

## ALDARRA DIVISION NO. 3

SEC. 12, TWP. 24N., R. 6E., W.M. & SEC. 6 8 7, TWP. 24N., R. 7E., 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 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 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 and seals.

VESTED IN:  
ALDARRA DEVELOPMENT LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Burnstead Construction Co., Member

Chaffey Homes, Inc., Member

By: Mary Jane Sly  
Title President

By: Brian J. O'Brien  
Title CFO

John F. Buchan Construction, Inc., Member

US Bank, National Association  
"as lender only, not owner"

By: Dave Shantz  
Title President

By: Kathy L. Pace  
Title V.P.

(See Sheet 2 of 10 for Acknowledgements)

## FINANCE DIVISION CERTIFICATE:

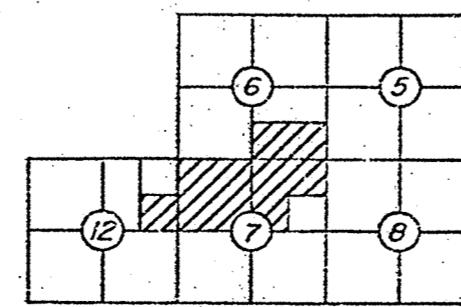
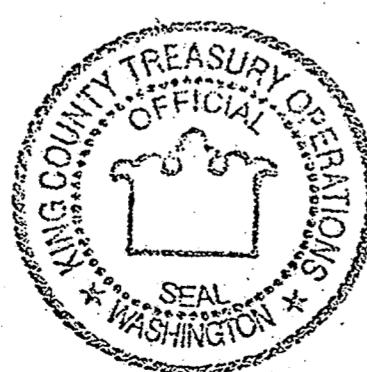
I HEREBY CERTIFY that all property taxes are paid, that there are no delinquent special assessments certified to this office for collection and that all special assessments certified to this office for collection on any of the property herein contained dedicated as streets, alleys, or for any other public use, are paid in full.

This 20th day of November, 2003.

## FINANCE DIVISION

Ken Guy  
Manager, Finance Division

Lillian C. Yetter  
Deputy



TWP. 24N., R. 6E & 7E., W.M.

## APPROVALS:

## DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES

Examined and approved this 20th day of November, 2003

John D. [Signature] P.E.  
Development Engineer

Examined and approved this 20th day of November, 2003

John D. [Signature]  
Manager, Land Use Services Division

## KING COUNTY DEPARTMENT OF ASSESSMENTS

Examined and approved this 20th day of November, 2003

SCOTT NOBLE  
King County Assessor  
009800-1320/1370 AND  
Account Number 009801-0020

John D. [Signature]  
Deputy King County Assessor

## KING COUNTY COUNCIL

Examined and approved this 24th day of November, 2003

John D. [Signature]  
Chairperson, King County Council

Attest: John D. [Signature]  
Clerk of the Council

## LEGAL DESCRIPTION

Tracts AE and AM, Aldarra Division No. 1, as recorded in Volume 199 of Plats, Pages 72 through 88, inclusive, Records of King County, Washington; and Tract A-2 of Aldarra Division No. 2, as recorded in Volume 206 of Plats, Pages 8 through 11, inclusive, Records of King County, Washington.

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY that this Plat of Aldarra Division No. 3 is based upon an actual survey and subdivision of Sections 6, and 7, Township 24 North, Range 7 East, Willamette Meridian and Section 12, Township 24 North, Range 6 East, Willamette Meridian, that the courses and distances are shown correctly thereon; that the monuments will be set and the lots and tracts will be staked correctly on the ground as construction is completed; and that I have fully complied with the provisions of the platting regulations.

Hugh G. Goldsmith 10/21/03  
Hugh G. Goldsmith Date

Hugh G. Goldsmith  
Certificate No. 6422  
Hugh G. Goldsmith & Assoc., Inc.  
1215 114th Ave. S.E.  
Bellevue, Washington 98004  
Telephone (425) 462-1080



## RECORDING CERTIFICATE:

Recording No. 2003112500507  
Filed for record at the request of the King County Council this 25th day of November, 2003, at 5 minutes past 11:00 AM and recorded in Volume 218 of Plats, pages 84 - 93, records of King County, Washington.

## DIVISION OF RECORDS AND ELECTIONS

John D. [Signature]  
Manager

John D. [Signature]  
Superintendent of Records

Portion of the S 1/2 of the SE 1/4 of Sec. 6; the N 1/2 of the NE 1/4 and the SW 1/4 of the NE 1/4 and the NW 1/4 of Sec. 7 all in Twp. 24N., R. 7E., W.M.; and the SE 1/4 of the NE 1/4 of Sec. 12, Twp. 24N., R. 6E., W.M.

PRINTER: GOLDSMITH & ASSOCIATES INC.  
Since 1958 Engineering - Land Use Planning - Surveying

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## ALDARRA DIVISION NO. 3

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KING COUNTY WASHINGTON

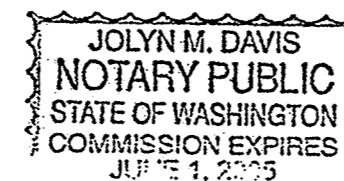
## ACKNOWLEDGEMENTS:

STATE OF WASHINGTON  
COUNTY OF KING

I certify that I know or have satisfactory evidence that Mary Jane Shye.....  
signed this instrument, on oath stated that she was authorized to execute this instrument  
and acknowledged it as the President.....of Burnstead Construction Co.,  
Member of Aldarra Development LLC, to be the free and voluntary act of such party for the  
uses and purposes mentioned in the instrument.

Dated October 30, 2003

Signature of Notary Jolyn M. Davis  
Printed Name of Notary Jolyn M. Davis  
Residing at Mill Creek  
My Appointment expires 6-1-2005



STATE OF WASHINGTON  
COUNTY OF KING

I certify that I know or have satisfactory evidence that Brady Henssen.....  
signed this instrument, on oath stated that he was authorized to execute this instrument  
and acknowledged it as the CFO.....of Chaffey Homes, Inc., Member  
of Aldarra Development LLC, to be the free and voluntary act of such party for the uses  
and purposes mentioned in the instrument.

Dated 10/29/03

Signature of Notary Aileen D. Zavales  
Printed Name of Notary Aileen D. Zavales  
Residing at Kirkland  
My Appointment expires 10-30-04



STATE OF WASHINGTON  
COUNTY OF KING

I certify that I know or have satisfactory evidence that DENNIS E. THORNTON.....  
signed this instrument, on oath stated that HE was authorized to execute this instrument  
and acknowledged it as the PRESIDENT.....of John F. Buchan Construction,  
Inc., Member of Aldarra Development LLC, to be the free and voluntary act of such party  
for the uses and purposes mentioned in the instrument.

Dated October 27, 2003

Signature of Notary Carol L. Rozdy  
Printed Name of Notary CAROL L. ROZDY  
Residing at REDMOND  
My Appointment expires 6-17-04

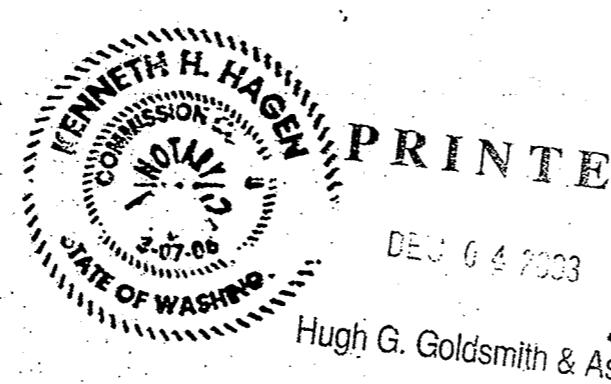


STATE OF WASHINGTON  
COUNTY OF KING

I certify that I know or have satisfactory evidence that Kelly L. Rose.....  
signed this instrument, on oath stated that she was authorized to execute the instrument  
and acknowledged it as Vice President of US Bank, National Association, to be the free and  
voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 11/3/03

Signature of Notary Kenneth H. Hagen  
Printed Name of Notary Kenneth H. Hagen  
Residing at Seattle, Washington  
My Appointment expires 7/7/05



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KING COUNTY WASHINGTON

## Water and Sewer Easement Provisions

An easement is reserved and granted to SAMMAMISH PLATEAU WATER AND SEWER DISTRICT over, under, through and upon the easements shown on this plat described as "Sanitary Sewer Easement" or "Water Easement" for access, ingress, egress and to install, lay, construct, maintain, inspect, repair, remove, replace, renew, use and operate sanitary sewer mains and water mains and appurtenances for this subdivision and other property.

### Water Easement on Tract W, Adjacent to Lot 74.

#### Sanitary Sewer Easement Across Tract U

The exterior 10 feet, parallel with and adjoining the frontage of all streets dedicated as a part of this plat except Tracts U and W. (See utility Easement Provisions Sheet 2)

TOGETHER WITH the right to enter said easements at all times, with all necessary maintenance and construction equipment, for the purposes stated. Structures including fences and rockeries shall not be constructed on any area reserved for these easements. The Grantor covenants that no structure shall be erected 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 Sammamish Plateau Water and Sewer District has been provided herein. 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.

## 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 of the public drainage easements. Additionally, grading and construction of fencing shall not be allowed within the public drainage easements shown on this plat map unless otherwise approved by King County DDES or its successor agency.

## King County Drainage Easement and Covenant

All drainage easements within this Plat, not shown as "Private", are hereby granted and conveyed to King County, a political subdivision of the State of Washington, for the purpose of conveying, storing, managing and facilitating storm and surface water per the engineering plans approved for this Plat by King County, together with the right of reasonable access (ingress and egress), to enter said drainage easement for the purpose of inspecting, operating, maintaining, repairing and improving the drainage facilities contained therein. Note that except for the facilities which have been formally accepted for maintenance by King County, maintenance of drainage facilities on private property is the responsibility of the property owner.

The owners of said private property are required to obtain prior written approval from King County Property Services, and any required permits from the King County Department of Development and Environmental Services for activities such as clearing and grading, prior to filling, piping, cutting or removing vegetation (except for routine landscape maintenance such as lawn mowing) in open vegetated drainage facilities (such as swales, channels, ditches, ponds, etc.), or performing any alterations or modifications to the drainage facilities, contained within said drainage easement.

This easement is intended to facilitate reasonable access to the drainage facilities. This easement and covenant shall run with the land and is binding upon the owners of said private property, their heirs, successors and assigns.

## Private Drainage Easement Provisions

All lots shall be subject to an easement 10 feet in width, along all front property lines, 2.5 feet in width, parallel with and adjacent to all interior lot lines and 5 feet in width, parallel with and adjacent to all rear lot lines for the purpose of private drainage. In the event lot lines are adjusted after the recording of this plat, the easements shall move with the adjusted lot lines. Maintenance of all private drainage and utility easements on this plat shall be the responsibility of all lots deriving benefit from said easement, including the owner of the lot on which said easement(s) are located. No structures other than fences shall be constructed within these easements.

## Private Drainage Easement Covenant

The owners of private property within this Plat encumbered with drainage easements shown as "Private", hereby grant and convey to King County, a political subdivision of the State of Washington, the right, but not the obligation to convey or store storm and surface water per the engineering plans approved for this Plat by King County, together with the right of reasonable access (ingress and egress), to enter said drainage easements for the purpose of observing that the owners are properly operating and maintaining the drainage facilities contained therein.

The owners of said private property are responsible for operating, maintaining and repairing the drainage facilities contained within said drainage easements, and are hereby required to obtain any required permits, from the King County Department of Development and Environmental Services prior to filling, piping, cutting or removing vegetation (except for routine landscape maintenance such as lawn mowing) in open vegetated drainage facilities (such as swales, channels, ditches, ponds, etc.), or performing any alterations or modifications to the drainage facilities, contained within said drainage easements.

This covenant shall run with the land and is binding upon the owners of said private property, their heirs, successors and assigns.

D.D.E.S. FILE NO. S90P0082

## Sensitive Area Buffer Averaging Note

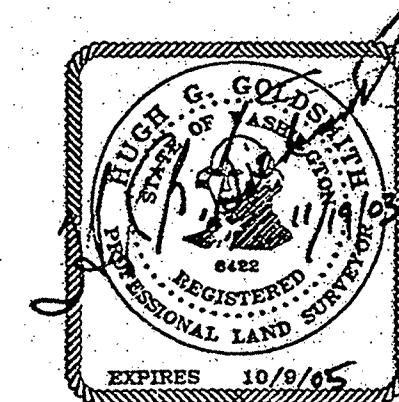
Buffer averaging was used in Tracts S and AC, see approved construction drawings no. P2943 on file with King County Department of Development and Environmental Services (DDES).

## RESTRICTIONS OF RECORD

1. This plat is subject to dedications, easements, covenants, conditions and restrictions per the Plat of Aldarra Division No. 1, recorded in Volume 199 of Plats, pages 72 through 88, Records of King County, Washington and the plat of Aldarra Division No. 2, recorded in Volume 206 of Plats, pages 8 through 11, Records of King County, Washington.
2. This plat is subject to an easement as identified in document recorded under King County Recording No. 7111240596, as amended by documents recorded under King County Recording Nos. 20000412002080 and 20020815000367.
3. This plat is subject to reservation of mineral rights, contained in deed recorded under King County Recording No. 2805087. Said deed provides for just and reasonable compensation in the exercise of said rights.
4. This plat is subject to covenants, conditions and restrictions as contained instrument recorded under King County Recording No. 20000412002092.
5. Tract AM of this plat is subject to Covenants, Conditions and Restrictions per document recorded under King County Recording No. 20010502000605, Records of King County, Washington.
6. This plat is subject to restrictions and covenants contained in instrument recorded under King County Recording No. 9905132112.
7. Tract AM of this plat is subject to terms and conditions as contained in Agreement recorded under King County Recording No. 9012140649 for domestic water system improvements.
8. This plat is subject to terms and conditions as contained in Agreement recorded under King County Recording No. 9103150741 for domestic water system improvements.
9. This plat is subject to sewer connection charges as identified in notice recorded under King County Recording No. 9811051363.
10. This plat is subject to water connection charges as identified in notice recorded under King County Recording No. 9901150609.
11. This plat is subject to terms and conditions as contained in Settlement Agreement filed in King County Superior Court Cause No. 91-2-05345-6.
12. This plat is subject to the Right to make necessary cuts and as contained in right-of-way deeds for S.E. Duthie Hill Road recorded under King County Recording No. 5413805 and 5413806.
13. This plat is subject to terms and conditions of a temporary construction easement for storm drainage and sanitary sewer utilities per document recorded under King County Recording No. 20020815000371.
14. This plat is subject to terms and conditions of a temporary construction easement per document recorded under King County Recording No. 20020815000370.
15. This plat is subject to terms and conditions as contained in Reimbursement Agreement recorded under King County Recording No. 20030304001520 for sanitary sewer system improvements.
16. This plat is subject to terms and conditions of a temporary turnaround easement per document recorded under King County Recording No. 20031125000509

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SHEET 3 OF 10

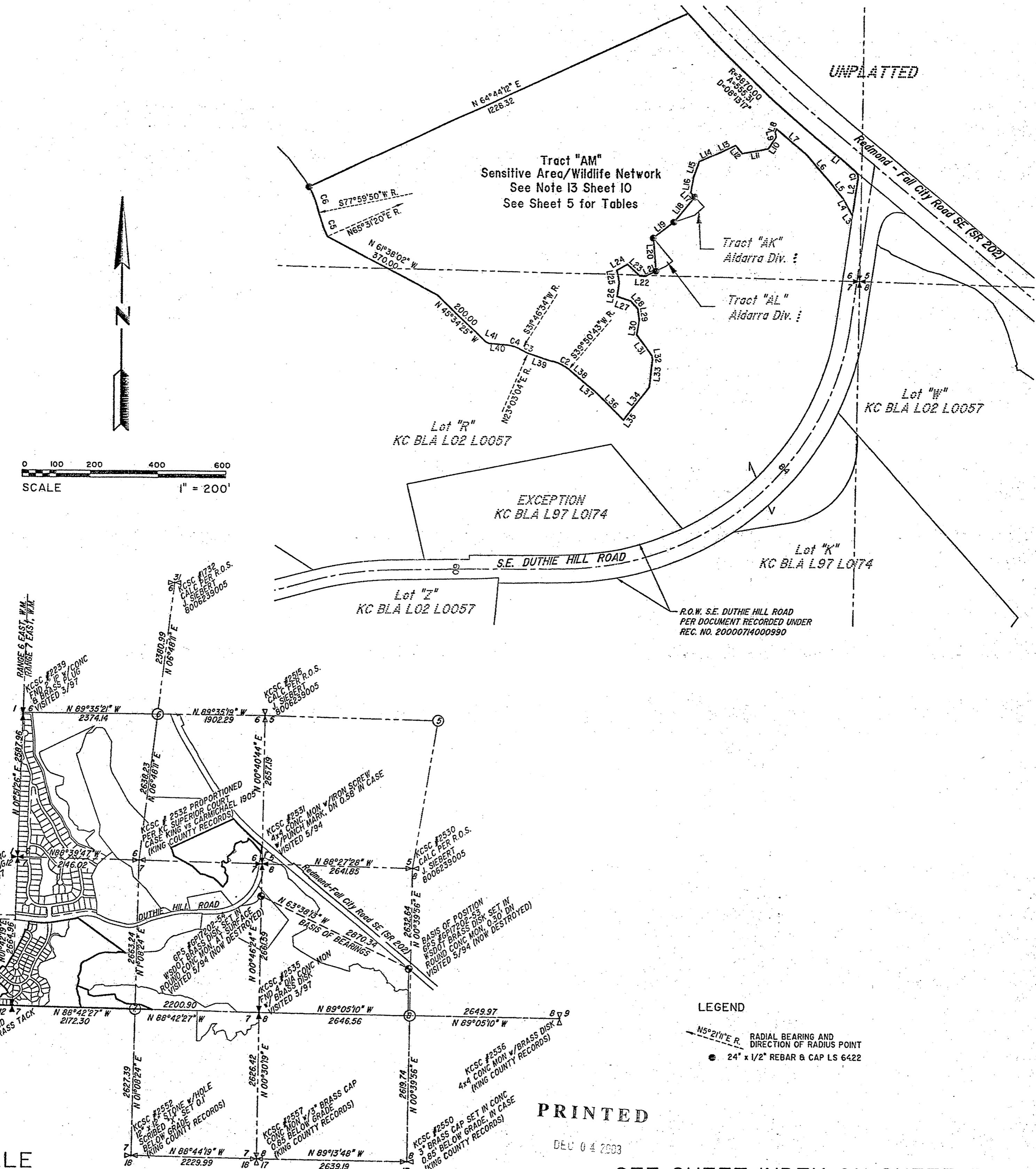
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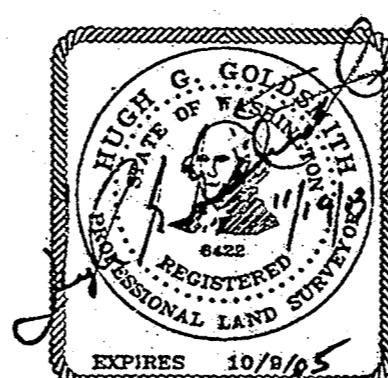
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KING COUNTY

WASHINGTON



NO SCALE

SECTION BREAKDOWN PER BLA L97L0174  
Recording Number 9904229003



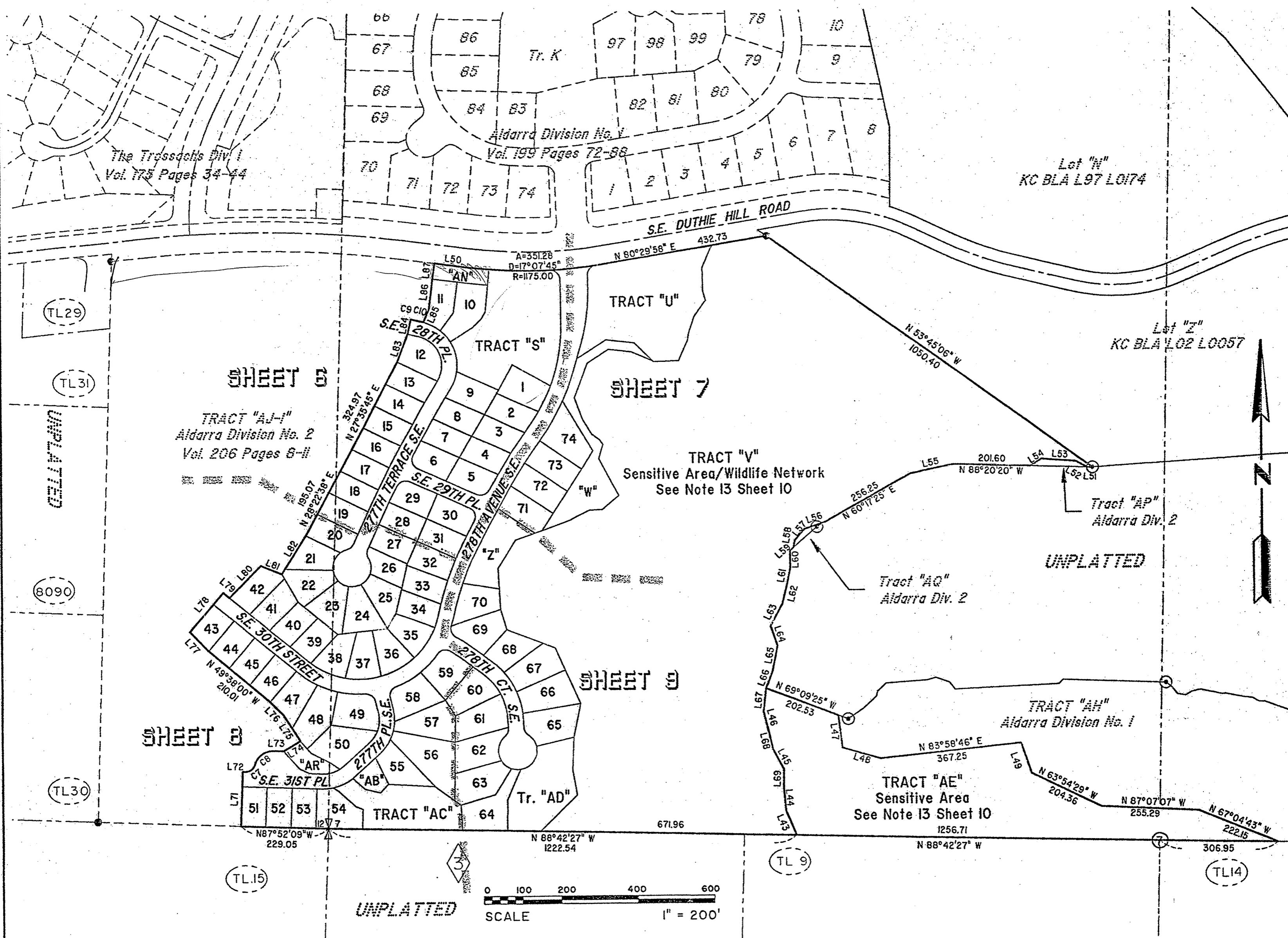
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KING COUNTY

WASHINGTON



LINE	BEARING	DISTANCE
L1	N 49°50'43" W	127.07
L2	N 08°02'26" E	112.61
L3	N 35°37'47" W	3.61
L4	N 28°29'53" W	53.44
L5	N 38°07'34" W	66.00
L6	N 40°36'51" W	105.61
L7	N 49°17'21" W	116.59
L8	N 22°18'16" E	10.81
L9	N 14°04'46" W	14.68
L10	N 33°06'32" E	42.31
L11	N 79°44'25" E	79.15
L12	N 39°24'05" W	31.22
L13	N 63°51'56" E	64.80
L14	N 65°38'25" E	52.59
L15	N 19°26'03" E	48.79
L16	N 09°52'03" E	46.75
L17	N 42°36'16" W	17.74
L18	N 38°25'34" E	97.43
L19	N 51°11'47" E	76.48
L20	N 04°32'16" W	99.53
L21	N 63°06'48" E	34.98
L22	N 86°17'01" W	15.74
L23	N 46°25'49" W	50.63
L24	N 59°13'15" E	36.11
L25	N 10°47'32" W	37.23

LINE	BEARING	DISTANCE
L26	N 08°12'35" E	41.36
L27	N 71°27'02" W	42.07
L28	N 42°14'25" W	30.89
L29	N 08°04'10" W	34.86
L30	N 09°28'35" E	44.70
L31	N 36°06'01" W	77.22
L32	N 08°24'29" W	12.05
L33	N 06°16'21" E	82.48
L34	N 37°15'48" E	107.95
L35	N 35°13'25" E	16.69
L36	N 44°17'08" W	119.69
L37	N 50°42'16" W	33.91
L38	N 49°05'38" W	67.74
L39	N 70°50'59" W	66.59
L40	N 85°20'53" W	45.31
L41	N 66°27'09" W	11.48
INTENTIONALLY BLANK		
L43	N 22°34'07" W	71.15
L44	N 05°04'17" W	61.85
L45	N 27°51'01" W	59.70
L46	N 13°44'31" W	38.58
L47	N 07°01'57" W	66.49
L48	N 73°30'17" W	103.36
L49	N 17°39'35" W	84.70
L50	N 82°22'16" W	91.41

LINE	BEARING	DISTANCE
L51	N 88°20'20" W	14.44
L52	N 60°02'07" W	32.42
L53	N 85°44'33" W	91.66
L54	N 57°33'08" E	34.84
L55	N 77°35'55" E	111.84
L56	N 71°08'25" E	59.25
L57	N 40°22'13" E	40.13
L58	N 10°44'58" E	19.46
L59	N 48°21'09" E	12.00
L60	N 00°31'12" W	44.40
L61	N 11°33'09" E	48.60
L62	N 13°27'09" E	50.70
L63	N 26°56'26" E	67.05
L64	N 17°47'08" W	55.07
L65	N 10°47'09" E	69.17
L66	N 20°03'26" E	49.00
L67	N 06°20'25" E	61.21
L68	N 12°51'06" W	64.71
L69	N 01°00'05" E	48.83
INTENTIONALLY BLANK		
L71	N 02°07'51" E	145.00
L72	N 87°52'09" W	7.29
L73	N 87°52'09" W	26.16
L74	N 58°12'38" E	50.06
L75	N 31°47'22" W	82.69

CURVE	RADIUS	ARC	DELTA
C1	25.00	25.26	57°53'01"
C2	113.27	61.58	31°08'51"
C3	187.95	23.58	07°14"
C4	96.71	52.45	31°04'35"
C5	444.56	75.53	09°44'03"
C6	280.35	83.36	17°02'14"
C7	25.00	33.47	76°42'26"
C8	50.00	66.94	76°42'26"
C9	187.00	28.10	00°51'40"
C10	120.00	6.18	02°56'54"

## LEGEND

RADIAL BEARING AND DIRECTION OF RADIUS POINT  
 ● 24" x 1/2" REBAR & CAP LS 6422  
 ○ CONCRETE MONUMENT STAMPED HGG INC. No. 6422

TL 9 ADJACENT TAX LOT NUMBER

3 ADJACENT GOVERNMENT LOT NUMBER

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Hugh G. Goldsmith &amp; Assoc.



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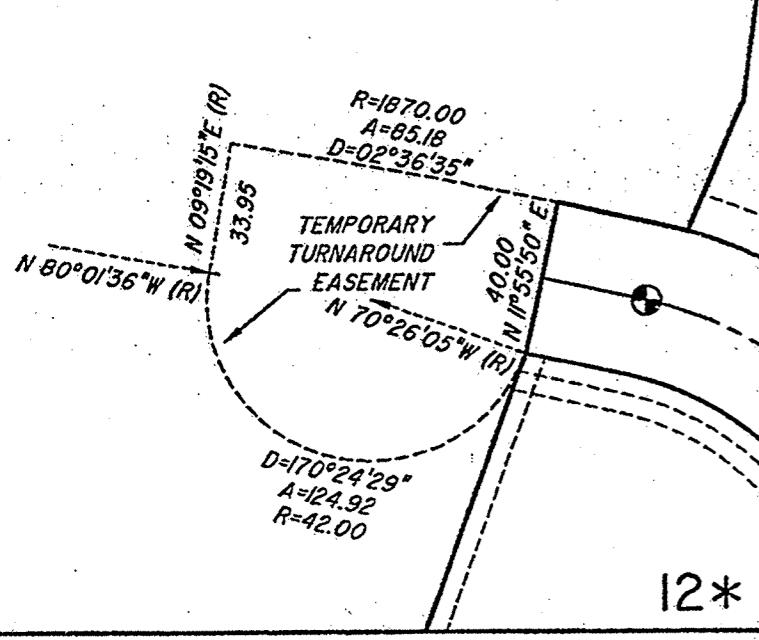
SEE SHEET 7

Tract "U"  
See Recreation  
See Note 14 Sheet 10

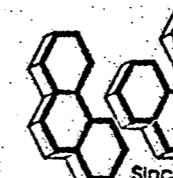
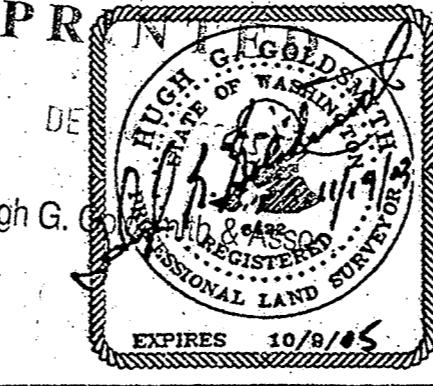
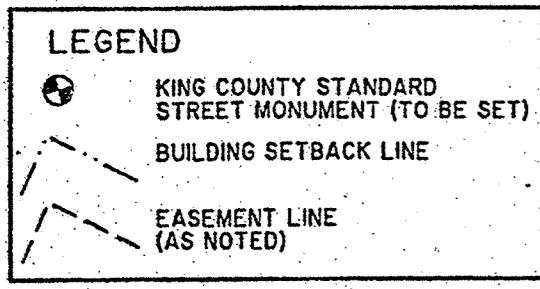
SEE SHEET 7

Tract "A" - "I"  
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PROPOSED  
TEMP. TURN  
ESMT. SEE DETAIL  
SEE NOTE 18 SHEET 10



\*See Note 1 under  
General Notes  
Sheet 10 of 10



**GOLDSMITH**  
**& ASSOCIATES INC.**

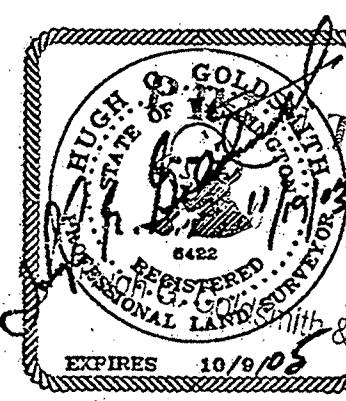
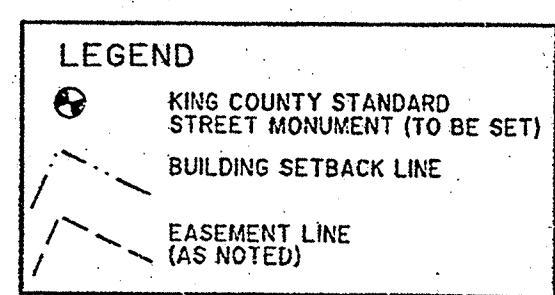
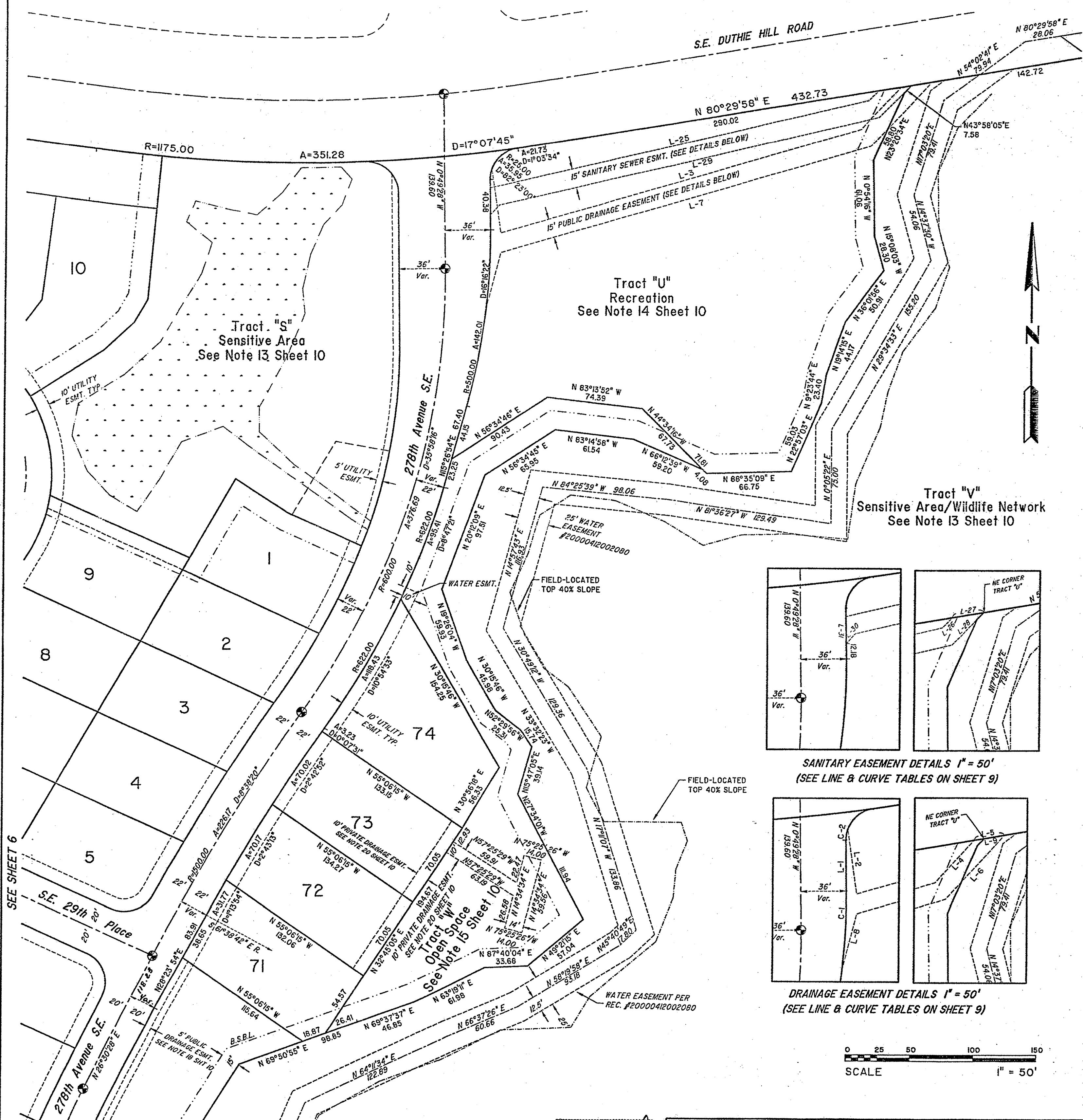
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# ALDARRA DIVISION NO. 3

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SEC. 12, TWP. 24N., R. 6E., W.M. & SEC. 6 & 7, TWP. 24N., R. 7E., W.M.  
KING COUNTY WASHINGTON

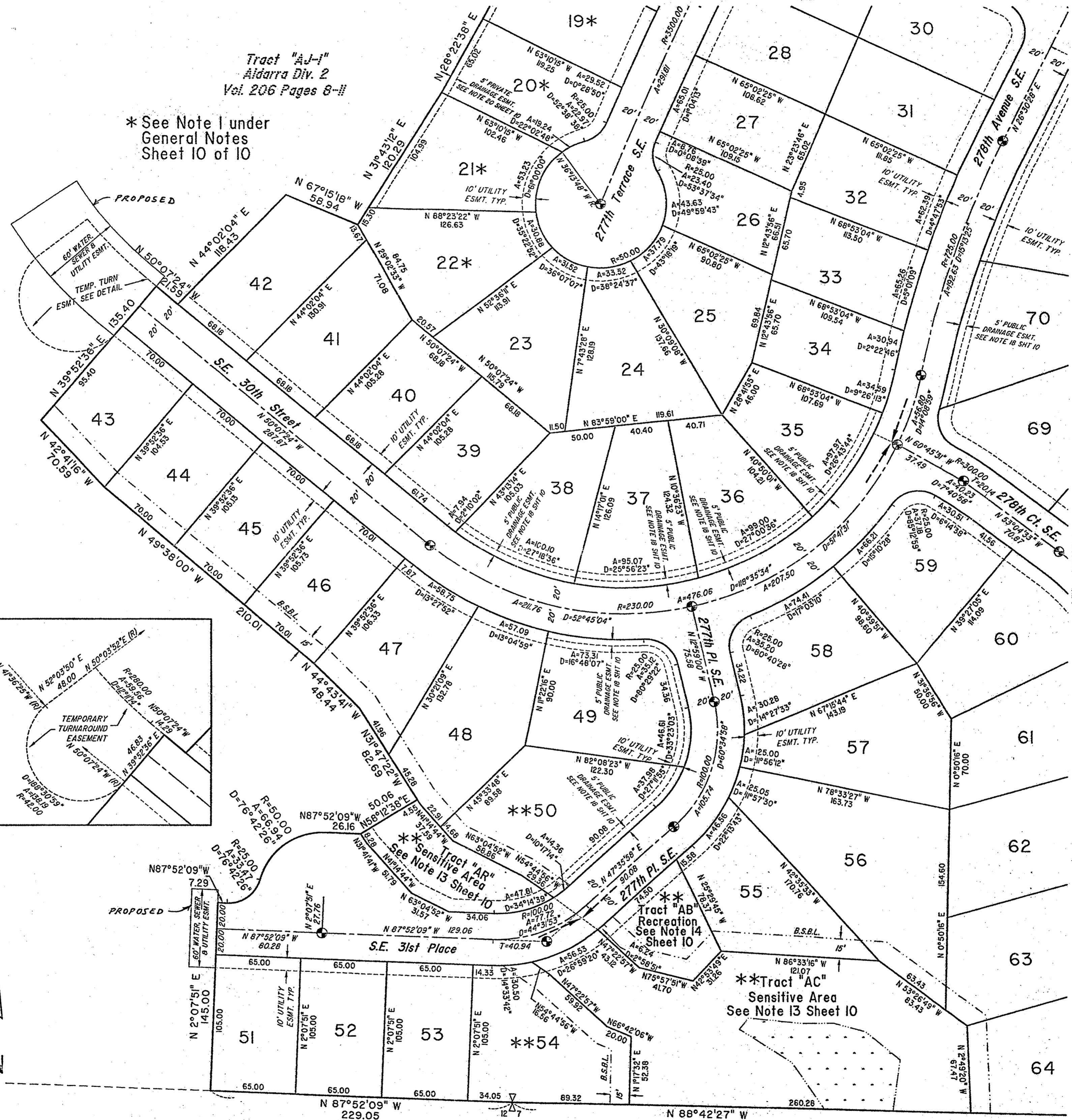


## ALDARRA DIVISION NO. 3

SEC. 12, TWP. 24N., R. 6E., W.M. & SEC. 6 & 7, TWP. 24N., R. 7E., W.M.  
KING COUNTY

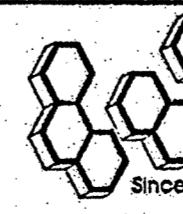
WASHINGTON

SEE SHEET 6.

Tract "AJ-I"  
Aldarra Div. 2  
Vol. 206 Pages 8-#\* See Note I under  
General Notes  
Sheet 10 of 10\*\* FOR DRAINAGE EASEMENT AFFECTING  
TRACTS "AB", "AC" & "AR" AND LOTS 50 AND 54.  
SEE DETAIL ON SHEET 9 OF 10.SCALE  
0 25 50 100 150  
1" = 50'

## LEGEND

- KING COUNTY STANDARD STREET MONUMENT (TO BE SET)
- BUILDING SETBACK LINE
- EASEMENT LINE (AS NOTED)
- ADDRESSING CHANGE (STREET NAME CHANGE)


**GOLDSMITH**  
**& ASSOCIATES INC.**  
 Engineering - Land Use Planning - Surveying
1215 114th Avenue SE, Bellevue, WA 98004, P.O. Box 3565, Bellevue, WA 98003  
OFFICE: (425) 462-1080, FAX: (425) 462-7719, staff@goldsmithengineering.comVOL./PAGE  
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# ALDARRA DIVISION NO. 3

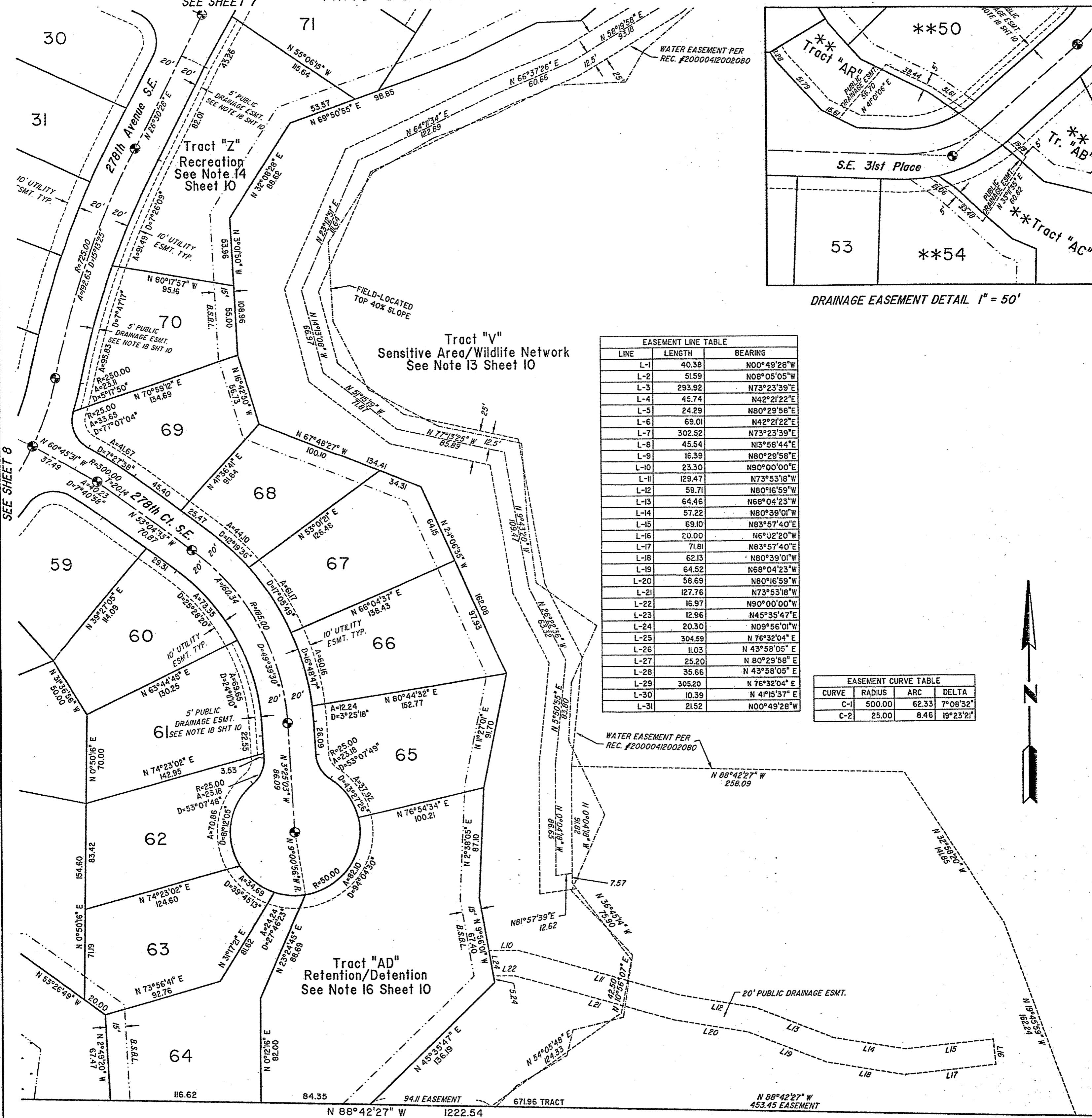
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SEC. 12, TWP. 24N., R. 6E., W.M. & SEC. 6 & 7, TWP. 24N., R. 7E., W.M.  
KING COUNTY WASHINGTON  
*SEE SHEET 7*

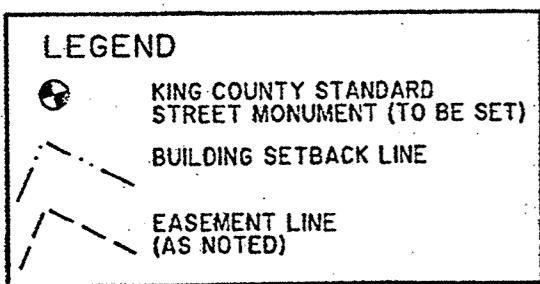
*SEE SHEET 7*

# KING COUNTY

# WASHINGTON



### Unplatted



D.D.E.S. FILE NO. S90P0082

0 25 50 100 150  
SCALE 1" = 50'



The logo for Goldsmith & Associates Inc. features a graphic of three interlocking hexagons on the left. To the right of the graphic, the word "HUGH G." is written vertically above the company name. The company name, "GOLDSMITH & ASSOCIATES INC.", is displayed in large, bold, black, sans-serif capital letters. Below the company name is the subtitle "Engineering - Land Use Planning - Surveying" in a smaller, black, sans-serif font.

1215 114th Avenue SE, Bellevue, WA 98004, P.O. Box 3565, Bellevue, WA 98009  
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SHEET 9 OF 10

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# ALDARRA DIVISION NO. 3

SEC. 12, TWP. 24N., R. 6E., W.M. & SEC. 6 & 7, TWP. 24N., R. 7E., W.M.  
KING COUNTY

WASHINGTON

## General Notes

1. All building downspouts, 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 No. P2943 on file with King County Department of Development and Environmental Services (DDES), or its successor agency, and/or the King County 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. Infiltration trenches shall be evaluated by a geotechnical engineer for use to infiltrate roof runoff for lots 12 through 22. The lots where infiltration trenches are required shall be determined by DDES through the site engineering review process during the review of the single family residential building permits for the proposed homes on these lots. Roof drains shall be connected to infiltration trenches filled with washed gravel and equipped with a piped overflow connected to the storm sewer overflow. The infiltration trenches shall be sized to the minimum length requirement specified for an infiltration facility in section C.2.3.2 of the 1998 Surface Water Design Manual, or to infiltrate the mean annual storm, at the Applicant's option. Final engineering details for the trenches shall be approved by DDES during the site engineering review process prior to issuance of the single family residential building permits for the designated lots. If the plat geotechnical engineer determines that outwash soils do not underlie a lot after grading, or if infiltration would result in slope instability, no infiltration trenches will be required. For those lots where the plat geotechnical engineer determines that infiltration or dispersion options are not feasible, roof downspouts shall be connected to the street drainage system using perforated stub-out connections.

2. The road and storm drainage systems shall be constructed according to the approved plan and profile, Plan No. P2943 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.

3. KCC 16.82.150D applies to the subject property. Therefore, construction work involving soil disturbance, grading, and filling of the site, including individual residential building pad preparation, shall be limited to April 1 through September 30, unless King County DDES specifically approves an extension consistent with the provisions of KCC 16.82.150D. King County Department of Development and Environmental Services (DDES) authority to allow development activity beyond these dates shall not apply to "erosion hazard areas" as defined by KCC 21A.06.415.

## 4. 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 occupiers 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 King County Department of Development and Environmental Services (DDES) 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 development activity on a lot subject to the 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.

5. All fees required by King County Code 14.75, Mitigation Payment System (MPS), have been paid.

6. Fifty percent of school impact fees were paid at the time of final plat approval in accordance with King County Code 21A.43.050. The balance of the assessed fee, \$1,812.50 per lot, together with the current administration fee, must be paid at the time of building permit issuance.

7. King County approval of this plat has established special conditions for landscaping. Additionally, special construction inspection shall be required prior to installation of final landscaping on any lot. The landscape construction shall comply with the Landscape Construction Conditions contained in the approved construction drawings #P2943 on file with King County Department of Development and Environmental Services (DDES) or the King County Department of Transportation. A performance bond shall be posted prior to issuance of a building permit to insure compliance with this condition.

8. No unsealed external copper ornamentation shall be used as design features for the homes within this plat. Use of unsealed copper or galvanized flashing, rain gutters, or downspouts shall not be allowed for home construction, except as approved by King County DDES.

9. Any planter islands within road rights-of-way shall be maintained by the Montaine at Aldarra Homeowners' Association.

10. The Street Trees shall be owned and maintained by the Montaine at Aldarra Homeowners' Association unless and/or until King County or its successor agency has adopted a maintenance program.

II. The house address system for this plat shall be as follows: Addresses shall be assigned for the north - south roads within the range of 2801 to 3099 and within the range of 27500 to 27799 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.

12. This plat contains tracts which are not sequential, listed as follows: S, U, V, W, Z, AB, AC, AD, AE, AM, AN and AR and are considered "tracts" pursuant to KCC 19.04.460. 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.

13. Tracts S, V, AC, AE, AR, and AM, upon recording of this plat, are conveyed to the Montaine at Aldarra Homeowners' Association. Said Tracts S, V, AC, AE, AR, and AM are hereby restricted as Sensitive Area Tracts and are subject to the restrictions noted in note 4 above. The 100-year flood plain in this area has been determined to be entirely within Tracts AC and S. Said Tracts AM and V are also designated as a Wildlife Network pursuant to KCC 21A.14.260 and are subject to Covenants, Conditions and Restrictions recorded under King County Recording No. Maintenance obligations of said tracts shall be the responsibility of the Montaine at Aldarra Homeowners' Association.

14. Tracts U, Z and AB, upon recording of this plat, are conveyed to the Montaine at Aldarra Homeowners' Association as on-site recreation tracts. Said Tract U is also for landscape and entry monuments. Maintenance obligations of said tracts shall be the responsibility of the Montaine at Aldarra Homeowners' Association

15. Tract W, upon the recording of this plat, is conveyed to the Montaine at Aldarra Homeowners' Association as a non-designated Open Space Tract. Maintenance obligations of said tract shall be the responsibility of the Montaine at Aldarra Homeowners' Association.

16. Tract AD, upon the recording of this plat, is hereby dedicated and conveyed to King County or its successor agency for drainage purposes.

17. Tract AN, upon the recording of this plat, is conveyed to the Montaine at Aldarra Homeowners' Association as a Landscape Tract. Maintenance obligations of said tract shall be the responsibility of the Montaine at Aldarra Homeowners' Association.

## 18. Public Drainage Easements:

The following listed tracts and lots are subject to a Public Drainage Easement as shown hereon. Said easements are in favor of King County with provisions and restrictions as described in the Easement Provisions and Drainage Easement Restrictions Sections shown hereon.

Tracts: S, U, V, Z, AB, AC, and AR

Lots: 12, 29, 35, 36, 37, 38, 49, 50, 54, 61 and 70

## 19. Public Waterline Easements and Public Sanitary Sewer Easements:

The following listed tracts and lots are subject to either a Public Waterline Easement or a Public Sanitary Sewer Easement as shown hereon. Said easements are in favor of the Sammamish Plateau Water and Sewer District with provisions and restrictions as described in the Water and Sewer Easement Provisions Section shown hereon.

### Public Waterline Easements:

Tract: W

### Public Sanitary Sewer Easements:

Tract: U

## 20. Private Drainage Easements:

The following listed tracts and lots are subject to a Private Drainage Easement as shown hereon. Said Private Drainage Easements are for the purpose of installing and maintaining private drainage facilities within said easements with restrictions as described in the Private Drainage Easement Provisions Section shown hereon. Said easements are in favor of the lots or tracts listed below as deriving benefit. The owners of said lots or tracts deriving benefit shall be responsible for the maintenance, repairs or reconstruction of that portion of the Private Drainage Facilities below their respective point of connection.

### Easement Located On:

Lots 72 and 73

Lot 9

Lots 12 through 21, inclusive

Tract W

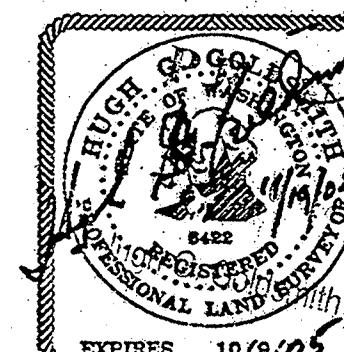
### Lots or Tracts Deriving Benefit

Lots 71, 72, 73 and 74

Lot 1

Lots 12 through 21, inclusive

Lots 71, 72, 73 and 74



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## ALDARRA DIVISION NO. 4

SEC. 12, TWP. 24N., R. 6E., W.M. & SEC. 5, 7 & 8, TWP. 24N., R. 7E., 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 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 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 and seals.

VESTED IN:  
ALDARRA DEVELOPMENT LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Burnstead Construction Co., Member

By: *Mary Jane Dye*  
Title President

Chaffey Homes, Inc., Member

By: *Bly J. Jr.*  
Title CFO

John F. Buchan Construction, Inc., Member

By: *Den E. Shantz*  
Title PresidentUS Bank, National Association  
"as lender only, not owner"By: *Kelly G. Pace*  
Title V.P.

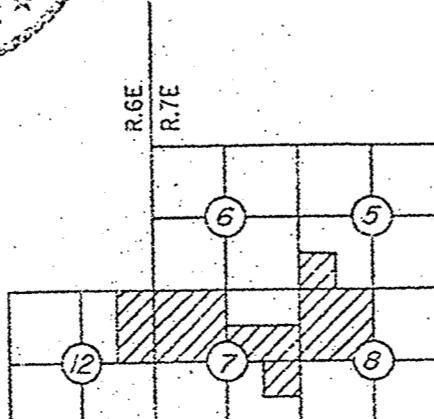
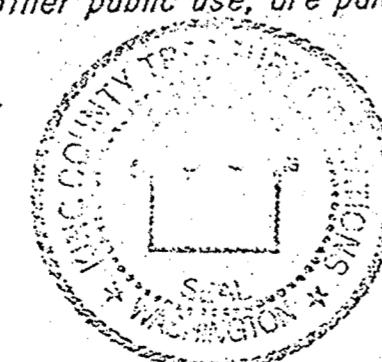
(See Sheet 2 of 10 for Acknowledgements) PRINTED

## 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 5th day of January, 2004.

## FINANCE DIVISION

Ken Guy  
Manager, Finance Division  
*Lilac L. Yetter*  
Deputy

TWP. 24N., R. 6E &amp; 7E., W.M.

## APPROVALS:

## DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES

Examined and approved this 1st day of January 2004

*John D. ... PE.*  
Development Engineer  
Ref

Examined and approved this 4th day of Jan. 2004

*J. Miller*  
Manager, Land Use Services Division

## KING COUNTY DEPARTMENT OF ASSESSMENTS

Examined and approved this 5th day of JANUARY 2004

SCOTT NOBLE  
King County Assessor  
069801-0010 | 009800-1260 | 009800-1330  
Account Number*Jim E. ...*  
Deputy King County Assessor

## KING COUNTY COUNCIL

Examined and approved this 10th day of January 2004  
*Rey P. ...*  
Chairperson, King County CouncilAttest: *... Anna M.*  
Clerk of the Council

## LEGAL DESCRIPTION

Tract AJ-1, Aldarra Division 2, according to the plat thereof, recorded in Volume 206 of Plats, Pages 8 through 11 inclusive, records of King County, Washington.

TOGETHER WITH Lots X and Y of King County Boundary Line Adjustment No. L02L0057, as recorded in Volume 157 of Surveys, Pages 165 through 165J inclusive, under Recording No. 20030116900009,

Being a portion of Tracts C and AH, Aldarra Division 1, according to the Plat thereof, recorded in Volume 199 of Plats, Pages 72 through 88, inclusive, in King County, Washington, and of Lot L of King County Boundary Line Adjustment Number L97L0174, recorded under Recording No. 9904229003.

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY that this Plat of Aldarra Division No. 4 is based upon an actual survey and subdivision of Sections 5, 7, and 8, Township 24 North, Range 7 East, Willamette Meridian and Section 12, Township 24 North, Range 6 East, Willamette Meridian, that the courses and distances are shown correctly thereon; that the monuments will be set and the lots and tracts will be staked correctly on the ground as construction is completed; and that I have fully complied with the provisions of the platting regulations.

*Hugh G. Goldsmith* 11/29/04  
Hugh G. GoldsmithCertificate No. 6422  
Hugh G. Goldsmith & Assoc., Inc.  
1215 114th Ave. S.E.  
Bellevue, Washington 98004  
Telephone (425) 462-1080

## RECORDING CERTIFICATE: Recording No. 20050111001069

Filed for record at the request of the King County Council this 11th day of January 2004, at 11:04 AM minutes past M and recorded in Volume 226 of Plats, pages 001-008, records of King County, Washington.

## DIVISION OF RECORDS AND ELECTIONS

Manager

*Dan M. ... lies*  
Superintendent of Records

Portion of the SW 1/4 of the SW 1/4 of Sec. 5; and the S 1/2 of the NE 1/4, and the NE 1/4 of the SE 1/4, and the NW 1/4 of Sec. 7; and the NW 1/4 of Sec. 8, all in Twp. 24N, R. 7E., W.M.; and the E 1/2 of the NE 1/4 of Sec. 12, Twp. 24N, R. 6E., W.M.

1215 114th Avenue SE, Bellevue, WA 98004, P.O. Box 3565, Bellevue, WA 98009  
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## ALDARRA DIVISION NO. 4

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KING COUNTY

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## ACKNOWLEDGEMENTS:

STATE OF WASHINGTON

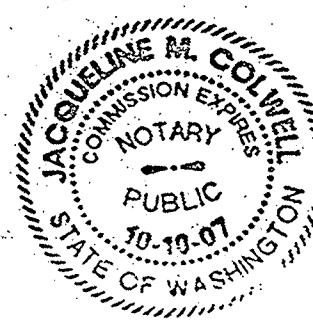
COUNTY OF KING

{ SS }

I certify that I know or have satisfactory evidence that MARY JANE SLYE.....  
 signed this instrument, on oath stated that ..She.. was authorized to execute this instrument  
 and acknowledged it as the ...PRESIDENT.....of Burnstead Construction Co.,  
 Member of Aldarra Development LLC, to be the free and voluntary act of such party for the  
 uses and purposes mentioned in the instrument.

Dated December 1, 2004.....

Signature of Notary Jacqueline M. Colwell  
 Printed Name of Notary JACQUELINE M. COLWELL  
 Residing at FSSA.QUAH.....  
 My Appointment expires 10-10-07.



STATE OF WASHINGTON

COUNTY OF KING

{ SS }

I certify that I know or have satisfactory evidence that Brady Hanssen.....  
 signed this instrument, on oath stated that ..H.G... was authorized to execute this instrument  
 and acknowledged it as the .....CFO.....of Chaffey Homes, Inc., Member  
 of Aldarra Development LLC, to be the free and voluntary act of such party for the uses  
 and purposes mentioned in the instrument.

Dated December 1, 2004.....

Signature of Notary Jacqueline M. Colwell  
 Printed Name of Notary JACQUELINE M. COLWELL  
 Residing at FSSA.QUAH.....  
 My Appointment expires 10-10-07.



STATE OF WASHINGTON

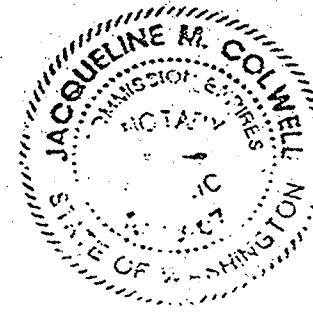
COUNTY OF KING

{ SS }

I certify that I know or have satisfactory evidence that Dennis E. Thornton.....  
 signed this instrument, on oath stated that ..H.E... was authorized to execute this instrument  
 and acknowledged it as the ..PRESIDENT.....of John F. Buchan Construction,  
 Inc., Member of Aldarra Development LLC, to be the free and voluntary act of such party  
 for the uses and purposes mentioned in the instrument.

Dated December 1, 2004.....

Signature of Notary Jacqueline M. Colwell  
 Printed Name of Notary JACQUELINE M. COLWELL  
 Residing at FSSA.QUAH.....  
 My Appointment expires 10-10-07.



STATE OF WASHINGTON

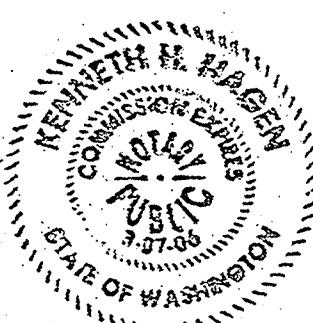
COUNTY OF KING

{ SS }

I certify that I know or have satisfactory evidence that Kelly L. Race.....  
 signed this instrument, on oath stated that ..she.. was authorized to execute the instrument  
 and acknowledged it as Vice President of US Bank, National Association, to be the free and  
 voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 12-1-04.....

Signature of Notary Kenneth H. Hagen  
 Printed Name of Notary KENNETH HAGEN  
 Residing at Seattle, WA.....  
 My Appointment expires 3/1/06.



## Survey Procedure and Precision

1. Surveying performed in conjunction with this plat utilized the following equipment and procedures:

A. Field Traverse and/or Global Positioning System survey.

B. Electronic Total Stations, including Topcon GTS-303D, Topcon GTS-3C, or Nikon DTM-430.

C. Leica System 300 GPS equipment.

D. All Field traverse work complies with current standards as outlined in WAC 332-130-070, 080, and 090. All instruments maintained to manufacturer's specifications as required by WAC 332-130-100.

2. Interior Lot Surveys: Same as above.

3. Parcel and Tract Corner Designations:

Rear Corners: 1/2" dia. 24" long rebar with cap LS 6422

Front Corners: Lead and tack in concrete curb, on property line extended or, 1/2" dia. 24" long rebar with cap LS 6422

4. All units shown are expressed in U.S. Survey Feet (ground distances, not grid distances), unless otherwise specified.

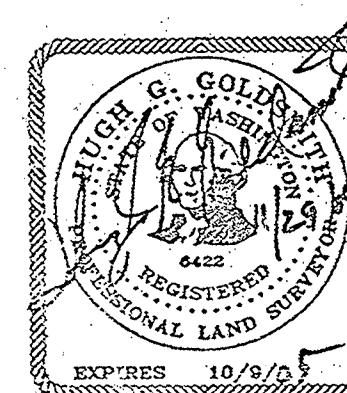
5. All title information shown on this map has been extracted from information contained in Chicago Title Insurance Company Plat Certificate, Order No 1129462, dated March 11, 2004 and supplemental commitments dated August 21, 2004 and September 9, 2004, respectively. In preparing this map, Hugh G. Goldsmith and Associates, Inc., has conducted no independent title search, nor is Hugh G. Goldsmith and Associates, Inc., aware of any title issues affecting the property other than those shown on the map and disclosed by the referenced Chicago Title commitment. Hugh G. Goldsmith and Associates, Inc., has relied wholly on Chicago Title's representation of the title's condition to prepare this survey and therefore Hugh G. Goldsmith and Associates, Inc., qualifies the map's accuracy and completeness to that extent.

## Utility Easement Provisions

An easement is hereby reserved for and granted to the regional telephone provider, regional cable television provider, Puget Sound Energy, Sammamish Plateau Water and Sewer District and their respective successors and assigns, under and upon the exterior 10 feet, or as shown hereon, parallel with and adjoining the frontage of all streets dedicated as a part of this plat, of all lots and tracts, in which to install, lay, construct, renew, operate and maintain water system facilities, sewer system facilities, road and sidewalk improvements, storm sewer facilities, 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, TV, gas, water, sewer and other utility service, together with the right to enter upon the lots at all times for the purpose herein stated.

In addition to the beneficiaries stated above, the underlying property owners adjacent to said strips shall have the right to enter said strip to perform maintenance, repair or replacement of sanitary sewer service lines and water service lines, from which said property owners directly benefit, in the original "as constructed" location.

These easements entered upon for these purposes shall be restored as near as possible to their original condition by said entering entity. No lines or wires for the transmission of electric current, telephone or cable TV 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.



1215 114th Avenue SE, Bellevue, WA 98004, P.O. Box 3565, Bellevue, WA 98009  
 OFFICE: (425) 462-1080, FAX: (425) 462-7719, staff@goldsmithengineering.com

## ALDARRA DIVISION NO. 4

SEC. 12, TWP. 24N., R. 6E., W.M. & SEC. 5, 7 & 8, TWP. 24N., R. 7E., W.M.  
KING COUNTY

WASHINGTON

## Water and Sewer Easement Provisions

An easement is reserved and granted to SAMMAMISH PLATEAU WATER AND SEWER DISTRICT over, under, through and upon the easements shown on this plat described as "Sanitary Sewer Easement" or "Water Easement" for access, ingress, egress and to install, lay, construct, maintain, inspect, repair, remove, replace, renew, use and operate sanitary sewer mains and water mains and appurtenances for this subdivision and other property.

An easement for water and sewer lines on the exterior 10 feet, parallel with and adjoining the frontage of all streets dedicated as a part of this plat. (See Utility Easement Provisions Sheet 2)

An easement for water lines on Tract O and Lot 1.

TOGETHER WITH the right to enter said easements at all times, with all necessary maintenance and construction equipment, for the purposes stated. Structures including fences and rockeries shall not be constructed on any area reserved for these easements. The Grantor covenants that no structure shall be erected 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 Sammamish Plateau Water and Sewer District has been provided herein. 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.

## Private Drainage Easement Provisions

All lots shall be subject to an easement 10 feet in width, along all front property lines, 2.5 feet in width, parallel with and adjacent to all interior lot lines and 5 feet in width, parallel with and adjacent to all rear lot lines for the purpose of private drainage. In the event lot lines are adjusted after the recording of this plat, the easements shall move with the adjusted lot lines. Maintenance of all private drainage and utility easements on this plat shall be the responsibility of all lots deriving benefit from said easement, including the owner of the lot on which said easement(s) are located. No structures other than fences shall be constructed within these easements.

## Private Drainage Easement Covenant

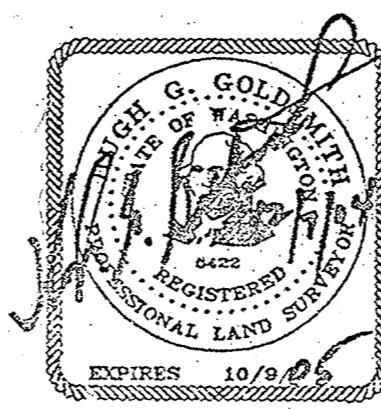
The owners of private property within this Plat encumbered with drainage easements shown as "Private", hereby grant and convey to King County, a political subdivision of the State of Washington, the right, but not the obligation to convey or store storm and surface water per the engineering plans approved for this Plat by King County, together with the right of reasonable access (ingress and egress), to enter said drainage easements for the purpose of observing that the owners are properly operating and maintaining the drainage facilities contained therein.

The owners of said private property are responsible for operating, maintaining and repairing the drainage facilities contained within said drainage easements, and are hereby required to obtain any required permits, from the King County Department of Development and Environmental Services prior to filling, piping, cutting or removing vegetation (except for routine landscape maintenance such as lawn mowing) in open vegetated drainage facilities (such as swales, channels, ditches, ponds, etc.), or performing any alterations or modifications to the drainage facilities, contained within said drainage easements.

This covenant shall run with the land and is binding upon the owners of said private property, their heirs, successors and assigns.

## RESTRICTIONS OF RECORD

1. This plat is subject to dedications, easements, covenants, conditions and restrictions per the Plat of Aldarra Division No. 1, recorded in Volume 199 of Plats, pages 72 through 88, Records of King County, Washington, the plat of Aldarra Division No. 2, recorded in Volume 206 of Plats, pages 8 through 11, Records of King County, Washington and King County Boundary Line Adjustment Number L02L0057, recorded under King County Recording No. 20030116900009.
2. This plat is subject to reservation of mineral rights, contained in deed recorded under King County Recording No. 2805087. Said deed provides for just and reasonable compensation in the exercise of said rights.
3. This plat is subject to Restrictive Covenants as contained in instrument recorded under King County Recording No. 20000412002092.
4. Tracts AS and AT of this plat are subject to Covenants, Conditions and Restrictions per document recorded under King County Recording No. 20010502000605, Records of King County, Washington.
5. This plat is subject to restrictions and covenants contained in instrument recorded under King County Recording No. 9905132112.
6. This plat is subject to terms and conditions as contained in Agreement recorded under King County Recording No. 9012140649 for domestic water system improvements.
7. This plat is subject to terms and conditions as contained in Agreement recorded under King County Recording No. 9103150741 for domestic water system improvements.
8. This plat is subject to sewer connection charges as identified in notice recorded under King County Recording No. 9811051363.
9. This plat is subject to water connection charges as identified in notices recorded under King County Recording Numbers 9901150609 and 20040414002865.
10. This plat is subject to terms and conditions of a temporary construction easement per document recorded under King County Recording No. 20020815000370.
11. This plat is subject to terms and conditions as contained in Reimbursement Agreement recorded under King County Recording No. 20030304001520 for sanitary sewer system improvements.
12. Tract AT of this plat is subject to an easement to Puget Sound Energy (Puget Sound Power and Light Company) recorded under King County Recording No. 3509640 for location and maintenance of power line.
13. Tracts AS and AT of this plat are subject to an easement as identified in document recorded under King County Recording No. 20030317001896.
14. This plat is subject to terms and conditions as identified in Private Drainage Easement Covenant recorded under King County Recording No. 20031125000508.
15. Tracts AS and AT of this plat are subject to exceptions and reservations contained in deed recorded under King County Recording No. 3313879.
16. This plat is subject to terms and conditions as contained in Settlement Agreement filed in King County Superior Court Cause No. 91-2-05345-6.
17. This plat is subject to the right to make necessary cuts and fills as contained in right-of-way deeds for S.E. Duthie Hill Road recorded under King County Recording Nos. 5413805, 5413806 and 5439434.
18. Tract AT is subject to the preservation of right to make necessary slopes for cuts and fills as contained in road establishment for Manley E. Wing Road (300th Ave. SE) recorded in Volume 36 of Commissioner's Records, Page 624.
19. Lots 14, 63 and 64 are subject to a temporary turnaround easement as shown per document recorded under King County Recording Number 20031125000509, for vehicular turnaround and related surface/subsurface improvements. Said easements become null and void when S.E. 28th Place and S.E. 30th Street/275th Avenue S.E. are extended and are accepted for maintenance by a public agency. This easement may otherwise be extinguished by the recording of an extinguishment document reviewed and approved, and signed by the King County Land Use Services Division or its successor agency.



**GOLDSMITH & ASSOCIATES**  
Engineering - Land Use Planning - Surveying  
1215 114th Avenue SE, Bellevue, WA 98004, P.O. Box 3565, Bellevue, WA 98009  
OFFICE: (425) 462-1080, FAX: (425) 462-7719, staff@goldsmithengineering.com

20050111001069

# ALDARRA DIVISION NO. 4

SEC. 12, TWP. 24N., R. 6E., W.M. & SEC. 5, 7 & 8, TWP. 24N., R. 7E., W.M.

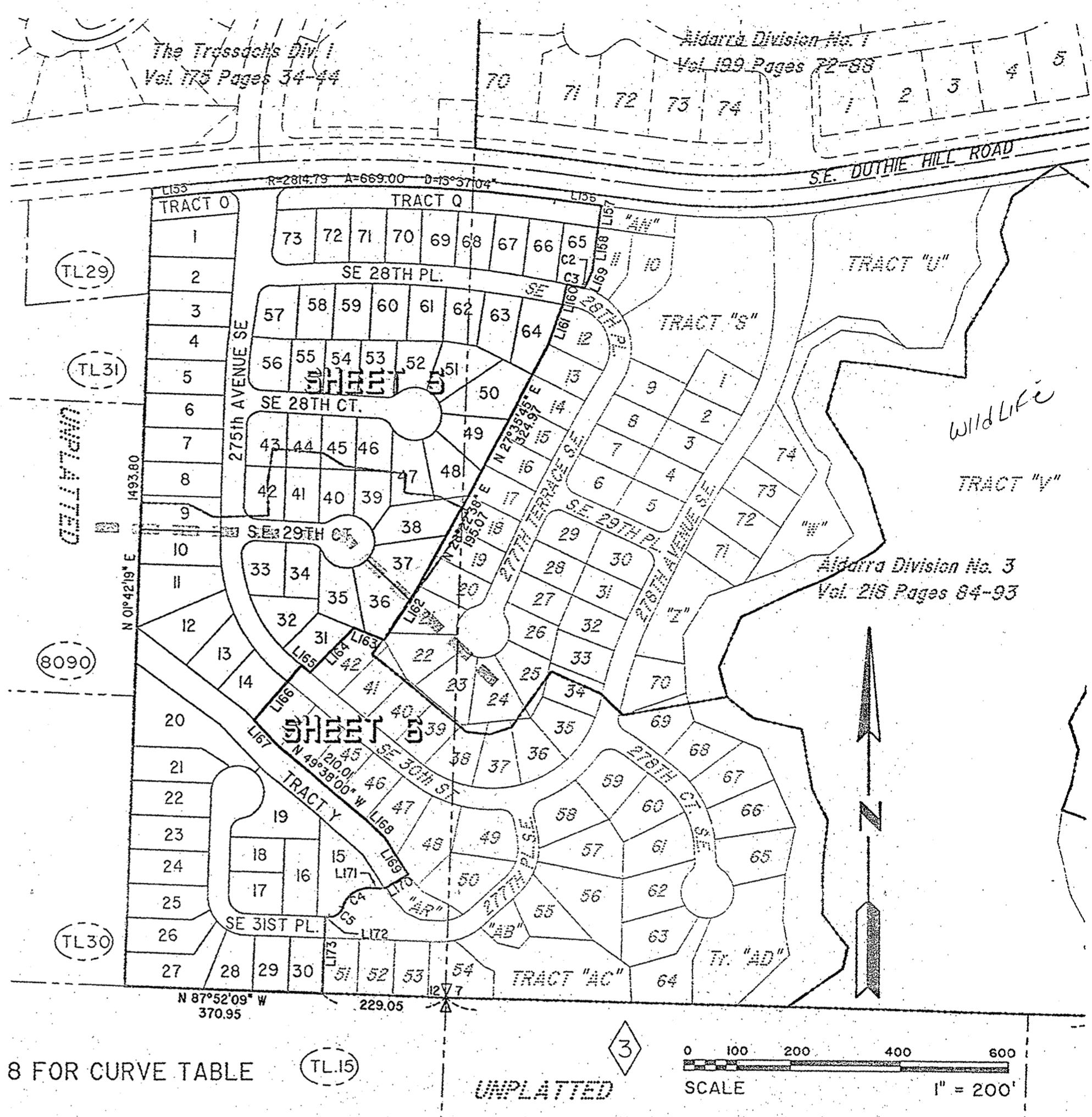
# KING COUNTY

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LINE	BEARING	DISTANCE
L1	N 50°19'35" W	16.30
L2	N 65°51'17" W	23.24
L3	N 43°32'57" W	14.13
L4	N 65°45'18" W	117.59
L5	N 75°20'46" W	38.30
L6	N 66°55'30" W	49.46
L7	N 66°30'01" W	62.91
L8	N 50°34'25" W	68.35
L9	N 30°09'47" W	57.70
L10	N 21°17'57" W	42.51
L11	N 17°02'07" W	97.54
L12	N 44°26'45" E	6.77
L13	N 44°41'46" W	5.18
L14	N 05°45'13" W	8.99
L15	N 85°14'41" E	8.73
L16	N 51°56'59" W	9.43
L17	N 57°03'21" W	56.95
L18	N 46°50'33" W	63.91
L19	N 41°40'28" W	58.52
L20	N 42°19'54" W	55.73
L21	N 47°02'40" W	70.60
L22	N 44°41'35" W	105.90
L23	N 58°08'54" W	129.16
L24	N 46°25'44" W	67.23
L25	N 29°05'14" W	55.27
L26	N 28°10'57" W	50.67
L27	N 38°19'23" W	49.07
L28	N 68°09'57" W	71.68
L29	N 07°26'22" W	25.02
L30	N 03°09'57" W	38.82
L31	N 00°39'25" W	22.07
L32	N 71°56'36" E	43.25
L33	N 52°18'32" E	30.84
L34	N 81°21'25" E	54.33
L35	N 79°54'34" E	26.72
L36	N 54°33'08" W	57.35
L37	N 33°20'27" W	32.30
L38	N 75°49'54" W	29.15
L39	N 80°30'16" W	72.42
L40	N 80°39'43" W	63.79
L41	N 72°09'50" E	54.25
L42	N 18°48'41" W	47.51
L43	N 82°54'56" E	45.15
L44	N 74°09'47" E	36.25
L45	N 49°51'17" W	37.72
L46	N 32°58'30" W	47.09
L47	N 50°10'23" W	34.76
L48	N 24°49'29" W	37.33
L49	N 55°27'33" W	31.06
LINE	BEARING	DISTANCE
L50	N 08°19'26" W	35.64
L51	N 43°31'12" W	28.91
L52	N 09°17'27" E	43.41
L53	N 78°07'29" E	33.55
L54	N 53°57'20" W	56.19
L55	N 44°22'30" W	42.98
L56	N 48°47'14" W	42.97
L57	N 12°33'49" E	48.76
L58	N 70°01'48" W	51.45
L59	N 48°59'53" E	58.85
L60	N 81°28'21" W	68.70
L61	N 74°28'40" E	51.60
L62	N 54°53'58" W	36.61
L63	N 38°35'55" W	17.79
L64	N 17°39'35" W	84.70
L65	N 73°30'17" W	103.36
L66	N 07°01'57" W	86.49
L67	N 69°09'25" W	28.07
L68	N 54°48'23" E	49.09
L69	N 46°34'59" E	45.71
L70	N 13°36'33" E	13.43
L71	N 46°57'56" E	31.63
L72	N 85°48'35" E	106.75
L73	N 73°16'01" E	22.82
L74	N 69°24'23" W	37.28
L75	N 36°47'33" W	23.39
L76	N 43°13'18" E	14.96
L77	N 50°36'35" W	20.24
L78	N 39°56'59" W	23.11
L79	N 79°27'41" W	21.94
L80	N 58°36'24" E	18.32
L81	N 77°14'53" E	24.04
L82	N 77°09'36" W	57.77
L83	N 76°05'02" E	6.80
L84	N 78°21'30" W	49.00
L85	N 82°51'00" W	24.25
L86	N 58°04'50" W	18.50
L87	N 88°50'42" W	15.08
L88	N 69°57'11" W	45.03
L89	N 70°02'27" W	45.28
L90	N 55°55'20" W	34.26
L91	N 33°53'22" W	30.73
L92	N 59°10'31" W	31.51
L93	N 47°21'09" E	20.48
L94	N 86°02'25" W	33.09
L95	N 83°31'12" W	30.76
L96	N 45°39'44" W	28.82
L97	N 84°46'18" E	33.70
L98	N 77°37'28" W	38.21



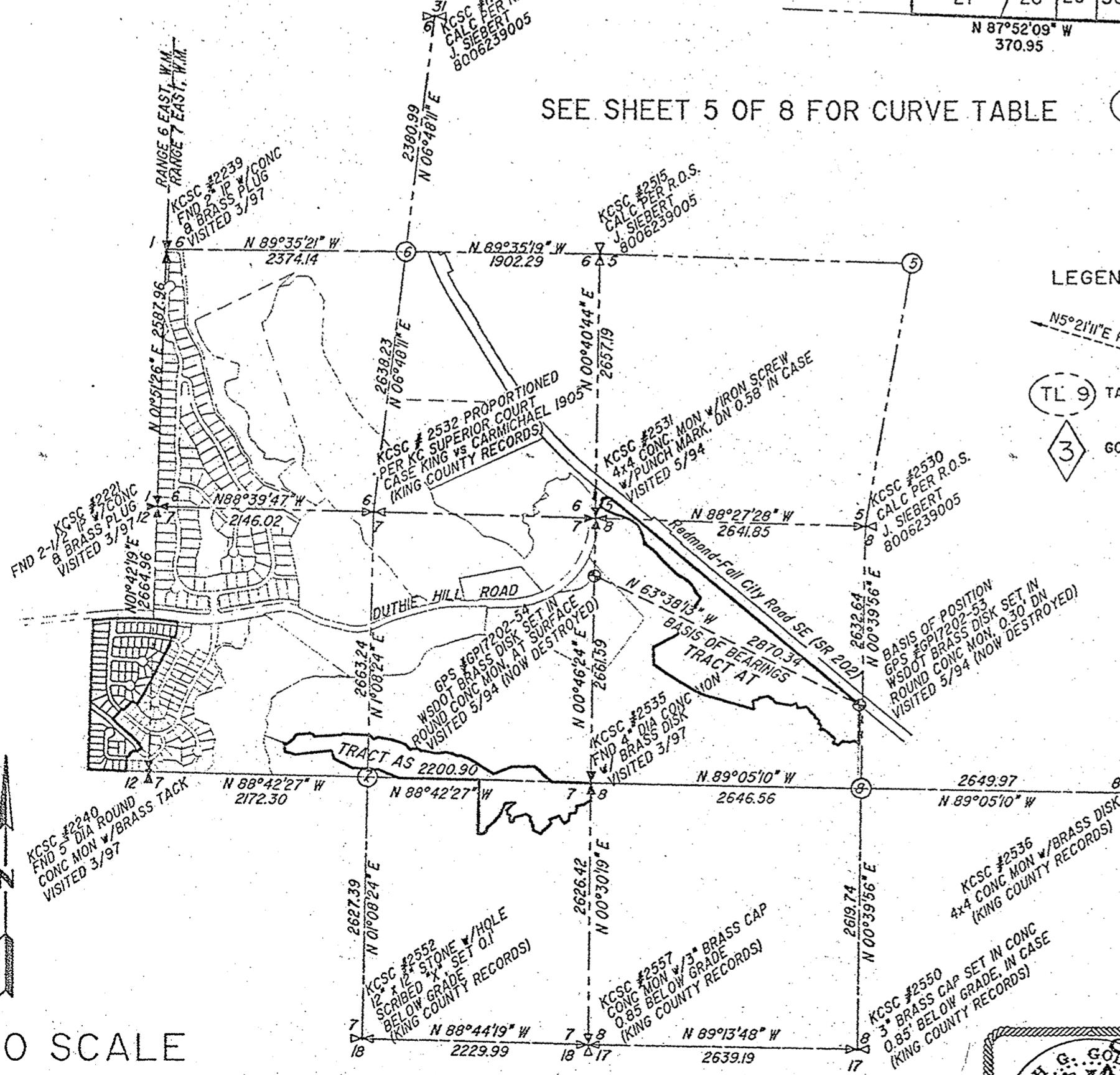
SEE SHEET 5 OF 8 FOR CURVE TABLE

(TL.15)

**UNPLATTED**

SCALE

$I'' = 200$



NO SCALE

SECTION BREAKDOWN PER BLA L97L0174

Recording Number 9904229003

D.D.E.S. FILE NO. S90P0082



1215 114th Avenue SE, Bellevue, WA 98004, P.O. Box 3565, Bellevue, WA 98009.  
OFFICE: (425) 462-1080, FAX: (425) 462-7719, staff@goldsmithengineering.com

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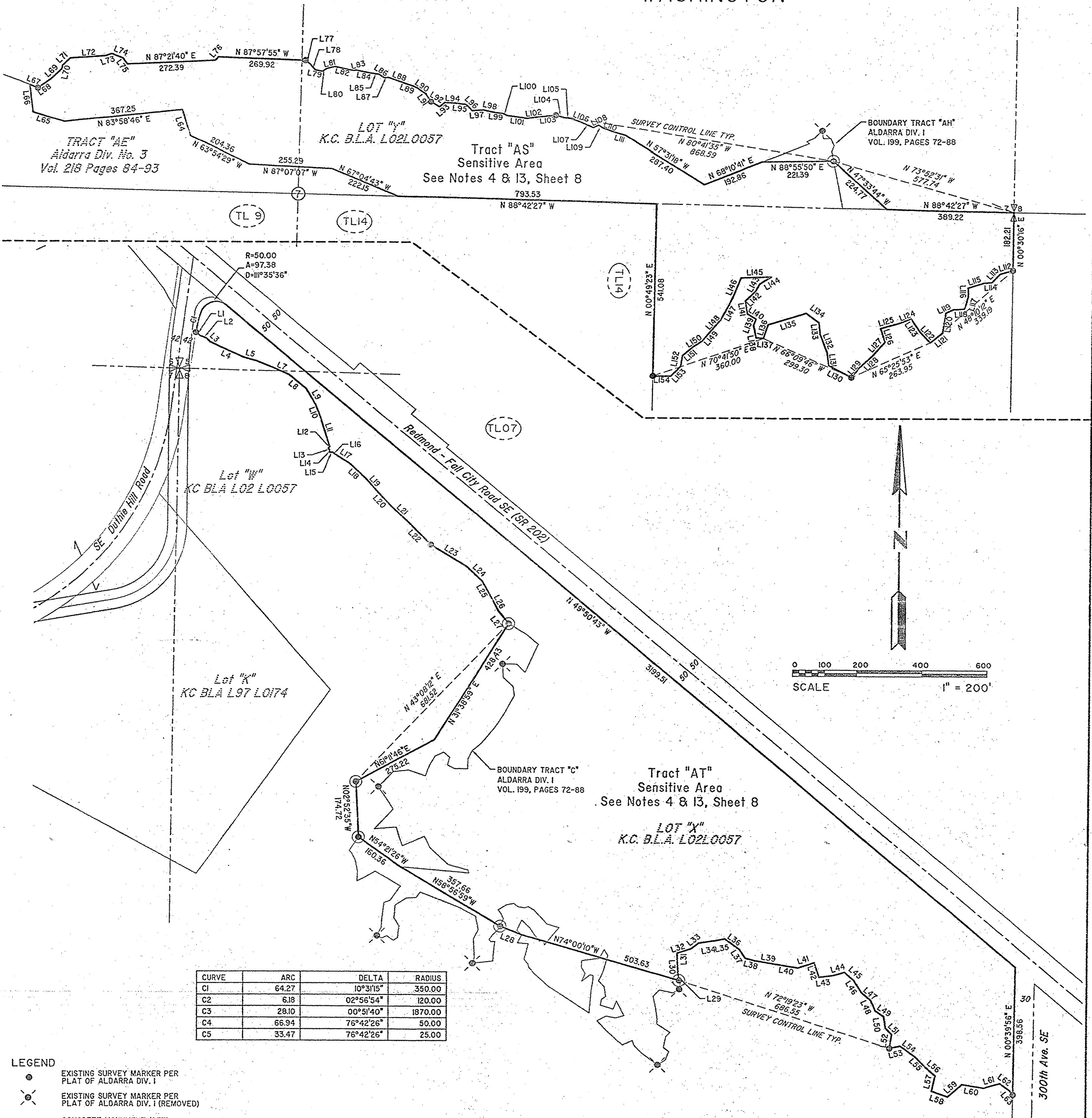
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## KING COUNTY

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SEE SHEET 4 OF 8 FOR LINE TABLE  
ANNOTATION OF SENSITIVE AREA TRACTS  
AND ORIENTATION TO PLATTED LOTS.



**GOLDSMITH**  
**& ASSOCIATES** INC.

1215 114th Avenue SE, Bellevue, WA 98004, P.O. Box 3565, Bellevue, WA 98009  
OFFICE: (425) 462-1080, FAX: (425) 462-7719, staff@goldsmithengineering.com

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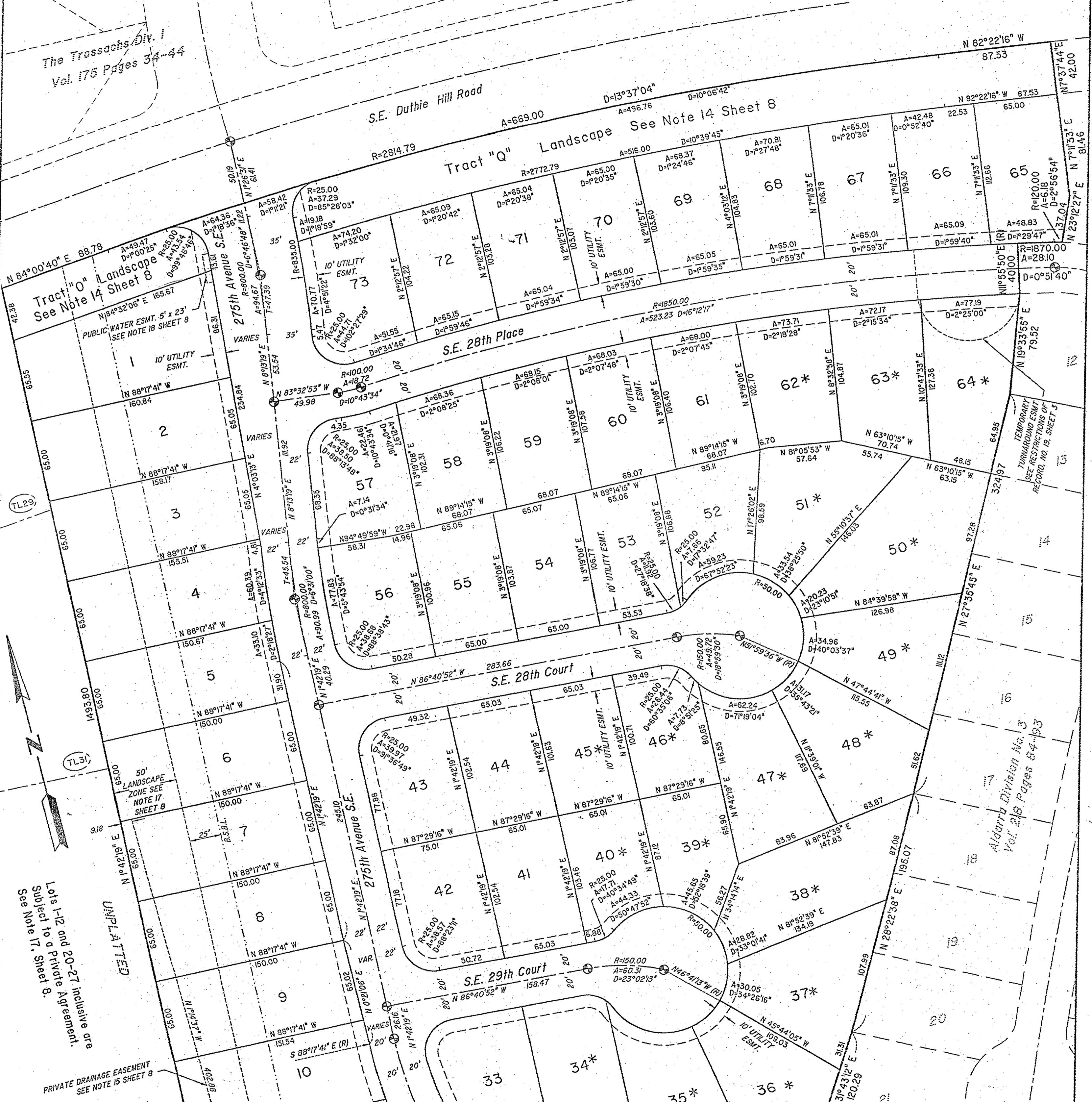
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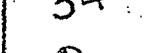
The Tressachs Div.  
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Lots 1-12 and 20-27 inclusive are  
subject to a Private Agreement.  
See Note 17, Sheet 8.

PRIVATE DRAINAGE EASEMENT  
SEE NOTE 15 SHEET 8

## LEGEND

34\*



SEE NOTE NO. 1 UNDER  
GENERAL NOTES SHEET 8 OF 8  
KING COUNTY STANDARD  
STREET MONUMENT (TO BE SET)  
BUILDING SETBACK LINE

EASEMENT LINE  
(AS NOTED)



**GOLDSMITH**  
**& ASSOCIATES INC.**

Engineering - Land Use Planning - Surveying

1215 114th Avenue SE, Bellevue, WA 98004, P.O. Box 3565, Bellevue, WA 98009  
OFFICE: (425) 462-1080, FAX: (425) 462-7719, staff@goldsmithengineering.com

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## General Notes

I. All building downspouts, 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 No. P2943 on file with King County Department of Development and Environmental Services (DDES), or its successor agency, and/or the King County 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. Infiltration trenches shall be evaluated by a geotechnical engineer for use to infiltrate roof runoff for lots 34 through 40, lots 45 through 51 and lots 62 through 64. The lots where infiltration trenches are required shall be determined by DDES through the site engineering review process during the review of the single family residential building permits for the proposed homes on these lots. Roof drains shall be connected to infiltration trenches filled with washed gravel and equipped with a piped overflow connected to the storm sewer overflow. The infiltration trenches shall be sized to the minimum length requirement specified for an infiltration facility in section C.2.3.2 of the 1998 Surface Water Design Manual, or to infiltrate the mean annual storm, at the Applicant's option. Final engineering details for the trenches shall be approved by DDES during the site engineering review process prior to issuance of the single family residential building permits for the designated lots. If the plat geotechnical engineer determines that outwash soils do not underlie a lot after grading, or if infiltration would result in slope instability, no infiltration trenches will be required. For those lots where the plat geotechnical engineer determines that infiltration or dispersion options are not feasible, roof downspouts shall be connected to the street drainage system using perforated stub-out connections.

2. The road and storm drainage systems shall be constructed according to the approved plan and profile, Plan No. P2943 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.

3. KCC 16.82.150D applies to the subject property. Therefore, construction work involving soil disturbance, grading, and filling of the site, including individual residential building pad preparation, shall be limited to April 1 through September 30, unless King County DDES specifically approves an extension consistent with the provisions of KCC 16.82.150D. King County Department of Development and Environmental Services (DDES) authority to allow development activity beyond these dates shall not apply to "erosion hazard areas" as defined by KCC 21A.06.415.

## 4. 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 occupiers 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 King County Department of Development and Environmental Services (DDES) 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 development activity on a lot subject to the 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.

If adjustments are made to the boundary lines of the sensitive area tracts created by this plat through a process approved by DDES, the underlying sensitive area restrictions may be released and re-established in accordance with the revised boundary lines.

5. All fees required by King County Code 14.75, Mitigation Payment System (MPS), have been paid.

6. Fifty percent of school impact fees were paid at the time of final plat approval in accordance with King County Code 21A.43.050. The balance of the assessed fee, \$1,716.00 per lot, together with the current administration fee, must be paid at the time of building permit issuance.

7. King County approval of this plat has established special conditions for landscaping. Additionally, special construction inspection shall be required prior to installation of final landscaping on any lot. The landscape construction shall comply with the Landscape Construction Conditions contained in the approved construction drawings #P2943 on file with King County Department of Development and Environmental Services (DDES) or the King County Department of Transportation. A performance bond shall be posted prior to issuance of a building permit to insure compliance with this condition.

8. No unsealed external copper ornamentation shall be used as design features for the homes within this plat. Use of unsealed copper or galvanized flashing, rain gutters, or downspouts shall not be allowed for home construction, except as approved by King County DDES or its successor agency.

D.D.E.S. FILE NO. S90P0082

9. Any planter islands within road rights-of-way shall be maintained by the Montaine at Aldarra Homeowners' Association.

10. The Street Trees shall be owned and maintained by the Montaine at Aldarra Homeowners' Association unless and until King County or its successor agency has adopted a maintenance program.

II. The house address system for this plat shall be as follows: Addresses shall be assigned for the north - south roads within the range of 2800 - 2955 and within the range of 27500 - 27632 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.

12. This plat contains tracts which are not sequential, listed as follows: O, Q, Y, AS and AT and are considered "tracts" pursuant to KCC 19.04.460. 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.

13. Tracts AS, AT and Y upon the recording of this plat, are conveyed to the Montaine at Aldarra Homeowners' Association. Said Tracts AS, AT and Y are hereby restricted as Sensitive Area Tracts and are subject to the restrictions noted in note 4 above. Maintenance obligations of said tracts shall be the responsibility of the Montaine at Aldarra Homeowners' Association. The 100 year floodplain in this area has been determined to be entirely within Tract Y of this plat.

14. Tracts O and Q, upon the recording of this plat, are conveyed to the Montaine at Aldarra Homeowners' Association as Landscape Tracts. Maintenance obligations of said tracts shall be the responsibility of the Montaine at Aldarra Homeowners' Association.

15. Lots 7 through 12 are subject to a Private Drainage Easement as shown hereon. Said Private Drainage easement is for the purpose of installing and maintaining private drainage facilities within said easement with restrictions as described in the Private Drainage Easement Provisions Section shown hereon. The Montaine at Aldarra Homeowners' Association shall be responsible for the maintenance, repairs or reconstruction of the private storm drainage facilities located within said easement.

16. Tract Y is subject to a Private Drainage Easement as shown hereon. Upon the recording of this plat the adjacent property owner located immediately to the west of this easement is granted rights to this easement for the purpose of maintaining private drainage facilities located within said easement with restrictions as described in the Private Drainage Easement Provisions Section shown hereon and is solely responsible for the maintenance, repair or reconstruction of drainage facilities located within said easement.

17. Tracts O, Y, Lots 1 through 12, and 20 through 27, inclusive, are subject to a Landscape Zone and associated Limited Building Setback Line as shown hereon per private agreement between the Developer and Plateau Preservationists dated, August 28, 1999. This private agreement states that no residential structure foundation or impervious surface is to be located within the Landscape Zone. The Limited BSBL shown over Tracts O, Y, Lots 1 through 12, and 20 through 27 inclusive, limits residential house foundations only and does not preclude other forms of building, grading, or impervious surface, within the east 25 feet of the west 75 feet of this plat.

The Landscape Zone shall remain in its natural state. No trails, pathways or other similar facilities shall be allowed within the Landscape Zone as shown hereon. There shall be no clearing and/or cutting within the Landscape Zone except in the case of trees judged to be diseased and/or dangerous by a professional arborist.

Until September 18, 2005 Plateau Preservationists have the right, but not the obligation, to supplement trees and native bush-type plants within the Landscape Zone shown hereon on lots 1 through 12, inclusive, and a portion of Lot 20, provided that two months notice has been given to the lot owner(s) with respect to actual planting time, location and type of plant.

The maintenance of the wood fence located approximately 1/2 foot east of the west boundary of this plat shall be the responsibility of the owners of property immediately to the west of this plat, in accordance with said agreement. Said adjacent property owners shall have the right to enter upon said Landscape Zone only for the purpose of maintaining said fence and shall restore the Landscape Zone to its condition prior to any disturbance from fence maintenance, repair or reconstruction. Maintenance of said fence by said adjacent property owners does not imply nor does it constitute a fee interest in the property lying between the true boundary of this plat as shown hereon and said fence.

18. Lot 1 and Tract O are subject to a Public Waterline Easement as shown hereon. Said easement is in favor of the Sammamish Plateau Water and Sewer District with provisions and restrictions as described in the Water and Sewer Easement Provisions Section shown hereon.



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