AND WATER DISTRICT ITS SUCCESSORS AND ASSIGNS, FOR WATER AND SEWER SYSTEMS AND RELATED APPURTENANCES OVER, UNDER AND ACROSS, THE REAL PROPERTY AS SHOWN ON THE PLAT TOGETHER WITH THE RIGHT WITHOUT PRIOR NOTICE OR PROCEEDING AT LAW, TO ENTER UPON THE EASEMENT AREA FOR THE PURPOSES OF MAINTAINING, CONSTRUCTING, REPAIRING, RECONSTRUCTING, ENLARGING AND REPAIRING SAID UTILITIES AND RELATED APPURTENANCES, AND MAKING ANY CONNECTIONS THEREWITH.

THE DISTRICT, SHALL UPON COMPLETION OF ANY WORK WITHIN THE EASEMENT AREA, RESTORE THE SURFACE OF THE EASEMENT, AND ANY OF THE IMPROVEMENTS DISTURBED OR DESTROYED DURING THE EXECUTION OF THE WORK, AS NEARLY AS PRACTICABLE TO THE CONDITION THEY WERE IN BEFORE COMMENCEMENT OF THE WORK OR ENTRY BY THE UTILITY.

USE AND ENJOYMENT OF THE EASEMENT AREA MAY CONTINUE BY THE UNDERLYING OWNER(S), SUCCESSORS, AND ASSIGNS, INCLUDING THE RIGHT TO USE THE SURFACE THEREOF, PROVIDED THAT (1) SUCH USE SHALL NOT IN ANY WAY INTERFERE WITH THE DISTRICT'S WATER AND SEWER SYSTEMS AND RELATED APPURTENANCES OR THE DISTRICTS RIGHTS HEREUNDER; AND (2) NO STRUCTURAL IMPROVEMENTS OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE OR INTERFERE WITH OPERATION OF THE DISTRICT'S UTILITY SYSTEM ARE CONSTRUCTED OR PLANTED WITHIN THE EASEMENT AREA.

## COVENANTS

ALL LOTS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE COVENANTS RECORDED THE DAY OF \_\_\_\_\_, 19\_\_\_\_, UNDER RECORDING NO. \_\_\_\_\_ RECORDS OF KING COUNTY, WASHINGTON.

## SECTION SUBDIVISION

SEE RECORD OF SURVEY BY TRIAD ASSOCIATES BOOK 111 OF SURVEYS AT PAGES 285 AND 285A, RECORDS OF KING COUNTY, WASHINGTON.

## GENERAL NOTES

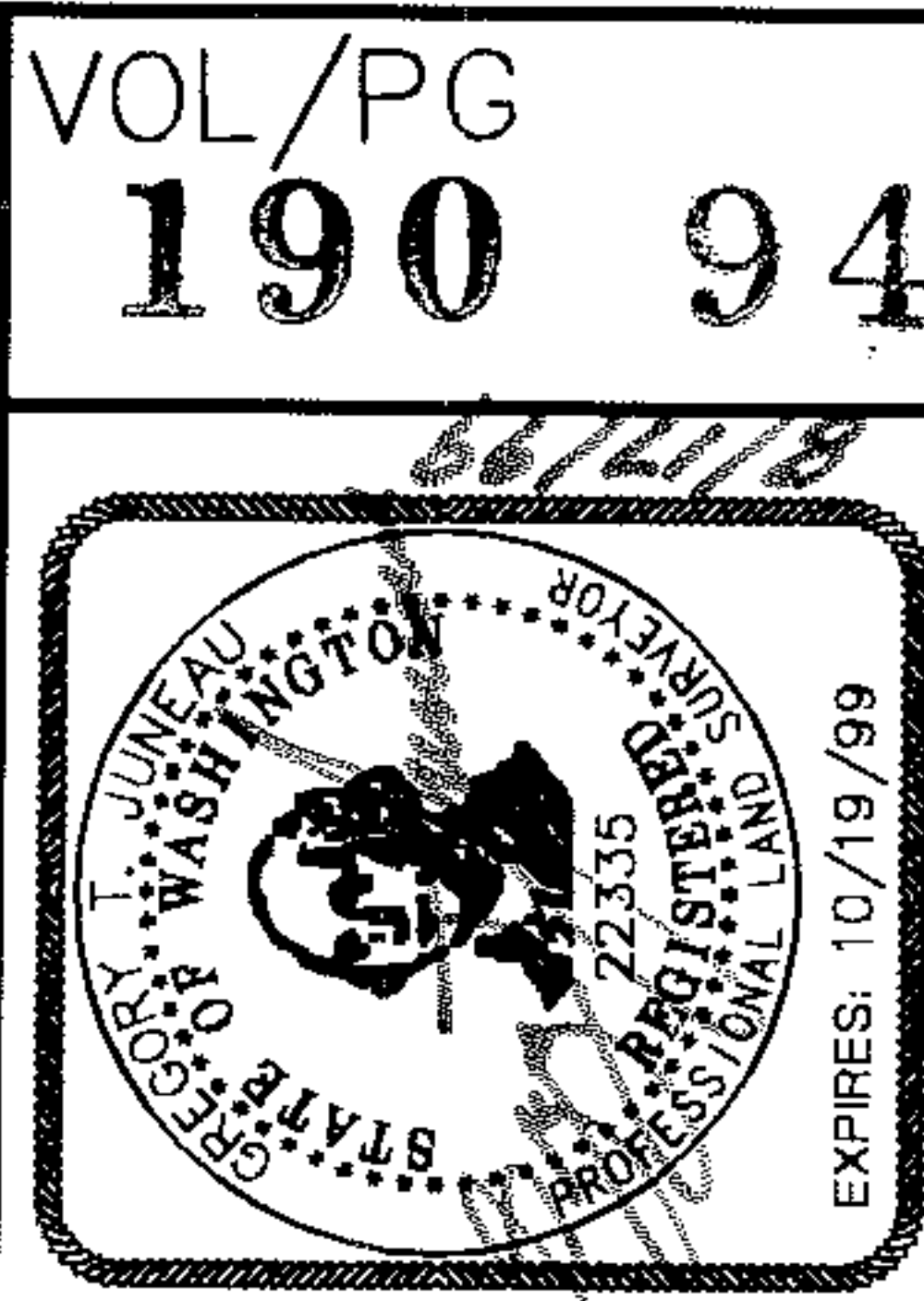
- INSTRUMENTATION FOR THIS SURVEY WAS A 1 MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-430-090.
- PROPERTY CORNERS SHALL BE SET AS FOLLOWS UNLESS OTHERWISE SPECIFIED:  
A) SET 1/2" x 24" REBAR WITH CAP T.S. NO. 22335 AT A TWENTY-FOOT OFFSET FROM THE FRONT LOT CORNERS.  
B) LEAD AND TACKS ON CONCRETE CURB AT FRONT LOT LINE EXTENSIONS.  
C) SET 1/2" x 24" REBAR WITH CAP T.S. NO. 22335 AT ALL REAR LOT CORNERS.
- ALL BUILDING DOWNSPUTS, FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS P 2593 AND P 2833 ON FILE WITH D.D.E.S. AND/OR THE KING COUNTY DEPARTMENT OF TRANSPORTATION. THIS PLAN SHALL BE SUBMITTED WITH APPLICATION OF ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE SUBMITTED 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 THE PLANS ON FILE.

## GENERAL NOTES (CONTINUED)

- RESTRICTIONS FOR SENSITIVE AREA TRACTS AND SENSITIVE AREAS AND BUFFERS: DEDICATION OF A SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE TRACT/SENSITIVE AREA AND BUFFER. 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, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPANCIES OF THE LAND SUBJECT TO THE TRACT/SENSITIVE AREA AND BUFFER THE OBLIGATION ENFORCEABLE ON BEHALF OF THE PUBLIC BY KING COUNTY, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT/SENSITIVE AREA AND BUFFER. THE VEGETATION WITHIN THE TRACT/SENSITIVE AREA AND BUFFER MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED, WITHOUT APPROVAL IN WRITING FROM THE KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES OR ITS SUCCESSOR AGENCY, UNLESS OTHERWISE PROVIDED BY LAW.
- THE COMMON BOUNDARY BETWEEN THE TRACT/SENSITIVE AREA AND BUFFER 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 DEVELOPED WORKING ON A LOT SUBJECT TO ANY SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER. 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 15-FOOT BUILDING SETBACK LINE UNLESS OTHERWISE PROVIDED BY LAW.
- THE HOUSE ADDRESS SYSTEM FOR THIS PLAT SHALL BE AS FOLLOWS: ADDRESSES SHALL BE ASSIGNED FOR THE NORTH-SOUTH ROADS WITHIN THE RANGE OR 1901 TO 2399 AND WITHIN THE RANGE OF 20500 TO 20599 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.
- ALL FEES REQUIRED BY KING COUNTY CODE 14.75, MITIGATION PAYMENT SYSTEM (MPS) HAVE BEEN PAID.
- 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.
- ALL INDIVIDUAL STUBOUTS AND INFILTRATION SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
- TRACT "N" IS HEREBY DEDICATED AND CONVEYED TO KING COUNTY OR ITS SUCCESSOR AGENCY FOR THE PURPOSE OF OPERATING AND MAINTAINING STORM DRAINAGE FACILITIES.
- 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, UNLESS OTHERWISE APPROVED BY KING COUNTY DOES OR ITS SUCCESSOR AGENCY.
- THE ROAD AND STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE, PLANS NOS. P 2593 AND P 2833 ON FILE WITH KING COUNTY DEPT. OF DEVELOPMENT AND ENVIRONMENTAL SERVICES (D.D.E.S.). ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE PROPER AGENCY, CURRENTLY D.D.E.S.
- THE LANDSCAPE PLANTER ISLAND WITHIN I.E. 21ST STREET IS EQUALLY MAINTAINED BY THE OWNERS OF LOTS 4-9 AND THE LANDSCAPE PLANTER ISLAND IN THE TRAFFIC BUBBLE ON 205TH PLACE N.E. NEAR TRACTS C AND D IS EQUALLY MAINTAINED BY THE OWNERS OF LOTS 58-57. ANY ADDITIONAL PLANTER ISLANDS WILL BE EQUALLY MAINTAINED BY THE ADJOINING LOT OWNERS.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO OR FROM 205TH PL NE FROM THOSE LOTS WHICH ABUT THIS STREET.
- THE STREET TREES SHALL BE OWNED AND MAINTAINED BY THE STERLINGWOOD HOMEOWNERS ASSOCIATION UNLESS AND UNTIL KING COUNTY OR ITS SUCCESSOR AGENCY HAS ADOPTED A MAINTENANCE PROGRAM.
- TRACTS "E", "F", "G", "H", "I", "J", "K", "L", AND "M" ARE SIGNAGE AND LANDSCAPE TRACTS HEREBY CONVEYED TO THE STERLINGWOOD HOMEOWNERS ASSOCIATION. SAID TRACTS ARE MAINTAINED BY THE STERLINGWOOD HOMEOWNERS ASSOCIATION.
- TRACTS "A" AND "B" ARE SENSITIVE AREA TRACTS AND NATIVE GROWTH PROTECTION EASEMENT/OPEN SPACE TRACTS AND ARE HEREBY CONVEYED TO THE STERLINGWOOD HOMEOWNERS ASSOCIATION. TRACTS "A" AND "B" SHALL BE MAINTAINED BY THE STERLINGWOOD HOMEOWNERS ASSOCIATION.
- TRACT "O" IS FOR ACCESS AND UTILITIES FOR THE BENEFIT OF LOTS 1, 2 AND 3. THE OWNERS OF SAID LOTS 1, 2 AND 3 ARE HEREBY CONVEYED AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN SAID TRACT "O" AND ARE EQUALLY RESPONSIBLE FOR ITS MAINTENANCE. THIS SHALL BE DEEMED TO BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE GRANTORS AND GRANTEES AND THEIR RESPECTIVE GRANTEES, SUCCESSORS AND ASSIGNS. AN EASEMENT IS HEREBY GRANTED TO KING COUNTY, PUGET SOUND ENERGY, U.S. WEST, NORTHEAST SAMMAMISH SEWER AND WATER DISTRICT AND T.C.I. CABLE TV COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON TRACT "O" IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, INSPECT, REMOVE, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLE, PIPELINE AND WIRES WITH THE NECESSARY FACILITIES AND EQUIPMENT FOR THE PURPOSE OF SERVICE TO THE LOT AND TRACTS ADJOINING TRACT "O" WITH STORM WATER DRAINAGE, ELECTRIC, GAS, CABLE TV SERVICE, SEWER AND WATER, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS WITH ALL NECESSARY MAINTENANCE AND CONSTRUCTION EQUIPMENT AT ALL TIMES FOR THE PURPOSES STATED. SAID EASEMENT SHALL BE RESTORED BY THE UTILITY, AS NEARLY AS REASONABLY POSSIBLE, TO ITS CONDITION PRIOR TO ANY MATERIAL DISTURBANCE FROM CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF WATER AND SEWER FACILITIES AND OTHER UTILITIES.
- TRACT "P" IS FOR ACCESS AND UTILITIES FOR THE BENEFIT OF LOTS 63, 64, 65, 66 AND 67. THE OWNERS OF SAID LOTS 63, 64, 65, 66 AND 67 ARE HEREBY CONVEYED AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN SAID TRACT "P" AND ARE EQUALLY RESPONSIBLE FOR ITS MAINTENANCE. THIS SHALL BE DEEMED TO BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE GRANTORS AND GRANTEES AND THEIR RESPECTIVE GRANTEES, SUCCESSORS AND ASSIGNS. AN EASEMENT IS HEREBY GRANTED TO KING COUNTY, PUGET SOUND ENERGY, U.S. WEST, NORTHEAST SAMMAMISH SEWER AND WATER DISTRICT AND T.C.I. CABLE TV COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON TRACT "P" IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, INSPECT, REMOVE, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLE, PIPELINE AND WIRES WITH THE NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVICE TO THE LOT AND TRACTS ADJOINING TRACT "P" WITH STORM WATER DRAINAGE, ELECTRIC, GAS, CABLE TV SERVICE, SEWER AND WATER, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS WITH ALL NECESSARY MAINTENANCE AND CONSTRUCTION EQUIPMENT AT ALL TIMES FOR THE PURPOSES STATED. SAID EASEMENT SHALL BE RESTORED BY THE UTILITY, AS NEARLY AS REASONABLY POSSIBLE, TO ITS CONDITION PRIOR TO ANY MATERIAL DISTURBANCE FROM CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF WATER AND SEWER FACILITIES AND OTHER UTILITIES.

GENERAL NOTES CONTINUED ON SHEET 3 OF 7.

882487LX (4/12/95)



**TRIAD ASSOCIATES**  
11814 115th AVENUE NE • KIRKLAND, WA 98034  
(425) 821-8448 • (425) 821-3481 FAX

JOB NO 88-248  
SHEET 2 OF 7

D.D.E.S. FILE NO. S89P0010

