

GREENBRIDGE DIVISION 8

PORTIONS OF THE N.W. 1/4 OF THE N.E. 1/4 AND THE S.W. 1/4 OF THE N.E. 1/4,
SECTION 6, TOWNSHIP 23N, RANGE 4E W.M., KING COUNTY, WASHINGTON

VOL./PAGE

SURVEY PROCEDURE AND PRECISION

- HORIZONTAL DATUM: NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER AMENDED RECORD OF SURVEY BY BUSH ROED AND HITCHINGS, INC. AS RECORDED IN VOLUME 168 OF SURVEYS, PAGE 157-165, RECORDS OF KING COUNTY, WASHINGTON AND AS NOTED ON THE FACE OF THE PLAT OF GREENBRIDGE MASTER PLAT AS RECORDED IN VOLUME 231 OF PLATS, PAGES 6 THROUGH 22, RECORDS OF KING COUNTY, WASHINGTON, AND AMENDED BY AFFIDAVITS OF CORRECTION OF PLAT RECORDED UNDER RECORDING NUMBERS 20070125002400 AND 20080709000956.
- BASIS OF POSITION: HELD MONUMENTED INTERSECTION OF 6TH AVENUE SW AND SW 100TH ST - FOUND 4" SQUARE CONCRETE MONUMENT WITH BRASS DISK AND PUNCH IN CASE (N 191,018.191, E 1,267,538.156 GROUND).
- BASIS OF BEARINGS: HELD THE BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION AND MONUMENTED CENTERLINE OF SW 100TH ST., 30.0 FEET WEST OF THE CENTERLINE OF 4TH AVE. SW - FOUND 4" SQUARE CONCRETE MONUMENT WITH PUNCHED BRASS DISK IN CASE (N 191,069.828, E 1,268,150.103 GROUND) TO BE N 85°10'36" E BY DIRECT INVERSE.
- SAID BASIS OF POSITION AND BASIS OF BEARINGS ARE SHOWN ON THE PLAT OF GREENBRIDGE DIVISION 2, AS RECORDED IN VOLUME 250 OF PLATS, PAGES 1 THROUGH 10, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. THE COMBINATION FACTOR USED FOR THIS SITE IS 0.9999767712, WHERE GRID DISTANCE DIVIDED BY COMBINATION FACTOR EQUALS GROUND DISTANCE.
- MONUMENTATION NOTED AS FOUND WAS FIELD VISITED ON OCTOBER 16, 2008 AND OCTOBER 12 THROUGH 23, 2015.
- TRAVERSING AND DATA COLLECTION WERE PERFORMED USING ONE OR MORE OF THE FOLLOWING INSTRUMENTS: A 3-SECOND GT-503 TOPCON TOTAL STATION, A 3-SECOND PS-103A TOPCON TOTAL STATION, A 5-SECOND GPT-3005W TOPCON TOTAL STATION.

THE POINT OF ORIGIN USED TO SCALE FROM GRID TO GROUND IS THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 23N, RANGE 4E, W.M. (ALSO KNOWN AS KING COUNTY CONTROL POINT 3413) AS REFERENCED ON SAID PLAT OF GREENBRIDGE DIVISION 2.

ADDITIONAL FIELD WORK WAS PERFORMED USING TOPCON HIPER HR AND/OR HEMISPHERE S321 GNSS POSITIONING SYSTEMS, THE WASHINGTON STATE REFERENCE NETWORK, AND/OR THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS).

ALL FIELD WORK WAS PERFORMED, AND EQUIPMENT MAINTAINED, IN COMPLIANCE WITH WAC 332-130.

4. THIS ITEM INTENTIONALLY DELETED.

- COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON GREENBRIDGE MASTER PLAT:

RECORDING NO.: 20051108000259

NOTE: SAID PLAT HAS BEEN MODIFIED BY PARTIAL RELEASES OF FINAL PLAT CONDITION RECORDED UNDER RECORDING NOS. 20060725000742 AND 20080617001168, AND BY AFFIDAVITS OF CORRECTION RECORDED UNDER RECORDING NOS. 20070125002400, 20080709000956 AND 20110628000711.

A DECLARATION OF COMPLIANCE WITH PLAT CONDITIONS WAS RECORDED UNDER RECORDING NO. 20100419001792.

- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT.

RECORDING DATE: NOVEMBER 16, 2005
RECORDING NO.: 20051116000396

NOTE: SAID RESTRICTIONS HAVE BEEN MODIFIED BY PARTIAL RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS RECORDED UNDER RECORDING NO. 20090304000852.

- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT.

RECORDING DATE: NOVEMBER 30, 2007
RECORDING NO.: 20071130001602

NOTE: SAID INSTRUMENT AMENDS AND REPLACES INSTRUMENT RECORDED UNDER RECORDING NO. 20051108000261.

- COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF GREENBRIDGE DIVISION 2:

RECORDING NO.: 20081125000124

NOTE: SAID PLAT HAS BEEN MODIFIED BY AFFIDAVITS OF CORRECTION RECORDED UNDER RECORDING NOS. 20090630000227 AND 20101008900003.

A DECLARATION OF COMPLIANCE WITH PLAT CONDITIONS WAS RECORDED UNDER RECORDING NO. 20100419001793.

EXCEPTIONS 9 THROUGH 27, 31, 32 AND 34 RELATE TO TAX ISSUES AND ARE NOT LISTED HEREON.

EXCEPTIONS 28 THROUGH 30 AND 33 HAVE BEEN INTENTIONALLY DELETED.

EXCEPTION 35 RELATES TO TITLE COMMITMENT CONDITIONS AND IS NOT LISTED HEREON.

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: PUGET SOUND ENERGY, INC.
PURPOSE: UTILITY SYSTEMS
RECORDING DATE: APRIL 3, 2020
RECORDING NO.: 20200403000472
AFFECTS: AS DESCRIBED THEREIN OVER PARCELS Z-203 THROUGH Z-216

LEGAL DESCRIPTION

LOTS 13 THROUGH 17, INCLUSIVE, PARCELS Z-203, Z-204, Z-205, Z-206, Z-207, Z-208 Z-209, Z-210, Z-211, Z-212, Z-213, Z-214, Z-215 AND Z-216, TRACTS P-209 AND P-210, ALL IN GREENBRIDGE DIVISION 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 250 OF PLATS, PAGES 1 THROUGH 10, INCLUSIVE, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

RECORD MATTERS

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN CHICAGO TITLE INSURANCE COMPANY, GUARANTEE/CERTIFICATE NO. 0126588-06, DATED MAY 26, 2020, AND SUPPLEMENTAL COMMITMENTS THERETO DATED PRIOR TO THE RECORDING OF THIS PLAT. IN PREPARING THIS MAP, HUGH G. GOLDSMITH AND ASSOCIATES, INC., CONDUCTED NO INDEPENDENT TITLE SEARCH, NOT IS HUGH G. GOLDSMITH AND ASSOCIATES, INC., AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSE BY THE REFERENCED GUARANTEE. HUGH G. GOLDSMITH AND ASSOCIATES, INC., HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY'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.

SPECIAL EXCEPTIONS

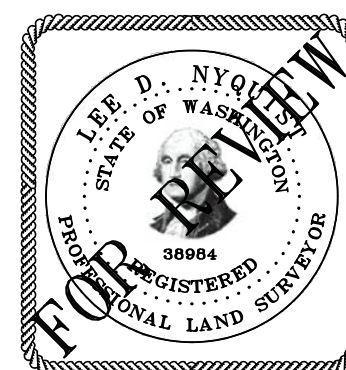
- RESERVATIONS AND EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF SEATTLE, A MUNICIPAL CORPORATION
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AND APPURTENANCES
RECORDING DATE: APRIL 12, 1971
RECORDING NO.: 7104120360
AFFECTS: PORTION OF PARCEL Z-210

NOTE: SAID EASEMENT IS ALSO DELINEATED ON THE FACE OF THE PLAT.

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: KING COUNTY WATER DISTRICT NO. 45, A MUNICIPAL CORPORATION
PURPOSE: WATER LINES
RECORDING DATE: APRIL 6, 2009
RECORDING NO.: 20090406000732
AFFECTS: PORTIONS OF PARCELS Z-215 AND Z-216 AS DESCRIBED AND DELINEATED THEREIN



GOLDSMITH
LAND DEVELOPMENT SERVICES

1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

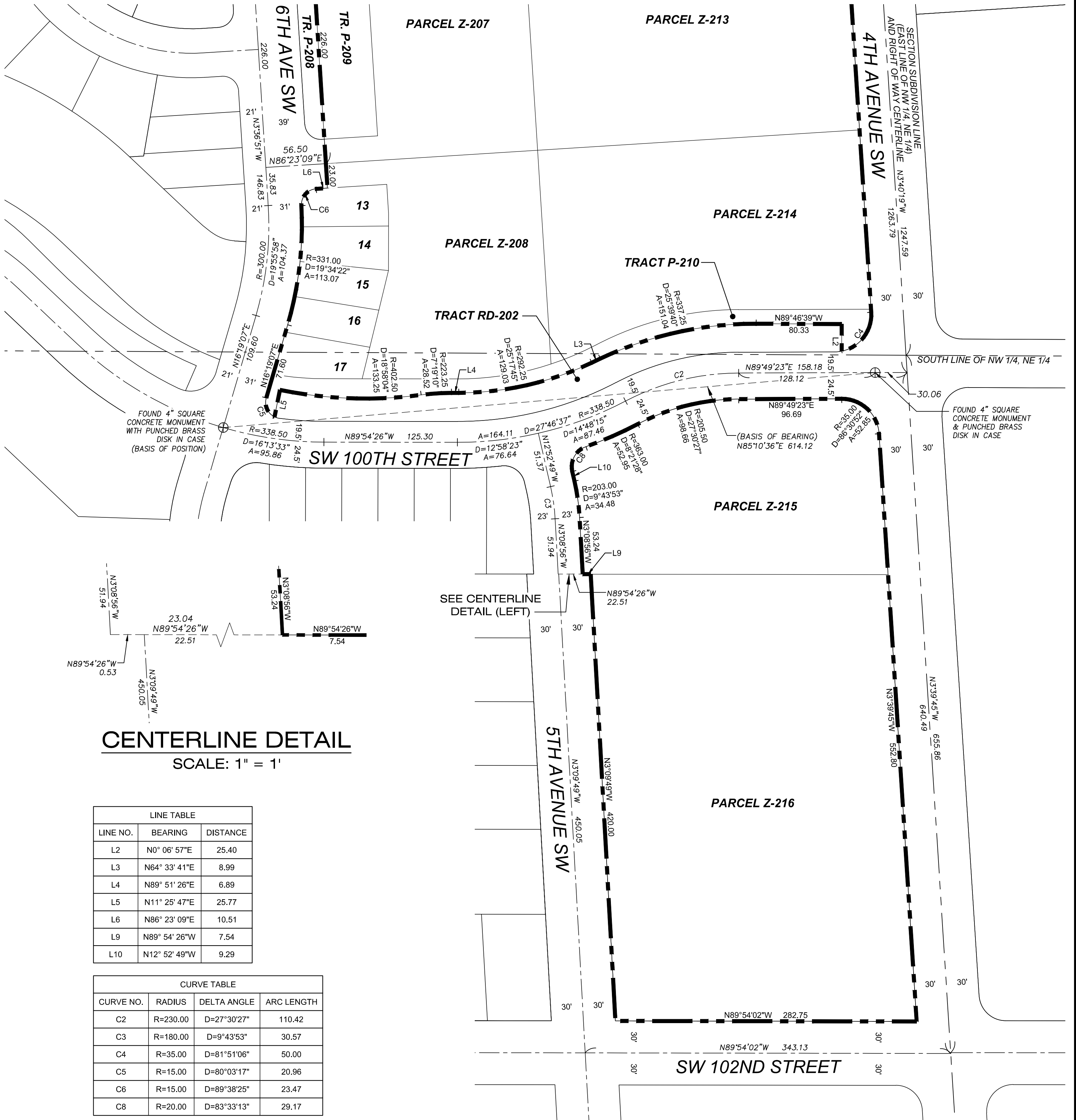
GREENBRIDGE DIVISION 8

PORTIONS OF THE N.W. 1/4 OF THE N.E. 1/4 AND THE S.W. 1/4 OF THE N.E. 1/4,
SECTION 6, TOWNSHIP 23N, RANGE 4E W.M., KING COUNTY, WASHINGTON

VOL./PAGE

SEE SHEET 3

SEE SHEET 3



FOUND 4" SQUARE
CONCRETE MONUMENT
WITH PUNCHED BRASS
DISK IN CASE
(BASIS OF POSITION)

FOUND 4" SQUARE
CONCRETE MONUMENT
& PUNCHED BRASS
DISK IN CASE

CENTERLINE DETAIL

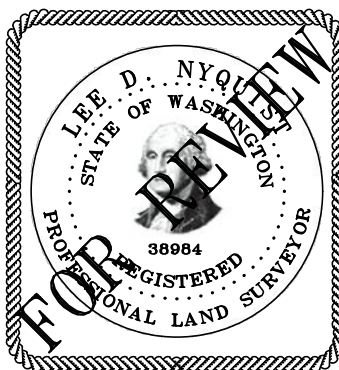
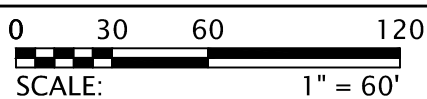
SCALE: 1" = 1'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L2	N0° 06' 57"E	25.40
L3	N64° 33' 41"E	8.99
L4	N89° 51' 26"E	6.89
L5	N11° 25' 47"E	25.77
L6	N86° 23' 09"E	10.51
L9	N89° 54' 26"W	7.54
L10	N12° 52' 49"W	9.29

CURVE TABLE			
CURVE NO.	RADIUS	DELTA ANGLE	ARC LENGTH
C2	R=230.00	D=27°30'27"	110.42
C3	R=180.00	D=9°43'53"	30.57
C4	R=35.00	D=81°51'06"	50.00
C5	R=15.00	D=80°03'17"	20.96
C6	R=15.00	D=89°38'25"	23.47
C8	R=20.00	D=83°33'13"	29.17



SURVEY CONTROL



GOLDSMITH

LAND DEVELOPMENT SERVICES

1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

ACTIVITY NO. FNRW 19-0005
PROJECT NO. L03P0022

SHEET 4 OF 16

VOL./PAGE

GREENBRIDGE DIVISION 8

PORTIONS OF THE N.W. 1/4 OF THE N.E. 1/4 AND THE S.W. 1/4 OF THE N.E. 1/4,
SECTION 6, TOWNSHIP 23N, RANGE 4E W.M., KING COUNTY, WASHINGTON

VOL./PAGE

GENERAL NOTES

1.0 GENERAL RESTRICTIONS

- 1.1 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 STRV17-0006 ON FILE WITH KING COUNTY DEPARTMENT LAND SERVICES, PERMITTING DIVISION AND/OR THE KING COUNTY DEPARTMENT OF TRANSPORTATION. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL. FOR THOSE LOTS THAT ARE DESIGNATED FOR INDIVIDUAL LOT INFILTRATION SYSTEMS, THE SYSTEMS SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH PLANS ON FILE. ALL INDIVIDUAL LOT INFILTRATION SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER(S).
- 1.2 THE ROAD AND STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE, PERMIT NO. STRV17-0006, P-4477 ON FILE WITH KING COUNTY DEPARTMENT OF LAND SERVICES, PERMITTING DIVISION. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE PROPER AGENCY, CURRENTLY DEPARTMENT OF LAND SERVICES, PERMITTING DIVISION.
- 1.3 ALL STREET TREES WITHIN THIS PLAT SHALL BE OWNED AND MAINTAINED BY THE GREENBRIDGE ASSOCIATION UNLESS AND UNTIL KING COUNTY, OR ITS SUCCESSOR AGENCY HAS ADOPTED A MAINTENANCE PROGRAM.
- 1.4 SCHOOL IMPACT FEES: NO SCHOOL IMPACT FEES WILL BE IMPOSED ON ANY BUILDING PERMIT PER THE AGREEMENT BETWEEN THE HIGHLINE SCHOOL DISTRICT AND KING COUNTY HOUSING AUTHORITY.
- 1.5 THIS PLAT IS SUBJECT TO KING COUNTY CODE 14.75, KING COUNTY ROAD MITIGATION PAYMENT SYSTEM (MPS). THE MPS FEE PLUS THE MPS ADMINISTRATION FEE SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION AT THE RATE IN EFFECT AT THAT TIME.
- 1.6 VEHICULAR ACCESS RESTRICTIONS:
 - 1.6.1 THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM LOTS 9 THROUGH 26 NOR LOTS 84 THROUGH 91 TO 4TH AVE. SW.
 - 1.6.2 THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM LOTS 1 THROUGH 8 TO SW ROXBURY STREET.
 - 1.6.3 THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM LOTS 103 THROUGH 107 TO 6TH AVENUE SW.
 - 1.6.4 THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM LOTS 81 THROUGH 83 TO SW 100TH STREET.
 - 1.6.5 THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM LOTS 92 THROUGH 94 TO SW 102ND STREET.
- 1.7 DEVELOPMENT ON SINGLE FAMILY LOTS WILL BE RESTRICTED TO 85% MAXIMUM IMPERVIOUS SURFACE COVERAGE, CONSISTENT WITH THE R-18 ZONE.
- 1.8 A "TRACT" PURSUANT TO KCC 19A.04.330 IS LAND RESERVED FOR SPECIFIC USES, INCLUDING BUT NOT LIMITED TO: RESERVE TRACTS, RECREATION, OPEN SPACE, CRITICAL AREA, SURFACE WATER RETENTION, UTILITIES, OR ACCESS. TRACTS ARE NOT CONSIDERED LOTS NOR CONSIDERED AS RESIDENTIAL DWELLING BUILDING SITES.
- 1.9 THE HOUSE ADDRESSING SYSTEM FOR THIS PLAT SHALL BE AS FOLLOWS: ADDRESSES SHALL BE ASSIGNED FOR THE NORTH-SOUTH PORTION OF THE ROADWAY WITHIN THE RANGE OF 9600 TO 10099 AND WITHIN THE EAST-WEST PORTION OF THE ROADWAY WITH THE RANGE OF 401 TO 599. INDIVIDUAL ADDRESSES WILL BE ASSIGNED TO THE PRINCIPAL ENTRANCE OF EACH RESIDENCE OR BUILDING IN ACCORDANCE WITH KCC 16.08.
- 1.10 FIRE SPRINKLERS: FIRE SPRINKLERS ARE NOT REQUIRED IN THE RESIDENTIAL STRUCTURES OF THIS PLAT DUE TO ROAD SECTION WIDTHS. FIRE SPRINKLERS MAY BE REQUIRED DUE TO OTHER PROVISION OF THE KING COUNTY FIRE CODE OR BUILDING CODES.
- 1.11 THE GREENBRIDGE ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY AND ADJACENT TO THE PLAT.
- 1.12 PLANTER ISLANDS, SIDEWALK FURNITURE, ART, IRRIGATION SYSTEMS, BIKE RACKS, TRASH RECEPTACLES AND BUILDING CANOPIES WITHIN THE ROAD RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE GREENBRIDGE ASSOCIATION.
- 1.13 FREESTANDING AIR CONDITIONERS AND HEAT PUMPS MAY PROJECT INTO OR BE LOCATED WITHIN A SETBACK ABUTTING A RESIDENTIAL PROPERTY. THE OWNERS OF LOTS 1 - 107, AND THEIR SUCCESSORS AND ASSIGNS, SHALL EACH BE DEEMED TO HAVE GIVEN THEIR IRREVOCABLE CONSENT TO LOCATE SUCH EQUIPMENT CLOSER THAN FIVE (5) FEET OF ANY ABUTTING RESIDENTIAL PROPERTY THEY MAY OWN WITHIN THIS PLAT, SUBJECT TO THE FOLLOWING CONDITIONS: (1) WRITTEN APPROVAL IS GRANTED BY THE GREENBRIDGE ASSOCIATION'S INITIAL CONSTRUCTION CONTROL COMMITTEE OR ITS DESIGN REVIEW COMMITTEE; AND (2) APPROVAL IS GRANTED BY KING COUNTY'S DEPARTMENT OF LOCAL SERVICES, OR ANY SUCCESSOR AGENCY WITH JURISDICTION. THE TERMS AND CONDITIONS OF THIS NOTE SHALL BE CONSIDERED A COVENANT THAT RUNS WITH THE LAND.

2.0 CRITICAL AREA RESTRICTIONS

- 2.1 THERE ARE NO CRITICAL AREA TRACTS CREATED AS A PART OF THIS PLAT.

3.0 APPROVAL CONDITIONS AND RESTRICTIONS

THE FOLLOWING SITE-SPECIFIC CONDITIONS AND RESTRICTIONS ARE CONTAINED IN THE JULY 16, 2004 KING COUNTY HEARING EXAMINER'S REPORT AND DECISION (DDES FILE NO. L03P0022 AND L03VA006), AND THE APRIL 11, 2011 KING COUNTY DDES REPORT AND DECISION (DDES FILE NO. L10S0013 AND L10VA001).

- 3.1 ALL SINGLE FAMILY RESIDENTIAL DEVELOPMENT SHALL CONFORM TO THE SITE DEVELOPMENT STANDARDS DESCRIBED IN CONDITION 2, OF THE JULY 16, 2004 HEARING EXAMINER'S REPORT AND DECISION (DDES FILE NO. L03P0022 AND L03VA006) AS SUCH STANDARDS MAY BE MODIFIED PURSUANT TO CONDITIONS 4 THROUGH 7 OF THE HEARING EXAMINER'S REPORT AND DECISION. THESE SITE DEVELOPMENT STANDARDS ARE FURTHER DESCRIBED IN AND ARE SUBJECT TO THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED WITH THE GREENBRIDGE MASTER PLAT RECORDED UNDER KING COUNTY NO. 20051108000261 AND REPLACED WITH DOCUMENT RECORDED UNDER KING COUNTY RECORDING NO. 20071130001602, AND ASSOCIATED AMENDMENTS THERETO.

- 3.2 THE ENTIRE GREENBRIDGE PROJECT SITE SHALL HAVE A MINIMUM OF 744 DWELLING UNITS AND A MAXIMUM OF 1,100 DWELLING UNITS. THE MAXIMUM NUMBER OF LOTS CREATED TO CONTAIN SAID DWELLING UNITS MUST NOT EXCEED 721.
- 3.3 PLANTER ISLANDS, SIDEWALK FURNITURE, ART, IRRIGATION SYSTEMS, BIKE RACKS, TRASH RECEPTACLES AND BUILDING CANOPIES WITHIN THE ROAD RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE GREENBRIDGE ASSOCIATION. THE RIGHTS ALLOWING THESE ITEMS TO EXIST WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SECONDARY TO THE RIGHTS OF THE PUBLIC USE OF THE RIGHT-OF-WAY FOR ROAD AND ROAD RELATED PURPOSES.
- 3.4 NATURAL GAS UNITS ARE REQUIRED IN PLACE OF WOOD-BURNING APPLIANCES.
- 3.5 AS REQUIRED FOR THE GREENBRIDGE AND WIND ROSE PROJECT SITES COMBINED, A THREE-STAR RATING FOR THE BUILT GREEN "GREEN COMMUNITIES" PROGRAM HAS BEEN ADDRESSED FOR GREENBRIDGE. SEE DECLARATION OF COMPLIANCE WITH PLAT CONDITIONS RECORDING NUMBER 20100419001792.

4.0 TRACT OWNERSHIP AND USES

- 4.1 TRACT A-801 SHALL BE DESIGNATED AS A PRIVATE ACCESS TRACT FOR PURPOSES OF INGRESS, EGRESS AND UTILITIES. FOLLOWING SATISFACTORY COMPLETION OF THE ORIGINAL CONSTRUCTION WORK AND UPON RECORDING OF THIS PLAT, TRACT A-801 WILL BE CONVEYED TO KING COUNTY HOUSING AUTHORITY, WHO MAY THEREAFTER CONVEY IT TO THE GREENBRIDGE ASSOCIATION. MAINTENANCE OBLIGATIONS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF TRACT A-801.

TRACT A-801 IS SUBJECT TO A UTILITY EASEMENT, OVER, UNDER AND UPON ITS ENTIRETY (SEE UTILITY EASEMENT PROVISIONS, SHEET 7).

TRACT A-801 IS SUBJECT TO A PUBLIC DRAINAGE EASEMENT AS GRAPHICALLY DEPICTED HEREIN (SEE PUBLIC DRAINAGE EASEMENT PROVISIONS, SHEET 7).
- 4.2 TRACT A-802 SHALL BE DESIGNATED AS A PRIVATE ACCESS TRACT FOR PURPOSES OF INGRESS, EGRESS AND UTILITIES. FOLLOWING SATISFACTORY COMPLETION OF THE ORIGINAL CONSTRUCTION WORK AND UPON RECORDING OF THIS PLAT, TRACT A-802 WILL BE CONVEYED TO KING COUNTY HOUSING AUTHORITY, WHO MAY THEREAFTER CONVEY IT TO THE GREENBRIDGE ASSOCIATION. MAINTENANCE OBLIGATIONS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF TRACT A-802.

TRACT A-802 IS SUBJECT TO A UTILITY EASEMENT, OVER, UNDER AND UPON ITS ENTIRETY (SEE UTILITY EASEMENT PROVISIONS, SHEET 7).
- 4.3 TRACT A-803 SHALL BE DESIGNATED AS A PRIVATE ACCESS TRACT FOR PURPOSES OF INGRESS, EGRESS AND UTILITIES. FOLLOWING SATISFACTORY COMPLETION OF THE ORIGINAL CONSTRUCTION WORK AND UPON RECORDING OF THIS PLAT, TRACT A-803 WILL BE CONVEYED TO KING COUNTY HOUSING AUTHORITY, WHO MAY THEREAFTER CONVEY IT TO THE GREENBRIDGE ASSOCIATION. MAINTENANCE OBLIGATIONS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF TRACT A-803.

TRACT A-803 IS SUBJECT TO A UTILITY EASEMENT, OVER, UNDER AND UPON ITS ENTIRETY (SEE UTILITY EASEMENT PROVISIONS, SHEET 7).

TRACT A-803 IS SUBJECT TO A PUBLIC DRAINAGE EASEMENT AS GRAPHICALLY DEPICTED HEREIN (SEE PUBLIC DRAINAGE EASEMENT PROVISIONS, SHEET 7).
- 4.4 TRACT A-804 SHALL BE DESIGNATED AS A PRIVATE ACCESS TRACT FOR PURPOSES OF INGRESS, EGRESS AND UTILITIES. FOLLOWING SATISFACTORY COMPLETION OF THE ORIGINAL CONSTRUCTION WORK AND UPON RECORDING OF THIS PLAT, TRACT A-804 WILL BE CONVEYED TO KING COUNTY HOUSING AUTHORITY, WHO MAY THEREAFTER CONVEY IT TO THE GREENBRIDGE ASSOCIATION. MAINTENANCE OBLIGATIONS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF TRACT A-804.

TRACT A-804 IS SUBJECT TO A UTILITY EASEMENT, OVER, UNDER AND UPON ITS ENTIRETY (SEE UTILITY EASEMENT PROVISIONS, SHEET 7).

TRACT A-804 IS SUBJECT TO A PUBLIC DRAINAGE EASEMENT AS GRAPHICALLY DEPICTED HEREIN (SEE PUBLIC DRAINAGE EASEMENT PROVISIONS, SHEET 7).
- 4.5 TRACT A-805 SHALL BE DESIGNATED AS A PRIVATE ACCESS TRACT FOR PURPOSES OF INGRESS, EGRESS AND UTILITIES. FOLLOWING SATISFACTORY COMPLETION OF THE ORIGINAL CONSTRUCTION WORK AND UPON RECORDING OF THIS PLAT, TRACT A-805 WILL BE CONVEYED TO KING COUNTY HOUSING AUTHORITY, WHO MAY THEREAFTER CONVEY IT TO THE GREENBRIDGE ASSOCIATION. MAINTENANCE OBLIGATIONS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF TRACT A-805.

TRACT A-805 IS SUBJECT TO A UTILITY EASEMENT, OVER, UNDER AND UPON ITS ENTIRETY (SEE UTILITY EASEMENT PROVISIONS, SHEET 7).

TRACT A-805 IS SUBJECT TO A PUBLIC DRAINAGE EASEMENT AS GRAPHICALLY DEPICTED HEREIN (SEE PUBLIC DRAINAGE EASEMENT PROVISIONS, SHEET 7).
- 4.6 TRACT A-806 SHALL BE DESIGNATED AS A PRIVATE ACCESS TRACT FOR PURPOSES OF INGRESS, EGRESS AND UTILITIES. FOLLOWING SATISFACTORY COMPLETION OF THE ORIGINAL CONSTRUCTION WORK AND UPON RECORDING OF THIS PLAT, TRACT A-806 WILL BE CONVEYED TO KING COUNTY HOUSING AUTHORITY, WHO MAY THEREAFTER CONVEY IT TO THE GREENBRIDGE ASSOCIATION. MAINTENANCE OBLIGATIONS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF TRACT A-806.

TRACT A-806 IS SUBJECT TO A UTILITY EASEMENT, OVER, UNDER AND UPON ITS ENTIRETY (SEE UTILITY EASEMENT PROVISIONS, SHEET 7).

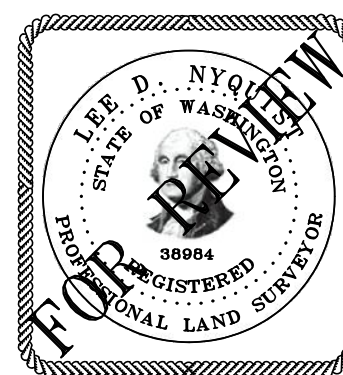
TRACT A-806 IS SUBJECT TO A PUBLIC DRAINAGE EASEMENT AS GRAPHICALLY DEPICTED HEREIN (SEE PUBLIC DRAINAGE EASEMENT PROVISIONS, SHEET 7).

TRACT A-806 IS SUBJECT TO A PUBLIC SANITARY SEWER EASEMENT AS GRAPHICALLY DEPICTED HEREIN (SEE PUBLIC SANITARY SEWER EASEMENT PROVISIONS, SHEET 7).

TRACT A-806 IS SUBJECT TO A PUBLIC WATER OVER, UNDER AND UPON ITS ENTIRETY (SEE PUBLIC WATER EASEMENT PROVISIONS, SHEET 7).

Erica Malm 2020-07-30 10:30 AM M:\ACAD\SURVEY\15\15053\Final Plat\15053F01-5.dwg

ACTIVITY NO. FNRW 19-0005
PROJECT NO. L03P0022



GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

SHEET 5 OF 16

VOL./PAGE

GREENBRIDGE DIVISION 8

PORTIONS OF THE N.W. 1/4 OF THE N.E. 1/4 AND THE S.W. 1/4 OF THE N.E. 1/4,
SECTION 6, TOWNSHIP 23N, RANGE 4E W.M., KING COUNTY, WASHINGTON

VOL./PAGE

4.7 TRACT P-801 SHALL BE DESIGNATED AS A PRIVATE PARK TRACT FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 107 (INCLUSIVE) OF THIS PLAT AND FOR THE BENEFIT OF ALL MEMBERS OF THE GREENBRIDGE ASSOCIATION, FOR PURPOSES OF RECREATIONAL USE. FOLLOWING SATISFACTORY COMPLETION OF THE ORIGINAL CONSTRUCTION WORK AND UPON THE RECORDING OF THIS PLAT, TRACT P-801 WILL BE CONVEYED TO THE KING COUNTY HOUSING AUTHORITY, WHO MAY THEREAFTER CONVEY IT TO THE GREENBRIDGE ASSOCIATION. MAINTENANCE OBLIGATIONS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF TRACT P-801.

TRACT P-801 IS SUBJECT TO A 5' PUBLIC UTILITY EASEMENT PER THE GREENBRIDGE MASTER PLAT PER KING COUNTY RECORDING NUMBER 20051108000259 (VOLUME 231, PAGES 6-22).

TRACT P-801 IS SUBJECT TO A 23' STREET TREE EASEMENT AS GRAPHICALLY DEPICTED HEREIN. (SEE STREET EASEMENT PROVISIONS, SHEET 8.)

TRACT P-801 IS SUBJECT TO A 10' UTILITY EASEMENT AS GRAPHICALLY DEPICTED HEREIN (SEE UTILITY EASEMENT PROVISIONS, SHEET 7).

TRACT P-801 IS SUBJECT TO A 10' PRIVATE DRAINAGE EASEMENT AS GRAPHICALLY DEPICTED HEREIN (SEE PRIVATE DRAINAGE EASEMENT PROVISIONS, SHEET 8).

4.8 TRACT P-802 SHALL BE DESIGNATED AS A PRIVATE PARK TRACT FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 107 (INCLUSIVE) OF THIS PLAT AND FOR THE BENEFIT OF ALL MEMBERS OF THE GREENBRIDGE ASSOCIATION, FOR PURPOSES OF RECREATIONAL USE. FOLLOWING SATISFACTORY COMPLETION OF THE ORIGINAL CONSTRUCTION WORK AND UPON THE RECORDING OF THIS PLAT, TRACT P-802 WILL BE CONVEYED TO THE KING COUNTY HOUSING AUTHORITY, WHO MAY THEREAFTER CONVEY IT TO THE GREENBRIDGE ASSOCIATION. MAINTENANCE OBLIGATIONS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF TRACT P-802.

TRACT P-802 IS SUBJECT TO A 5' PUBLIC UTILITY EASEMENT PER THE GREENBRIDGE MASTER PLAT PER KING COUNTY RECORDING NUMBER 20051108000259 (VOLUME 231, PAGES 6-22).

TRACT P-802 IS SUBJECT TO A 23' STREET TREE EASEMENT AS GRAPHICALLY DEPICTED HEREIN. (SEE STREET EASEMENT PROVISIONS, SHEET 8.)

TRACT P-802 IS SUBJECT TO A 10' UTILITY EASEMENT AS GRAPHICALLY DEPICTED HEREIN (SEE UTILITY EASEMENT PROVISIONS, SHEET 7).

4.9 TRACT P-803 SHALL BE DESIGNATED AS A PRIVATE PARK TRACT FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 107 (INCLUSIVE) OF THIS PLAT AND FOR THE BENEFIT OF ALL MEMBERS OF THE GREENBRIDGE ASSOCIATION, FOR PURPOSES OF RECREATIONAL USE. FOLLOWING SATISFACTORY COMPLETION OF THE ORIGINAL CONSTRUCTION WORK AND UPON THE RECORDING OF THIS PLAT, TRACT P-803 WILL BE CONVEYED TO THE KING COUNTY HOUSING AUTHORITY, WHO MAY THEREAFTER CONVEY IT TO THE GREENBRIDGE ASSOCIATION. MAINTENANCE OBLIGATIONS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF TRACT P-803.

TRACT P-803 IS SUBJECT TO A 10' UTILITY EASEMENT AS GRAPHICALLY DEPICTED HEREIN (SEE UTILITY EASEMENT PROVISIONS, SHEET 7).

TRACT P-803 IS SUBJECT TO A PUBLIC SANITARY SEWER EASEMENT AS GRAPHICALLY DEPICTED HEREIN (SEE PUBLIC SANITARY SEWER EASEMENT PROVISIONS, SHEET 7).

TRACT P-803 IS SUBJECT TO A PUBLIC WATER SEWER EASEMENT AS GRAPHICALLY DEPICTED HEREIN (SEE PUBLIC WATER SEWER EASEMENT PROVISIONS, SHEET 7).

TRACT P-803 IS SUBJECT TO A PUBLIC DRAINAGE EASEMENT AS GRAPHICALLY DEPICTED HEREIN (SEE PUBLIC DRAINAGE EASEMENT PROVISIONS, SHEET 7).

TRACT P-803 IS SUBJECT TO A PRIVATE DRAINAGE EASEMENT AS GRAPHICALLY DEPICTED HEREIN (SEE PRIVATE DRAINAGE EASEMENT PROVISIONS, SHEET 8).

4.10 TRACT P-804 SHALL BE DESIGNATED AS A PRIVATE PARK TRACT FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 107 (INCLUSIVE) OF THIS PLAT AND FOR THE BENEFIT OF ALL MEMBERS OF THE GREENBRIDGE ASSOCIATION, FOR PURPOSES OF RECREATIONAL USE. FOLLOWING SATISFACTORY COMPLETION OF THE ORIGINAL CONSTRUCTION WORK AND UPON THE RECORDING OF THIS PLAT, TRACT P-804 WILL BE CONVEYED TO THE KING COUNTY HOUSING AUTHORITY, WHO MAY THEREAFTER CONVEY IT TO THE GREENBRIDGE ASSOCIATION. MAINTENANCE OBLIGATIONS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF TRACT P-804.

TRACT P-804 IS SUBJECT TO A 10' PUBLIC UTILITY EASEMENT PER GREENBRIDGE DIVISION 2 PER KING COUNTY RECORDING NUMBER 20081125000124 (VOLUME 250, PAGES 1-10).

TRACT P-804 IS SUBJECT TO A PUBLIC WATER EASEMENT PER GREENBRIDGE DIVISION 2 PER KING COUNTY RECORDING NUMBER 20081125000124 (VOLUME 250, PAGES 1-10).

TRACT P-804 IS SUBJECT TO A PUBLIC WATER EASEMENT AS GRAPHICALLY DEPICTED HEREIN (SEE PUBLIC WATER EASEMENT PROVISIONS, SHEET 7).

4.11 TRACT P-805 SHALL BE DESIGNATED AS A PRIVATE PARK TRACT FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 107 (INCLUSIVE) OF THIS PLAT AND FOR THE BENEFIT OF ALL MEMBERS OF THE GREENBRIDGE ASSOCIATION, FOR PURPOSES OF RECREATIONAL USE. FOLLOWING SATISFACTORY COMPLETION OF THE ORIGINAL CONSTRUCTION WORK AND UPON THE RECORDING OF THIS PLAT, TRACT P-805 WILL BE CONVEYED TO THE KING COUNTY HOUSING AUTHORITY, WHO MAY THEREAFTER CONVEY IT TO THE GREENBRIDGE ASSOCIATION. MAINTENANCE OBLIGATIONS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF TRACT P-805.

TRACT P-805 IS SUBJECT TO A 10' PUBLIC UTILITY EASEMENT PER GREENBRIDGE DIVISION 2 PER KING COUNTY RECORDING NUMBER 20081125000124 (VOLUME 250, PAGES 1-10).

TRACT P-805 IS SUBJECT TO A 10' UTILITY EASEMENT AS GRAPHICALLY DEPICTED HEREIN (SEE UTILITY EASEMENT PROVISIONS, SHEET 7).

4.12 TRACT P-806 SHALL BE DESIGNATED AS A PRIVATE PARK TRACT FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 107 (INCLUSIVE) OF THIS PLAT AND FOR THE BENEFIT OF ALL MEMBERS OF THE GREENBRIDGE ASSOCIATION, FOR PURPOSES OF RECREATIONAL USE. FOLLOWING SATISFACTORY COMPLETION OF THE ORIGINAL CONSTRUCTION WORK AND UPON THE RECORDING OF THIS PLAT, TRACT P-806 WILL BE CONVEYED TO THE KING COUNTY HOUSING AUTHORITY, WHO MAY THEREAFTER CONVEY IT TO THE GREENBRIDGE ASSOCIATION. MAINTENANCE OBLIGATIONS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF TRACT P-806.

TRACT P-806 IS SUBJECT TO A 10' UTILITY EASEMENT AS GRAPHICALLY DEPICTED HEREIN (SEE UTILITY EASEMENT PROVISIONS, SHEET 7).

4.13 TRACT P-807 SHALL BE DESIGNATED AS A PRIVATE PARK TRACT FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 107 (INCLUSIVE) OF THIS PLAT AND FOR THE BENEFIT OF ALL MEMBERS OF THE GREENBRIDGE ASSOCIATION, FOR PURPOSES OF RECREATIONAL USE. FOLLOWING SATISFACTORY COMPLETION OF THE ORIGINAL CONSTRUCTION WORK AND UPON THE RECORDING OF THIS PLAT, TRACT P-807 WILL BE CONVEYED TO THE KING COUNTY HOUSING AUTHORITY, WHO MAY THEREAFTER CONVEY IT TO THE GREENBRIDGE ASSOCIATION. MAINTENANCE OBLIGATIONS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF TRACT P-807.

TRACT P-807 IS SUBJECT TO A 5' PUBLIC UTILITY EASEMENT PER THE GREENBRIDGE MASTER PLAT PER KING COUNTY RECORDING NUMBER 20051108000259 (VOLUME 231, PAGES 6-22).

TRACT P-807 IS SUBJECT TO A 23' STREET TREE EASEMENT AS GRAPHICALLY DEPICTED HEREIN. (SEE STREET EASEMENT PROVISIONS, SHEET 8.)

TRACT P-807 IS SUBJECT TO A 10' UTILITY EASEMENT AS GRAPHICALLY DEPICTED HEREIN (SEE UTILITY EASEMENT PROVISIONS, SHEET 7).

TRACT P-807 IS SUBJECT TO A PUBLIC DRAINAGE EASEMENT AS GRAPHICALLY DEPICTED HEREIN (SEE PUBLIC DRAINAGE EASEMENT PROVISIONS, SHEET 7).

TRACT P-807 IS SUBJECT TO A PUBLIC WATER EASEMENT AS GRAPHICALLY DEPICTED HEREIN (SEE PUBLIC WATER EASEMENT PROVISIONS, SHEET 7).

TRACT P-807 IS SUBJECT TO A 10' PRIVATE DRAINAGE EASEMENT AS GRAPHICALLY DEPICTED HEREIN (SEE PRIVATE DRAINAGE EASEMENT PROVISIONS, SHEET 8).

4.14 TRACT P-808 SHALL BE DESIGNATED AS A PRIVATE PARK TRACT FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 107 (INCLUSIVE) OF THIS PLAT AND FOR THE BENEFIT OF ALL MEMBERS OF THE GREENBRIDGE ASSOCIATION, FOR PURPOSES OF RECREATIONAL USE. FOLLOWING SATISFACTORY COMPLETION OF THE ORIGINAL CONSTRUCTION WORK AND UPON THE RECORDING OF THIS PLAT, TRACT P-808 WILL BE CONVEYED TO THE KING COUNTY HOUSING AUTHORITY, WHO MAY THEREAFTER CONVEY IT TO THE GREENBRIDGE ASSOCIATION. MAINTENANCE OBLIGATIONS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF TRACT P-808.

TRACT P-808 IS SUBJECT TO A UTILITY EASEMENT, OVER, UNDER AND UPON ITS ENTIRETY (SEE UTILITY EASEMENT PROVISIONS, SHEET 7).

TRACT P-808 IS SUBJECT TO A PUBLIC DRAINAGE EASEMENT, OVER, UNDER AND UPON ITS ENTIRETY (SEE PUBLIC DRAINAGE EASEMENT PROVISIONS, SHEET 7).

4.15 TRACT P-809 SHALL BE DESIGNATED AS A PRIVATE PARK TRACT FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 107 (INCLUSIVE) OF THIS PLAT AND FOR THE BENEFIT OF ALL MEMBERS OF THE GREENBRIDGE ASSOCIATION, FOR PURPOSES OF RECREATIONAL USE. FOLLOWING SATISFACTORY COMPLETION OF THE ORIGINAL CONSTRUCTION WORK AND UPON THE RECORDING OF THIS PLAT, TRACT P-809 WILL BE CONVEYED TO THE KING COUNTY HOUSING AUTHORITY, WHO MAY THEREAFTER CONVEY IT TO THE GREENBRIDGE ASSOCIATION. MAINTENANCE OBLIGATIONS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF TRACT P-809.

TRACT P-809 IS SUBJECT TO A UTILITY EASEMENT, OVER, UNDER AND UPON ITS ENTIRETY (SEE UTILITY EASEMENT PROVISIONS, SHEET 7).

TRACT P-809 IS SUBJECT TO A PUBLIC DRAINAGE EASEMENT, OVER, UNDER AND UPON ITS ENTIRETY (SEE PUBLIC DRAINAGE EASEMENT PROVISIONS, SHEET 7).

4.16 TRACT P-810 SHALL BE DESIGNATED AS A PRIVATE PARK TRACT FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 107 (INCLUSIVE) OF THIS PLAT AND FOR THE BENEFIT OF ALL MEMBERS OF THE GREENBRIDGE ASSOCIATION, FOR PURPOSES OF RECREATIONAL USE. FOLLOWING SATISFACTORY COMPLETION OF THE ORIGINAL CONSTRUCTION WORK AND UPON THE RECORDING OF THIS PLAT, TRACT P-810 WILL BE CONVEYED TO THE KING COUNTY HOUSING AUTHORITY, WHO MAY THEREAFTER CONVEY IT TO THE GREENBRIDGE ASSOCIATION. MAINTENANCE OBLIGATIONS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF TRACT P-810.

TRACT P-810 IS SUBJECT TO A UTILITY EASEMENT, OVER, UNDER AND UPON ITS ENTIRETY (SEE UTILITY EASEMENT PROVISIONS, SHEET 7).

TRACT P-810 IS SUBJECT TO A PUBLIC DRAINAGE EASEMENT, OVER, UNDER AND UPON ITS ENTIRETY (SEE PUBLIC DRAINAGE EASEMENT PROVISIONS, SHEET 7).

4.17 TRACT P-811 SHALL BE DESIGNATED AS A PRIVATE PARK TRACT FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 107 (INCLUSIVE) OF THIS PLAT AND FOR THE BENEFIT OF ALL MEMBERS OF THE GREENBRIDGE ASSOCIATION, FOR PURPOSES OF RECREATIONAL USE. FOLLOWING SATISFACTORY COMPLETION OF THE ORIGINAL CONSTRUCTION WORK AND UPON THE RECORDING OF THIS PLAT, TRACT P-811 WILL BE CONVEYED TO THE KING COUNTY HOUSING AUTHORITY, WHO MAY THEREAFTER CONVEY IT TO THE GREENBRIDGE ASSOCIATION. MAINTENANCE OBLIGATIONS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF TRACT P-811.

TRACT P-811 IS SUBJECT TO A UTILITY EASEMENT, OVER, UNDER AND UPON ITS ENTIRETY (SEE UTILITY EASEMENT PROVISIONS, SHEET 7).

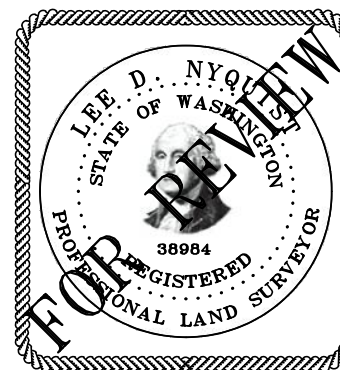
TRACT P-811 IS SUBJECT TO A PUBLIC DRAINAGE EASEMENT, OVER, UNDER AND UPON ITS ENTIRETY (SEE PUBLIC DRAINAGE EASEMENT PROVISIONS, SHEET 7).

4.18 TRACT P-812 SHALL BE DESIGNATED AS A PRIVATE PARK TRACT FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 107 (INCLUSIVE) OF THIS PLAT AND FOR THE BENEFIT OF ALL MEMBERS OF THE GREENBRIDGE ASSOCIATION, FOR PURPOSES OF RECREATIONAL USE. FOLLOWING SATISFACTORY COMPLETION OF THE ORIGINAL CONSTRUCTION WORK AND UPON THE RECORDING OF THIS PLAT, TRACT P-812 WILL BE CONVEYED TO THE KING COUNTY HOUSING AUTHORITY, WHO MAY THEREAFTER CONVEY IT TO THE GREENBRIDGE ASSOCIATION. THE OWNERS OF LOTS 31 THROUGH 34 (INCLUSIVE) LOCATED NORTH OF AND IMMEDIATELY ADJACENT TO TRACT P-812 SHALL HAVE THE RIGHT OF ACCESS TO TRACT P-812 ON WALKWAYS APPROVED BY THE KING COUNTY HOUSING AUTHORITY AND CONSTRUCTED FROM THEIR INDIVIDUAL LOT TO THE WALKWAY WITHIN TRACT P-812; PROVIDED THAT, ANY MODIFICATION OR REPAIR TO ANY SUCH WALKWAY LOCATED WITHIN TRACT P-812 MAY OCCUR ONLY WITH THE EXPRESS WRITTEN PERMISSION OF THE OWNER(S) OF TRACT P-812. MAINTENANCE OBLIGATIONS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF TRACT P-812.

TRACT P-812 IS SUBJECT TO A 10' PUBLIC UTILITY EASEMENT PER GREENBRIDGE DIVISION 2 PER KING COUNTY RECORDING NUMBER 20081125000124 (VOLUME 250, PAGES 1-10).

TRACT P-812 IS SUBJECT TO A PUBLIC DRAINAGE EASEMENT OVER, UNDER AND UPON ITS ENTIRETY (SEE PUBLIC DRAINAGE EASEMENT PROVISIONS, SHEET 7).

Erica Malm 2020-07-20-47 AM M:\ACAD\SURVEY\15\15053\Final Plat\15053F01-6.dwg



GREENBRIDGE DIVISION 8

PORTIONS OF THE N.W. 1/4 OF THE N.E. 1/4 AND THE S.W. 1/4 OF THE N.E. 1/4,
SECTION 6, TOWNSHIP 23N, RANGE 4E W.M., KING COUNTY, WASHINGTON

VOL./PAGE

EASEMENT PROVISIONS

SEATTLE CITY LIGHT EASEMENT PROVISION

AN EASEMENT FOR ELECTRICAL UTILITY PURPOSE IS HEREBY GRANTED TO THE CITY OF SEATTLE, ITS SUCCESSORS AND ASSIGNS, THE RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, ERECT, ALTER, IMPROVE, REPAIR, ENERGIZE, OPERATE AND MAINTAIN ELECTRIC OVERHEAD AND UNDERGROUND DISTRIBUTION FACILITIES AT DEPTHS NOT EXCEEDING 15 FEET, WHICH CONSIST OF POLES WITH BRACES, GUYS AND ANCHORS, CROSSARMS, TRANSFORMERS, DUCTS, VAULTS, MANHOLES, CABINETS, CONTAINERS, CONDUITS, WIRES AND OTHER NECESSARY OR CONVENIENT APPURTENANCES TO MAKE SAID UNDERGROUND AND OVERHEAD INSTALLATIONS AN INTEGRATED ELECTRIC SYSTEM. ALL SUCH ELECTRICAL DISTRIBUTION FACILITIES TO BE LOCATED ACROSS, OVER, UPON AND UNDER ALL PARCELS, LOTS AND TRACTS WITHIN THE PLAT OF GREENBRIDGE DIVISION 7, SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON; TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM AT ALL TIMES SAID LANDS WITHIN SAID PLAT. THE CITY OF SEATTLE IS TO BE RESPONSIBLE AS PROVIDED BY LAW, FOR ANY DAMAGE THROUGH ITS NEGLIGENCE IN THE CONSTRUCTION, MAINTENANCE AND OPERATION OF SAID ELECTRIC SYSTEM ACROSS, OVER, UPON AND UNDER SAID EASEMENT AREA. THE RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL CONTINUE AND BE IN FORCE UNTIL SUCH TIME AS THE CITY OF SEATTLE, ITS SUCCESSORS AND ASSIGNS SHALL PERMANENTLY REMOVE SAID POLES, WIRES AND APPURTENANCES FROM SAID LANDS OR SHALL OTHERWISE PERMANENTLY ABANDON SAID ELECTRIC SYSTEM AT WHICH TIME ALL SUCH RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL TERMINATE.

UTILITY EASEMENT PROVISIONS

UPON THE RECORDING OF THIS PLAT, A PERPETUAL, NON-EXCLUSIVE 'UTILITY EASEMENT' IS HEREBY RESERVED FOR AND GRANTED TO THE REGIONAL TELEPHONE PROVIDER, REGIONAL CABLE TELEVISION PROVIDER, PUGET SOUND ENERGY, SOUTHWEST SUBURBAN SEWER DISTRICT, SEATTLE PUBLIC UTILITIES, KING COUNTY WATER DISTRICT NO. 20, KING COUNTY, OTHER UTILITY PROVIDERS, THE GREENBRIDGE ASSOCIATION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON A STRIP OF LAND AS DEPICTED HEREON WITHIN ALL LOTS, PARCELS AND TRACTS, PARALLEL WITH AND ADJOINING THE FRONTAGE OF ALL STREETS DEDICATED AS A PART OF THIS PLAT AND OVER, UNDER AND UPON TRACTS A-801, A-802, A-803, A-804, A-805, P-808, P-809, P-810, P-811 AND AS GRAPHICALLY DEPICTED HEREIN, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WATER SYSTEM FACILITIES, SEWER SYSTEM FACILITIES, STORM DRAINAGE FACILITIES, ROAD AND SIDEWALK IMPROVEMENTS, 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, STORM DRAINAGE AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED, PROVIDED NO NEW FACILITIES OF ANY TYPE MAY BE INSTALLED WITHIN THE AREA PARALLEL WITH AND ADJOINING THE FRONTAGE OF ALL LOTS, PARCELS OR TRACTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE OWNER(S) OF SUCH LOT, PARCEL OR TRACT. SAID CONSENT SHALL NOT BE UNREASONABLY WITHHELD.

IN ADDITION TO THE BENEFICIARIES STATED ABOVE, THE UNDERLYING PROPERTY OWNERS ADJACENT TO SAID EASEMENTS SHALL HAVE THE RIGHT TO ENTER SAID EASEMENT TO PERFORM MAINTENANCE, REPAIR OR REPLACEMENT OF SANITARY SEWER SERVICE LINES AND WATER SERVICE LINES AND ROOF/YARD/STORM DRAINAGE 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, CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION USES 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.

THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

PUBLIC DRAINAGE EASEMENT PROVISIONS 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 EASEMENTS 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(S).

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 DPER 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.

THESE EASEMENTS ARE INTENDED TO FACILITATE REASONABLE ACCESS TO THE DRAINAGE FACILITIES. THESE EASEMENTS AND COVENANTS SHALL RUN WITH THE LAND AND ARE BINDING UPON THE OWNERS OF SAID PRIVATE PROPERTY, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

PUBLIC DRAINAGE EASEMENT RESTRICTIONS

STRUCTURES, FILL, OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANGS) SHALL NOT BE PERMITTED BEYOND THE BUILDING SETBACK LINE OR WITHIN PUBLIC DRAINAGE EASEMENTS UNLESS OTHERWISE APPROVED BY THE KING COUNTY DEPARTMENT OF PERMITTING AND ENVIRONMENTAL REVIEW (DPER) OR ITS SUCCESSOR AGENCY. 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 DPER OR ITS SUCCESSOR AGENCY.

PUBLIC WATER EASEMENT PROVISIONS

UPON THE RECORDING OF THIS PLAT, A PERPETUAL NON-EXCLUSIVE 'PUBLIC WATER EASEMENT' IS HEREBY GRANTED AND CONVEYED TO KING COUNTY WATER DISTRICT NO. 20, OVER, UPON, ACROSS, THROUGH AND UNDER ALL CERTAIN LOTS AND TRACTS AS GRAPHICALLY DEPICTED HEREIN, FOR THE PURPOSES OF INSTALLING, LAYING, CONSTRUCTING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, REPLACING, RENEWING, USING AND OPERATING PUBLIC WATER SYSTEMS, INCLUDING PIPELINES, WATER METERS AND ALL NECESSARY CONNECTIONS AND APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM. THE USE OF SUCH AREA IMMEDIATELY ADJACENT TO THE ABOVE EASEMENT IS ALSO GRANTED TO KING COUNTY WATER DISTRICT NO. 20 AND/OR ITS AGENTS OR CONTRACTORS AS MAY BE REASONABLY REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF THE PUBLIC WATER SYSTEMS LOCATED WITHIN THE EASEMENT. USE OF THE ADDITIONAL AREA ADJACENT TO THE EASEMENT (HEREAFTER REFERRED TO AS THE "ACCESS EASEMENT") SHALL BE LIMITED TO THE PURPOSES DESCRIBED HEREIN. GRANTEE SHALL HAVE THE RIGHT, WITHOUT NOTICE AND WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCESS AT LAW OR EQUITY, AT ALL TIMES AS MAY BE NECESSARY TO ENTER UPON THAT PORTION OF THE REAL PROPERTY COVERED BY THE EASEMENT AND ACCESS EASEMENT TO INSTALL, LAY, CONSTRUCT, MAINTAIN, INSPECT, REPAIR, REMOVE, REPLACE, RENEW, USE AND OPERATE THE WATER SYSTEMS FOR THE PURPOSES OF SERVING THE SUBJECT REAL PROPERTY, AS WELL AS ANY OTHER PROPERTIES, WITH UTILITY SERVICE. IMMEDIATELY AFTER THE CONSTRUCTION AND/OR INSTALLATION OF SAID PUBLIC WATER SYSTEMS, KING COUNTY WATER DISTRICT NO. 20 SHALL RESTORE THE PREMISES AS NEAR AS PRACTICAL TO ITS CONDITION THAT EXISTED IMMEDIATELY BEFORE SUCH CONSTRUCTION OR ENTRY. THE PRIVATE OWNERS SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT AND ADJACENT AREA; PROVIDED THAT SAID USE DOES NOT INTERFERE WITH THE EASEMENT RIGHTS CONVEYED HEREIN; AND PROVIDED FURTHER THAT NO PERMANENT BUILDINGS OR STRUCTURES ARE ERECTED ON SAID EASEMENT. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

PUBLIC SANITARY SEWER EASEMENT PROVISIONS

UPON THE RECORDING OF THIS PLAT, A PERPETUAL, NON-EXCLUSIVE 'PUBLIC SANITARY SEWER EASEMENT' IS HEREBY GRANTED AND CONVEYED TO SOUTHWEST SUBURBAN SEWER DISTRICT, AS GRAPHICALLY DEPICTED HEREIN, FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, RECONSTRUCTING, REPLACING, REPAIRING, MAINTAINING AND OPERATING PUBLIC SANITARY SEWER SYSTEMS, INCLUDING PIPELINES, SEWER MANHOLES AND ALL NECESSARY CONNECTIONS AND APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THERE FROM. THE USE OF SUCH AREA IMMEDIATELY ADJACENT TO THE ABOVE EASEMENT IS ALSO DEDICATED TO SOUTHWEST SUBURBAN SEWER DISTRICT AND/OR ITS AGENTS OR CONTRACTORS AS MAY BE REASONABLY REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF THE PUBLIC SANITARY SEWER SYSTEMS LOCATED WITHIN THE EASEMENT. USE OF THIS ADDITIONAL AREA ADJACENT TO THE EASEMENT SHALL BE LIMITED TO THE PURPOSES DESCRIBED HEREIN, AND IMMEDIATELY AFTER THE CONSTRUCTION AND/OR INSTALLATION OF SAID PUBLIC SANITARY SEWER SYSTEMS, SOUTHWEST SUBURBAN SEWER DISTRICT SHALL RESTORE THE PREMISES AS NEAR AS PRACTICAL TO ITS CONDITION THAT EXISTED IMMEDIATELY BEFORE SUCH CONSTRUCTION OR ENTRY. THE PRIVATE OWNERS SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT AND ADJACENT AREA; PROVIDED THAT SAID USE DOES NOT INTERFERE WITH THE EASEMENT RIGHTS CONVEYED HEREIN; AND PROVIDED FURTHER THAT NO PERMANENT BUILDINGS OR STRUCTURES ARE ERECTED ON SAID EASEMENT. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

USE EASEMENT PROVISIONS

UPON THE RECORDING OF THIS PLAT, A PERPETUAL, NON-EXCLUSIVE 'USE EASEMENT' IS HEREBY RESERVED FOR AND GRANTED TO KING COUNTY AND TO THE GREENBRIDGE ASSOCIATION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON A STRIP OF LAND GENERALLY 23 FEET IN WIDTH AS DEPICTED HEREON WITHIN OF LOTS 9 THROUGH 26 AND TRACTS P-801, P-802 AND P-812, ADJOINING THE FRONTAGE OF 4TH AVENUE SW IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN VARIOUS UTILITIES INCLUDING BUT NOT EXCLUSIVELY LIMITED TO, IRRIGATION SYSTEM FACILITIES, STORM DRAINAGE FACILITIES, SIDEWALK IMPROVEMENTS, AND OTHER UTILITY SERVICES AND IN WHICH TO PLANT, INSTALL, INSPECT, MAINTAIN, REPAIR, PRUNE OR REPLACE STREET TREES AS PLANTED WITHIN SAID EASEMENT AREA, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT AT ALL TIMES FOR THE PURPOSES HEREIN STATED, PROVIDED NO NEW FACILITIES OF ANY TYPE MAY BE INSTALLED WITHIN SAID EASEMENT AREA WITHOUT THE PRIOR WRITTEN CONSENT OF THE OWNER(S) OF SUCH LOT OR TRACT. SAID CONSENT SHALL NOT BE UNREASONABLY WITHHELD.

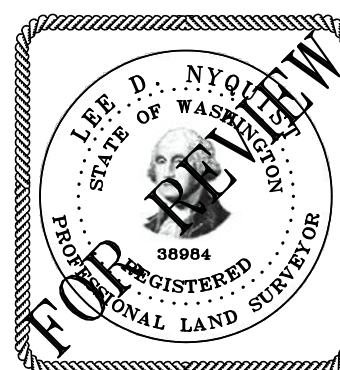
THE PRIVATE OWNER(S) SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT PROVIDED THAT SAID USE DOES NOT INTERFERE WITH THE EASEMENT RIGHTS CONVEYED HEREIN AND THAT NO PERMANENT BUILDINGS OR STRUCTURES OTHER THAN WALKWAYS AND FENCES ARE CONSTRUCTED WITHIN SAID EASEMENT.

THIS EASEMENT AREA ENTERED UPON FOR THE PURPOSES ENUMERATED HEREIN SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY SAID ENTERING ENTITY.

THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

Erica Malm 2020-07-20 4:47 AM M:\ACAD\SURVEY\15\15053\Final Plat\15053F01-7.dwg

ACTIVITY NO. FNRW 19-0005
PROJECT NO. L03P0022



GOLDSMITH
LAND DEVELOPMENT SERVICES

1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

SHEET 7 OF 16

VOL./PAGE

GREENBRIDGE DIVISION 8

PORTIONS OF THE N.W. 1/4 OF THE N.E. 1/4 AND THE S.W. 1/4 OF THE N.E. 1/4,
SECTION 6, TOWNSHIP 23N, RANGE 4E W.M., KING COUNTY, WASHINGTON

VOL./PAGE

PRIVATE DRAINAGE EASEMENT PROVISIONS

UPON THE RECORDING OF THIS PLAT, A PERPETUAL, NON-EXCLUSIVE 'PRIVATE DRAINAGE EASEMENT' IS HEREBY ESTABLISHED ON THE FOLLOWING LISTED LOTS AND TRACTS. SAID EASEMENT(S) ARE IN FAVOR OF THE LOTS AND TRACTS LISTED BELOW AS DERIVING BENEFIT AND ARE FOR THE PURPOSE OF INSTALLING AND MAINTAINING PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT(S). THE OWNER(S) OF SAID LOTS AND TRACTS DERIVING BENEFIT SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE PRIVATE DRAINAGE FACILITIES LYING WITHIN THE BOUNDARIES OF EACH OWNER'S RESPECTIVE LOT; ACCESS TO THE EASEMENT AREA FOR SUCH PURPOSES BY THE BENEFICIARIES OF THIS EASEMENT IS PERMISSIBLE SO LONG AS IT IS REASONABLE UNDER THE CIRCUMSTANCES.

PRIVATE DRAINAGE FACILITIES INCLUDE ROOF DOWNSPOUT, MINOR YARD, AND FOOTING DRAINS. NO BUILDING SETBACK LINE (BSBL) IS REQUIRED FROM THIS EASEMENT.

THOSE EASEMENTS LOCATED COINCIDENT WITH 10' UTILITY FRONTAGE EASEMENT:

EASEMENT LOCATED ON	BENEFITTING
LOTS 2, 3, 4, 5, 6, 7, 8, TRACT P-801	LOTS 1, 2, 3, 4, 5, 6, 7, 8
LOTS 10, 11, 12	LOTS 9, 10, 11
LOT 12	LOT 13
LOTS 15, 16	LOTS 14, 15
LOT 16	TRACT P-802
LOTS 18, 19	LOTS 17, 18
LOT 19	LOT 20
LOTS 22, 23, 24, 25	LOTS 21, 22, 23, 24
LOTS 27, 28, 29, TRACT P-803	LOTS 27, 28, 29, 30
TRACT P-807	LOT 26
LOTS 104, 105, 106, 107	LOTS 103, 104, 105, 106
LOTS 35, 36, 37, 38	LOTS 36, 37, 38, 39, 40, 41, 42, 43, 44, 45
LOTS 43, 44, 45	LOTS 42, 43, 44
LOTS 46, 47, 48, 49	LOTS 47, 48, 49, 50, 51, 52
LOTS 54, 55, 56	LOTS 53, 54, 55, 56
LOTS 57, 58, 59, 60	LOTS 58, 59, 60, 61, 62, 63
LOTS 65, 66, 67	LOTS 64, 65, 66
LOT 68	LOTS 69, 70, 71, 72, 73, 74, 75
LOT 79	LOTS 76, 77, 78
LOTS 77, 78	LOTS 76, 77
LOTS 83, 84, 85, 86, 87, 88, 89, 90	LOTS 84, 85, 86, 87, 88, 89, 90, 91
LOTS 92, 93, 94	LOTS 92, 93, TRACT P-806
LOTS 98, 99, 100, 101	LOTS 99, 100, 101, 102
LOTS 96, 97, 98	LOTS 95, 96, 97

THOSE EASEMENTS 23' WIDE, LOCATED ALONG 4TH AVENUE:

EASEMENT LOCATED ON	BENEFITTING
LOTS 9, 10, 11	LOTS 10, 11, TRACT P-801
LOTS 12, 13, 14, 15	LOTS 11, 12, 13, 14
LOT 15	LOT 16
LOT 17	LOT 18, TRACT P-802
LOTS 20, 21	LOTS 19, 20
LOT 23	LOTS 22, 24
LOT 26	LOT 25

ADDITIONAL EASEMENTS:

EASEMENT LOCATED ON	BENEFITTING
TRACT P-803	LOTS 27, 28, 29, 30
LOTS 31, 32	LOTS 32, 33
LOT 31	LOTS 103, 104, 105, 105, 107
LOTS 35, 45	LOTS 36, 37, 38, 39, 40, 41, 42, 43, 44, 45
LOTS 46, 56	LOTS 47, 48, 49, 50, 51, 52, 53, 54, 55, 56
LOTS 57, 67	LOTS 58, 59, 60, 61, 62, 63, 64, 65, 66, 67
LOT 68	LOT 69, 70, 71, 72, 73, 74, 75, 80
LOTS 82, 83	LOTS 81, 82

PRIVATE DRAINAGE EASEMENT COVENANT

THE OWNERS OF PRIVATE PROPERTY WITHIN THIS PLAT ENCUMBERED WITH DRAINAGE EASEMENTS NOTED 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 HEREIN.

THE BENEFICIARIES OF SAID PRIVATE DRAINAGE EASEMENTS 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 KING COUNTY 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.

PRIVATE WATER EASEMENT PROVISIONS

UPON THE RECORDING OF THIS PLAT, A PERPETUAL, NON-EXCLUSIVE 'PRIVATE WATER EASEMENT' IS HEREBY ESTABLISHED ON THE FOLLOWING LISTED LOTS. SAID EASEMENT(S) ARE IN FAVOR OF THE LOTS LISTED BELOW AS DERIVING BENEFIT AND ARE FOR THE PURPOSE OF INSTALLING AND MAINTAINING PRIVATE WATER FACILITIES WITHIN SAID EASEMENT(S). NO STRUCTURES OTHER THAN DRIVEWAYS OR FENCES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS. THE LOT IDENTIFIED BELOW AS BENEFITTING SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE APPLICABLE BENEFITTING PRIVATE WATER FACILITIES (COLLECTIVELY "MAINTENANCE"). UPON COMPLETION OF ANY WORK, ALL DISTURBANCES TO THE SURFACE OR IMPROVEMENTS SHALL BE RESTORED BY THE PARTY PERFORMING THE WORK TO AS GOOD OR BETTER CONDITION AS EXISTING IMMEDIATELY PRIOR TO SUCH WORK.

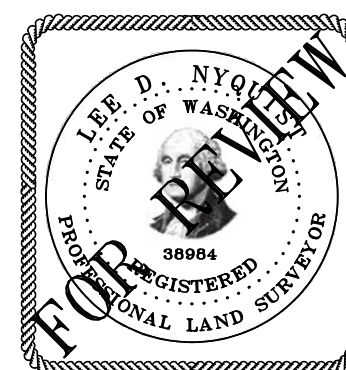
THE FOLLOWING LISTED LOTS ARE SUBJECT TO A PRIVATE WATER EASEMENT AS GRAPHICALLY DEPICTED HEREIN AS E-9. THE OWNER(S) OF LOTS DERIVING BENEFIT SHALL BE RESPONSIBLE FOR MAINTENANCE:

EASEMENT LOCATED ON	BENEFITTING
LOT 75	LOT 74
LOT 72	LOT 73
LOT 68	LOT 80
LOT 63	LOT 62
LOT 52	LOT 51
LOT 39	LOT 40

PRIVATE SANITARY SEWER EASEMENT PROVISIONS

UPON THE RECORDING OF THIS PLAT, A PERPETUAL, NON-EXCLUSIVE 'PRIVATE SANITARY SEWER EASEMENT' IS HEREBY ESTABLISHED OVER AND ACROSS LOT 84 FOR THE BENEFIT OF LOT 83. SUCH EASEMENT IS FOR THE PURPOSE OF INSTALLING AND MAINTAINING PRIVATE SANITARY SEWER FACILITIES WITHIN SAID EASEMENT. NO STRUCTURES OTHER THAN DRIVEWAYS OR FENCES SHALL BE CONSTRUCTED WITHIN THIS EASEMENT. THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE PRIVATE SANITARY SEWER SYSTEM USED IN COMMON SHALL BE BORNE IN EQUAL SHARE, EXCEPTING THAT THE OWNER(S) OF THE LOWER PARCEL (LOT 84) SHALL NOT BE RESPONSIBLE FOR THAT PART OF THE PRIVATE SANITARY SEWER SYSTEM ABOVE THEIR CONNECTION; AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE PRIVATE SANITARY SEWER SYSTEM, THE PROPERTY OWNER(S) OF LOT 83 SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE. UPON COMPLETION OF ANY WORK, ALL DISTURBANCES TO THE SURFACE OR IMPROVEMENTS SHALL BE RESTORED BY THE PARTY PERFORMING THE WORK TO AS GOOD OR BETTER CONDITION AS EXISTING IMMEDIATELY PRIOR TO SUCH WORK. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

Erica Malm 2020-07-20-04:48 AM M:\ACAD\SURVEY\15\15053\Final Plat\15053F-01-B.dwg



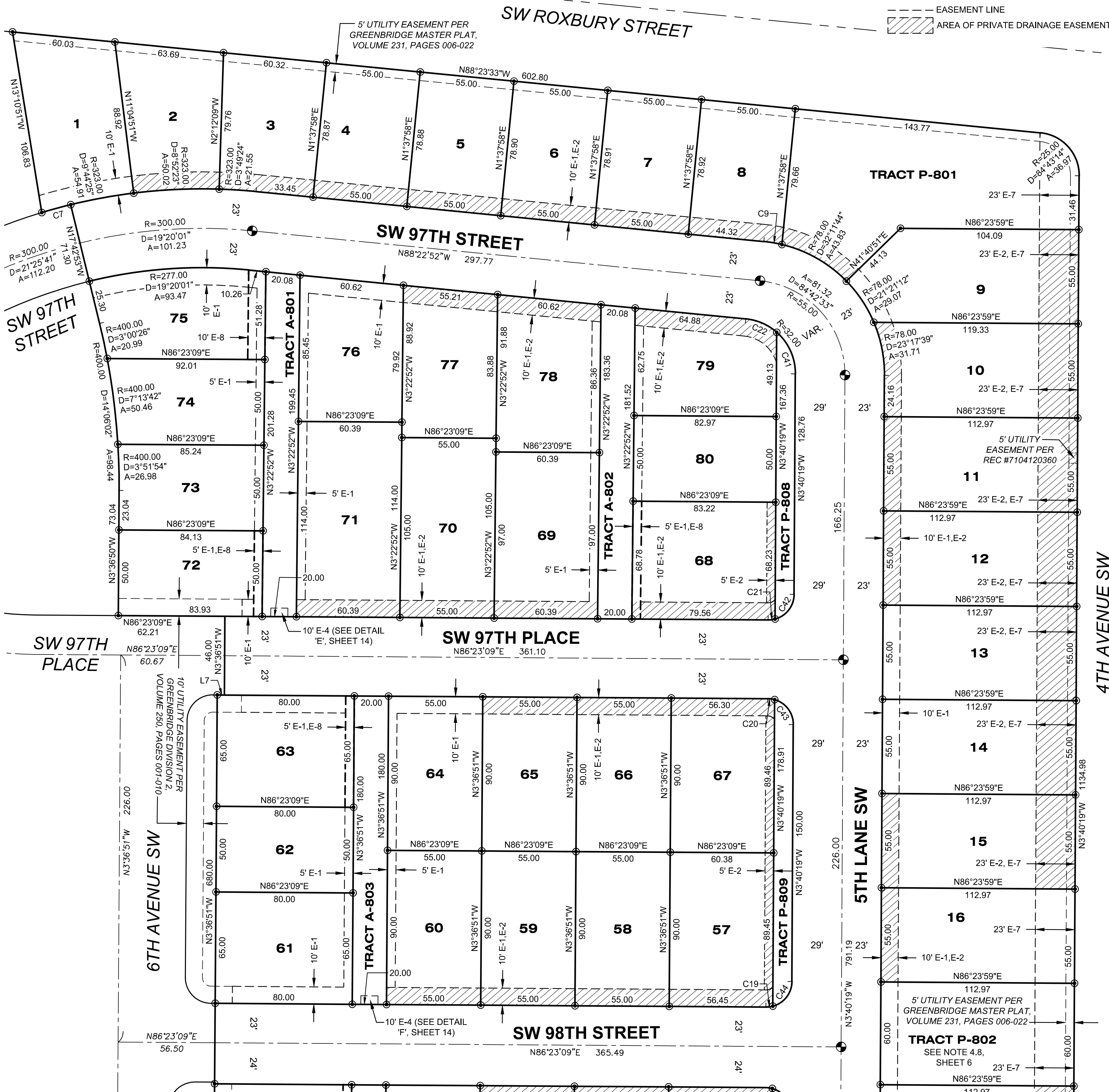
GREENBRIDGE DIVISION 8

PORTIONS OF THE N.W. 1/4 OF THE N.E. 1/4 AND THE S.W. 1/4 OF THE N.E. 1/4,
SECTION 6, TOWNSHIP 23N, RANGE 4E W.M., KING COUNTY, WASHINGTON

VOL./PAGE

LEGEND

- R= RADIUS
- D= DELTA
- A= ARC LENGTH
- MONUMENT SET PER THIS PLAT
- LOT CORNER SET PER THIS PLAT
- EASEMENT LINE
- AREA OF PRIVATE DRAINAGE EASEMENT



EASEMENT LEGEND

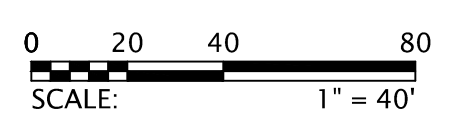
E-1	UTILITY EASEMENT (SEE DETAIL 'A', SHEET 13)
E-2	PRIVATE DRAINAGE EASEMENT (SEE DETAIL 'J', SHEET 15)
E-3	PRIVATE SANITARY SEWER EASEMENT
E-4	PUBLIC DRAINAGE EASEMENT
E-5	PUBLIC WATER EASEMENT
E-6	PUBLIC SANITARY SEWER EASEMENT
E-7	23' PUBLIC USE EASEMENT
E-8	PRIVATE WATER EASEMENT

CURVE TABLE

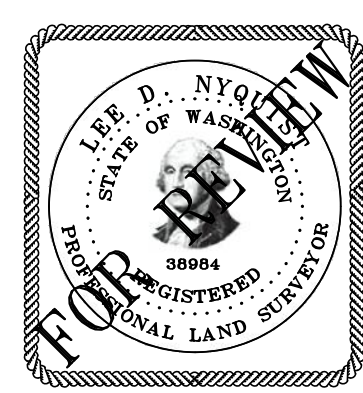
CURVE NO.	RADIUS	DELTA ANGLE	ARC LENGTH
C7	R=323.00	D=3°06'12"	17.49
C9	R=78.00	D=7°51'59"	10.71
C19	R=15.00	D=15°31'25"	4.06
C20	R=15.00	D=15°24'30"	4.03
C21	R=15.00	D=15°31'25"	4.06
C22	R=32.00	D=35°43'26"	19.95
C41	R=32.00	D=48°59'08"	27.36
C42	R=15.00	D=74°32'02"	19.51
C43	R=15.00	D=74°32'02"	19.51
C44	R=15.00	D=74°32'02"	19.51

LINE TABLE

LINE NO.	BEARING	DISTANCE
L7	N86° 23' 09"E	4.17



ACTIVITY NO. FNRW 19-0005
PROJECT NO. L03P0022



GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

Erica Malm 2020-07-20-09:59 AM M:\ACAD\SURVEY\15\5053\Final Plat\15053\F01-9.dwg

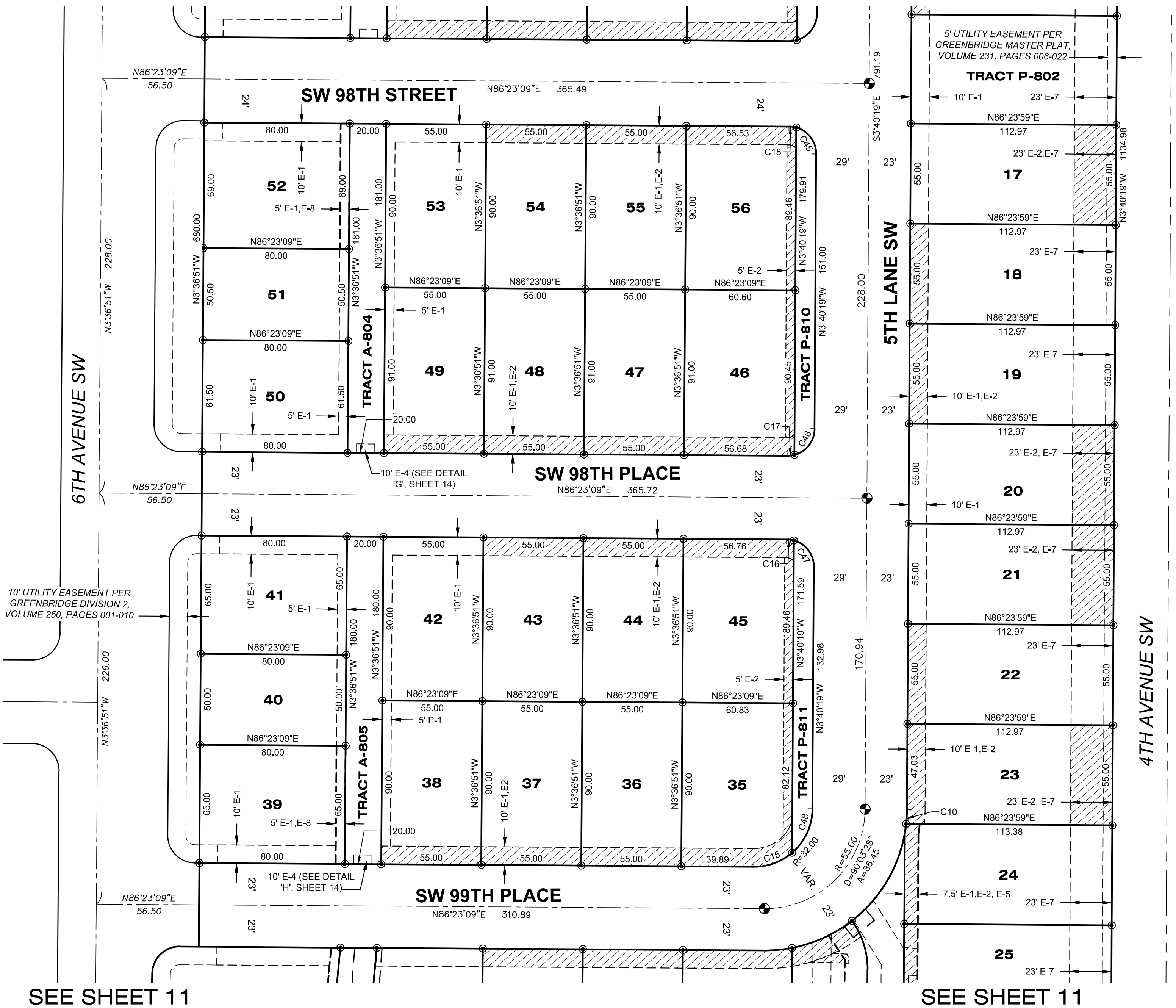
GREENBRIDGE DIVISION 8

PORTIONS OF THE N.W. 1/4 OF THE N.E. 1/4 AND THE S.W. 1/4 OF THE N.E. 1/4,
SECTION 6, TOWNSHIP 23N, RANGE 4E W.M., KING COUNTY, WASHINGTON

VOL./PAGE

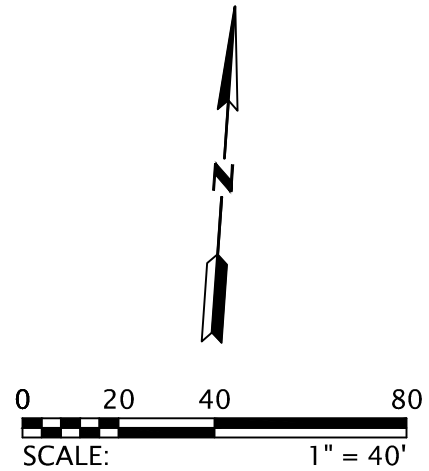
SEE SHEET 9

SEE SHEET 9



EASEMENT LEGEND

- E-1 UTILITY EASEMENT (SEE DETAIL 'A', SHEET 13)
- E-2 PRIVATE DRAINAGE EASEMENT (SEE DETAIL 'J', SHEET 15)
- E-3 PRIVATE SANITARY SEWER EASEMENT
- E-4 PUBLIC DRAINAGE EASEMENT
- E-5 PUBLIC WATER EASEMENT
- E-6 PUBLIC SANITARY SEWER EASEMENT
- E-7 23' PUBLIC USE EASEMENT
- E-8 5' PRIVATE WATER EASEMENT



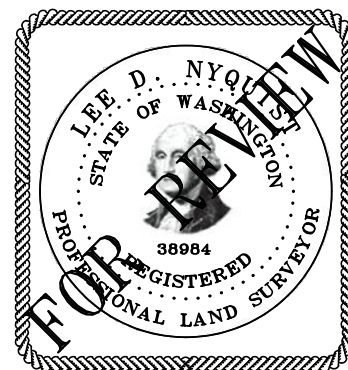
LEGEND

- R= RADIUS
- D= DELTA
- A= ARC LENGTH
- ⊙ MONUMENT SET PER THIS PLAT
- ⊙ LOT CORNER SET PER THIS PLAT
- - - EASEMENT LINE
- ▨ AREA OF PRIVATE DRAINAGE EASEMENT

CURVE TABLE			
CURVE NO.	RADIUS	DELTA ANGLE	ARC LENGTH
C10	R=78.00	D=5°1'58"	7.99
C15	R=32.00	D=41°04'20"	22.94
C16	R=15.00	D=15°24'30"	4.03
C17	R=15.00	D=15°31'25"	4.06
C18	R=15.00	D=15°24'30"	4.03
C45	R=15.00	D=74°32'02"	19.51
C46	R=15.00	D=74°32'02"	19.51
C47	R=15.00	D=74°32'02"	19.51
C48	R=32.00	D=48°59'08"	27.36

Erica Malm 2020-07-20 09:59 AM M:\ACAD\SURVEY\15\5053\Final Plat\5053F01-0.dwg

ACTIVITY NO. FNRW 19-0005
PROJECT NO. L03P0022



GOLDSMITH

LAND DEVELOPMENT SERVICES

1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

SHEET 10 OF 16

VOL./PAGE

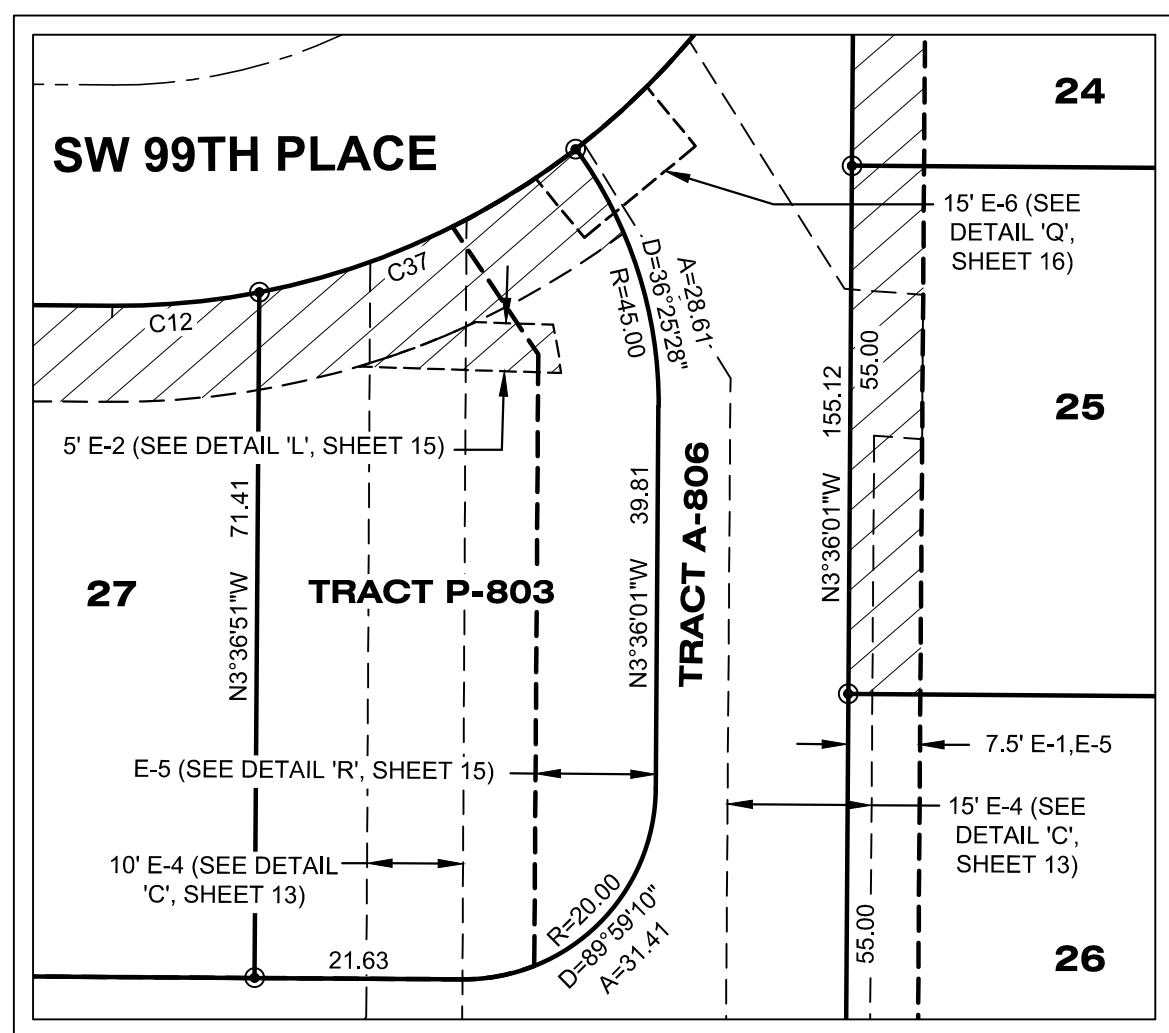
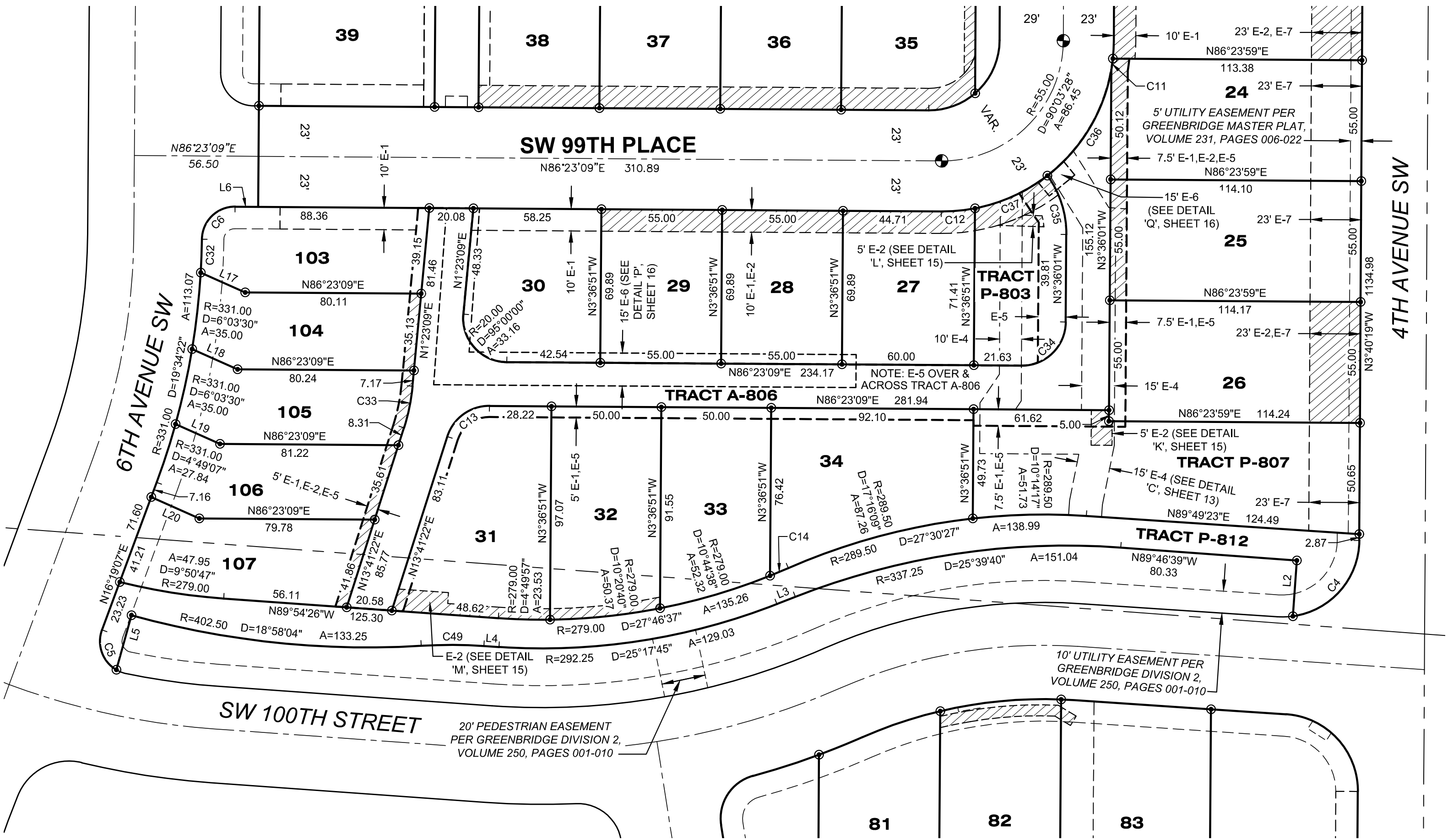
GREENBRIDGE DIVISION 8

PORTIONS OF THE N.W. 1/4 OF THE N.E. 1/4 AND THE S.W. 1/4 OF THE N.E. 1/4,
SECTION 6, TOWNSHIP 23N, RANGE 4E W.M., KING COUNTY, WASHINGTON

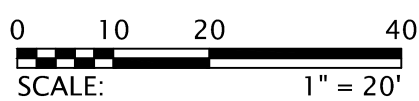
VOL./PAGE

SEE SHEET 10

SEE SHEET 10

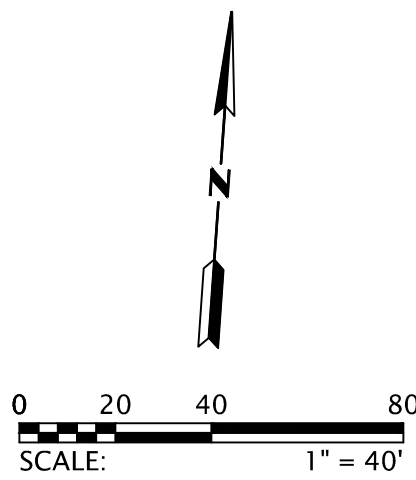


TRACT P-803 DETAIL



LEGEND

- R= RADIUS
- D= DELTA
- A= ARC LENGTH
- ⊙ MONUMENT SET PER THIS PLAT
- ⊙ LOT CORNER SET PER THIS PLAT
- - - EASEMENT LINE
- ▨ AREA OF PRIVATE DRAINAGE EASEMENT



EASEMENT LEGEND

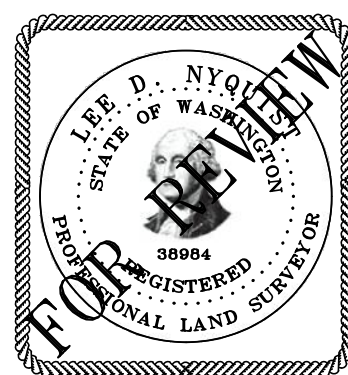
- E-1 UTILITY EASEMENT (SEE DETAIL 'A', SHEET 13)
- E-2 PRIVATE DRAINAGE EASEMENT (SEE DETAIL 'J', SHEET 15)
- E-3 PRIVATE SANITARY SEWER EASEMENT
- E-4 PUBLIC DRAINAGE EASEMENT
- E-5 PUBLIC WATER EASEMENT
- E-6 PUBLIC SANITARY SEWER EASEMENT
- E-7 23' PUBLIC USE EASEMENT
- E-8 PRIVATE WATER EASEMENT

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L2	N0° 06' 57"E	25.40
L3	N64° 33' 41"E	8.99
L4	N89° 51' 26"E	6.89
L5	N11° 25' 47"E	25.77
L6	N86° 23' 09"E	10.51
L17	N70° 00' 00"W	22.14
L18	N70° 00' 00"W	22.66
L19	N70° 00' 00"W	22.14
L20	N70° 00' 00"W	23.96

CURVE TABLE			
CURVE NO.	RADIUS	DELTA ANGLE	ARC LENGTH
C4	R=35.00	D=81°51'06"	50.00
C5	R=15.00	D=80°03'17"	20.96
C6	R=15.00	D=89°38'25"	23.47
C11	R=78.00	D=3°37'08"	4.93
C12	R=78.00	D=11°18'15"	15.39
C13	R=20.00	D=72°41'47"	25.38
C14	R=279.00	D=1°51'22"	9.04
C32	R=331.00	D=2°38'14"	15.24
C33	R=90.00	D=12°18'13"	19.33
C34	R=20.00	D=89°59'10"	31.41
C35	R=45.00	D=36°25'28"	28.61
C36	R=78.00	D=42°27'32"	57.80
C37	R=78.00	D=26°48'35"	36.50
C49	R=223.25	D=7°19'10"	28.52

SEE SHEET 12

Erica Malm 2020-07-28 00:00 AM M:\ACAD\SURVEY\15\15053\Final Plat\15053F01-11.dwg



GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

GREENBRIDGE DIVISION 8

PORTIONS OF THE N.W. 1/4 OF THE N.E. 1/4 AND THE S.W. 1/4 OF THE N.E. 1/4,
SECTION 6, TOWNSHIP 23N, RANGE 4E W.M., KING COUNTY, WASHINGTON

VOL./PAGE

SEE SHEET 11

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L9	N89° 54' 26"W	7.54
L10	N12° 52' 49"W	9.29
L13	N39° 48' 20"E	7.25
L14	N39° 42' 59"E	29.72
L15	N48° 38' 55"W	23.69
L16	N48° 38' 55"W	27.14

CURVE TABLE			
CURVE NO.	RADIUS	DELTA ANGLE	ARC LENGTH
C8	R=20.00	D=83°33'13"	29.17
C23	R=363.00	D=3°22'11"	21.35
C24	R=78.00	D=22°16'04"	30.31
C25	R=205.50	D=1°38'14"	5.87
C26	R=78.00	D=22°29'01"	30.61
C27	R=78.00	D=22°47'01"	31.02
C28	R=78.00	D=5°02'58"	6.87
C29	R=15.00	D=90°00'50"	23.57
C30	R=15.00	D=89°59'10"	23.56
C31	R=15.00	D=90°00'50"	23.57
C38	R=15.00	D=87°55'36"	23.02
C39	R=363.00	D=4°59'18"	31.60
C40	R=78.00	D=14°47'25"	20.13

LEGEND

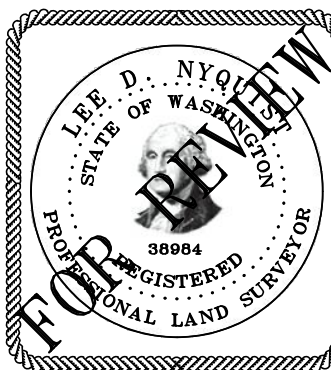
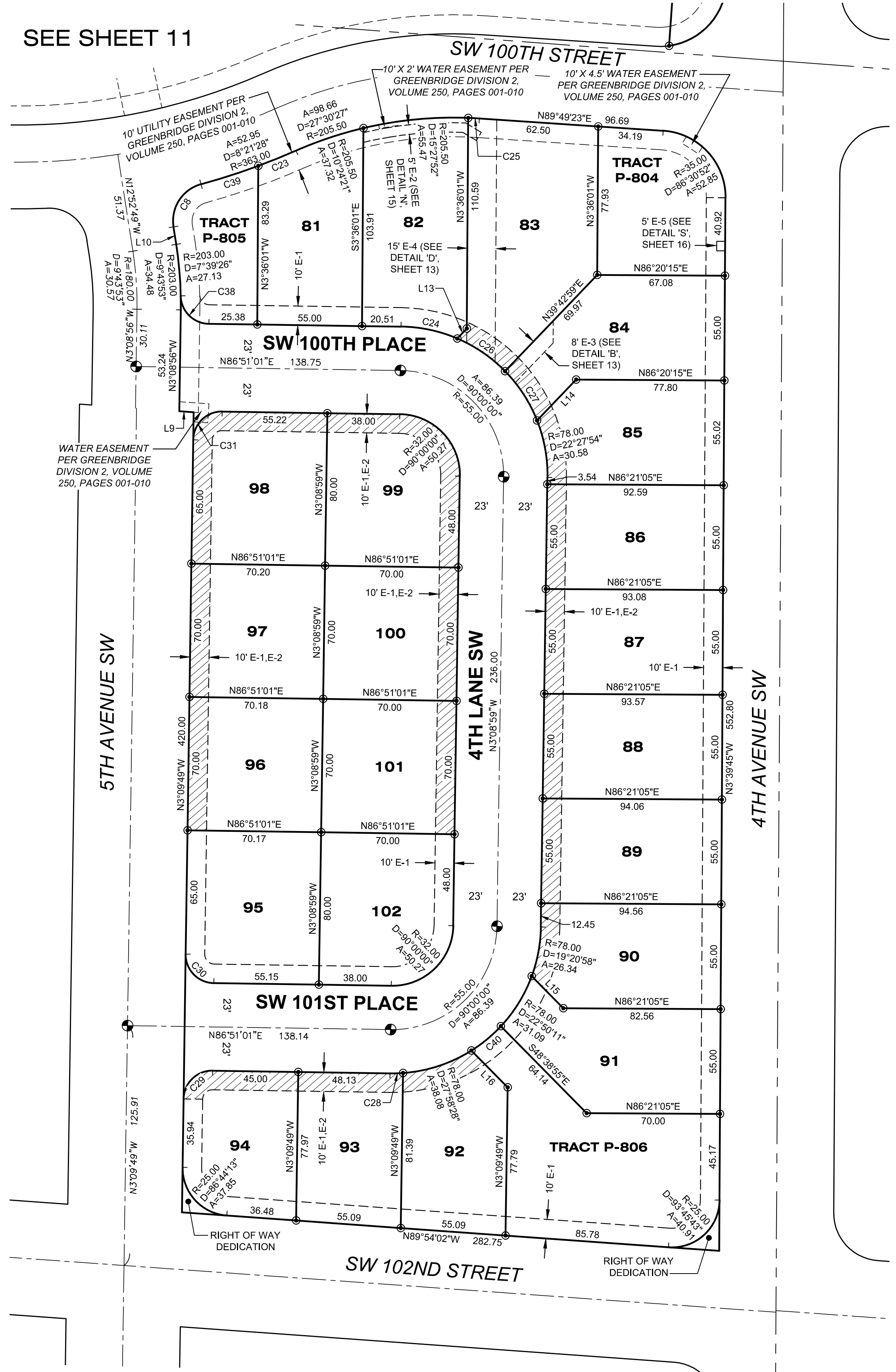
- R= RADIUS
- D= DELTA
- A= ARC LENGTH
- MONUMENT SET PER THIS PLAT
- LOT CORNER SET PER THIS PLAT
- - - EASEMENT LINE
- ▨ AREA OF PRIVATE DRAINAGE EASEMENT



0 20 40 80
SCALE: 1" = 40'

EASEMENT LEGEND

- E-1 UTILITY EASEMENT (SEE DETAIL 'A', SHEET 13)
- E-2 PRIVATE DRAINAGE EASEMENT (SEE DETAIL 'J', SHEET 15)
- E-3 PRIVATE SANITARY SEWER EASEMENT
- E-4 PUBLIC DRAINAGE EASEMENT
- E-5 PUBLIC WATER EASEMENT
- E-6 PUBLIC SANITARY SEWER EASEMENT
- E-7 23' PUBLIC USE EASEMENT
- E-8 PRIVATE WATER EASEMENT



GOLDSMITH
LAND DEVELOPMENT SERVICES

1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

ACTIVITY NO. FNRW 19-0005
PROJECT NO. L03P0022

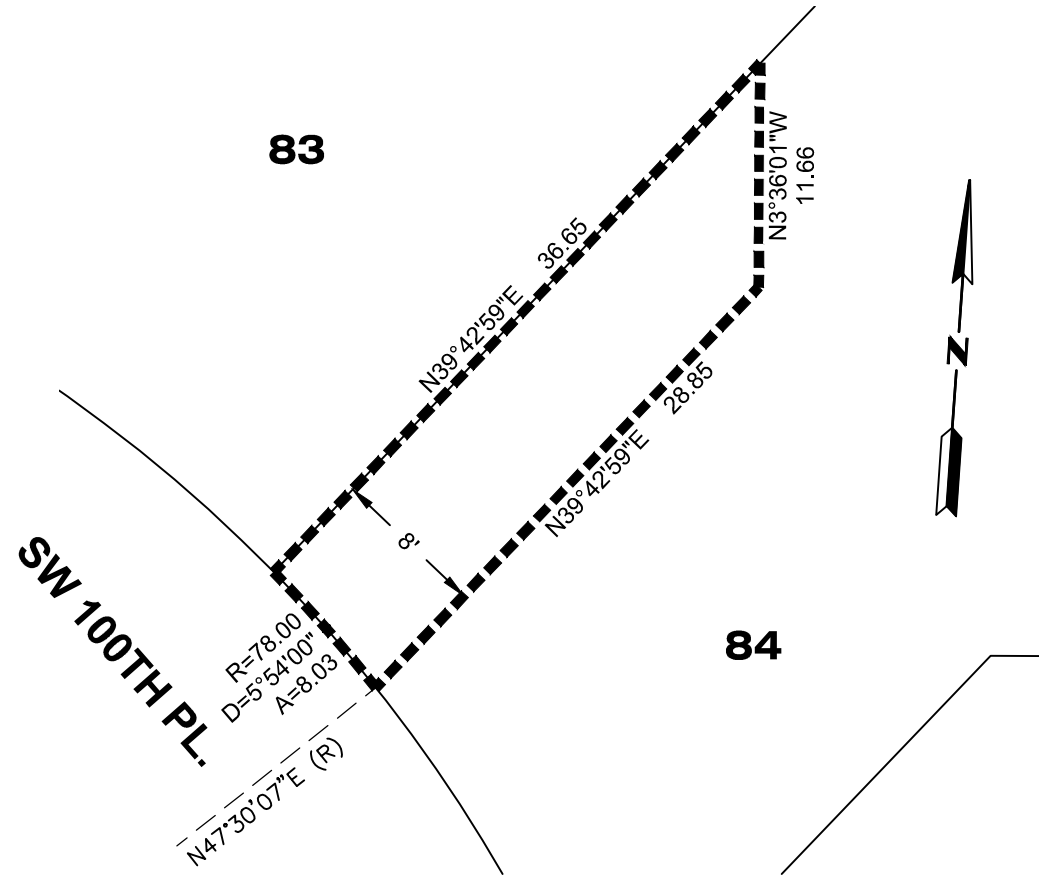
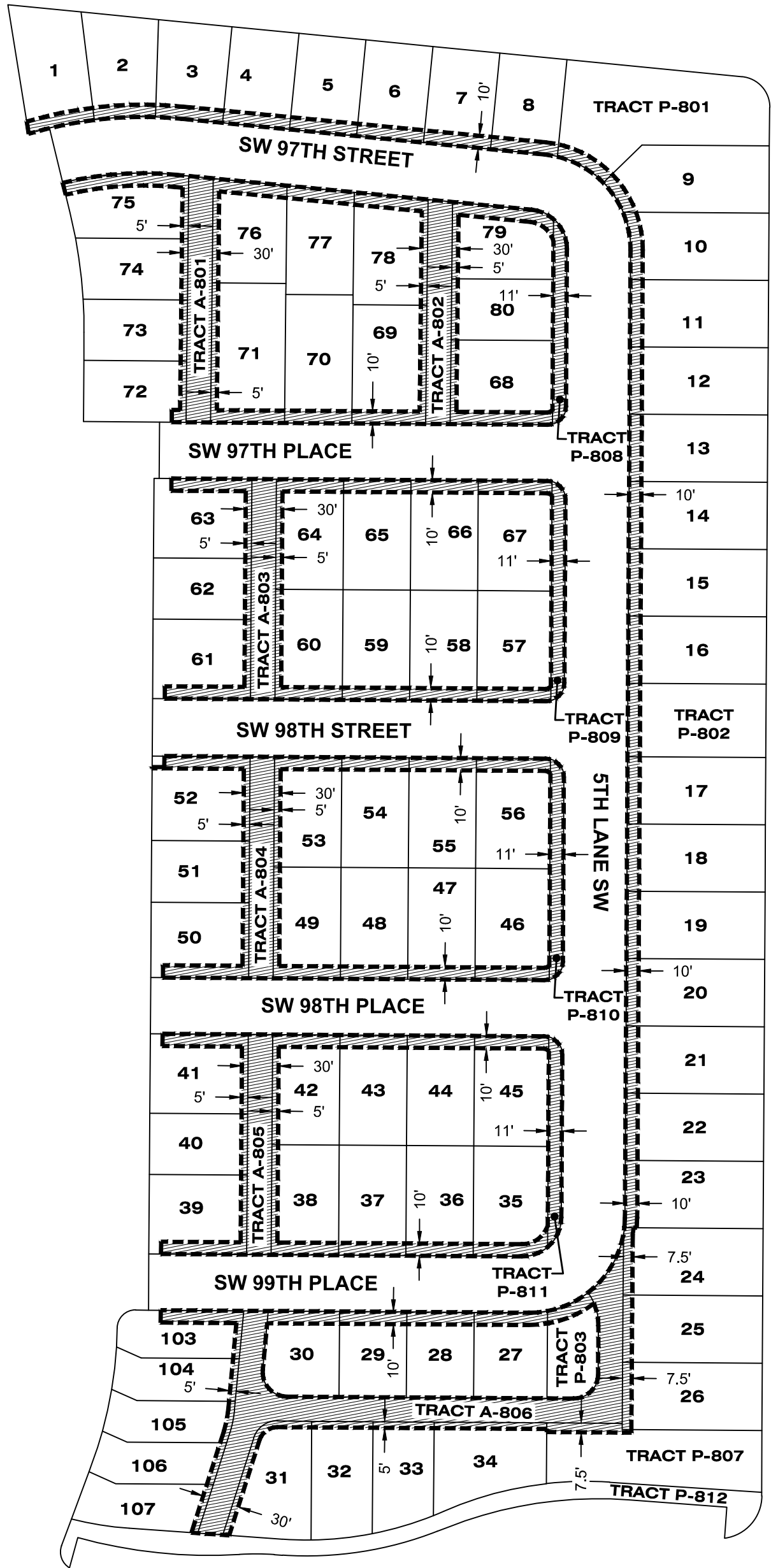
SHEET 12 OF 16

VOL./PAGE

GREENBRIDGE DIVISION 8

PORTIONS OF THE N.W. 1/4 OF THE N.E. 1/4 AND THE S.W. 1/4 OF THE N.E. 1/4,
SECTION 6, TOWNSHIP 23N, RANGE 4E W.M., KING COUNTY, WASHINGTON

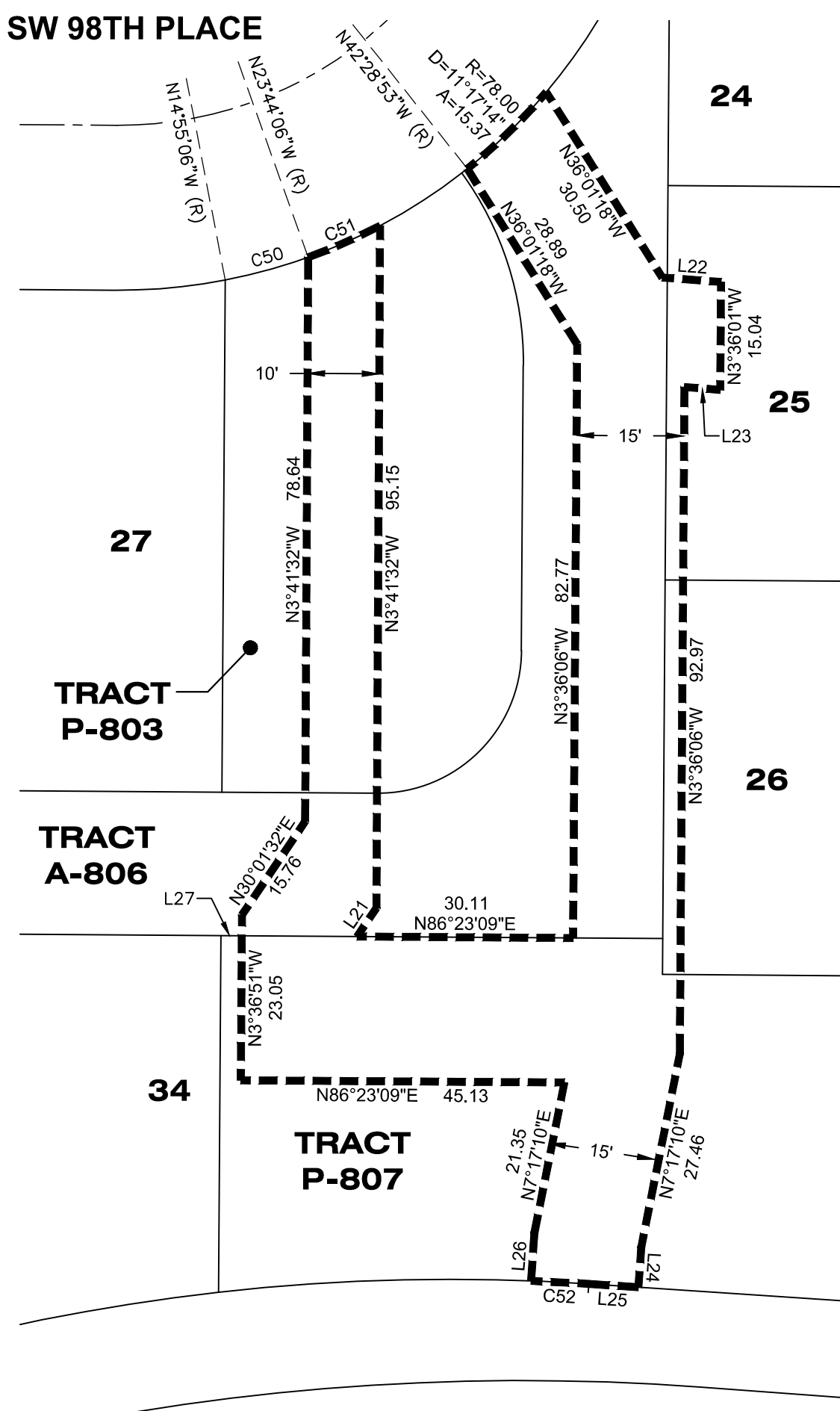
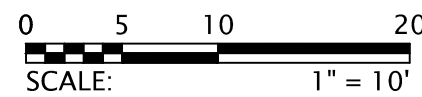
VOL./PAGE



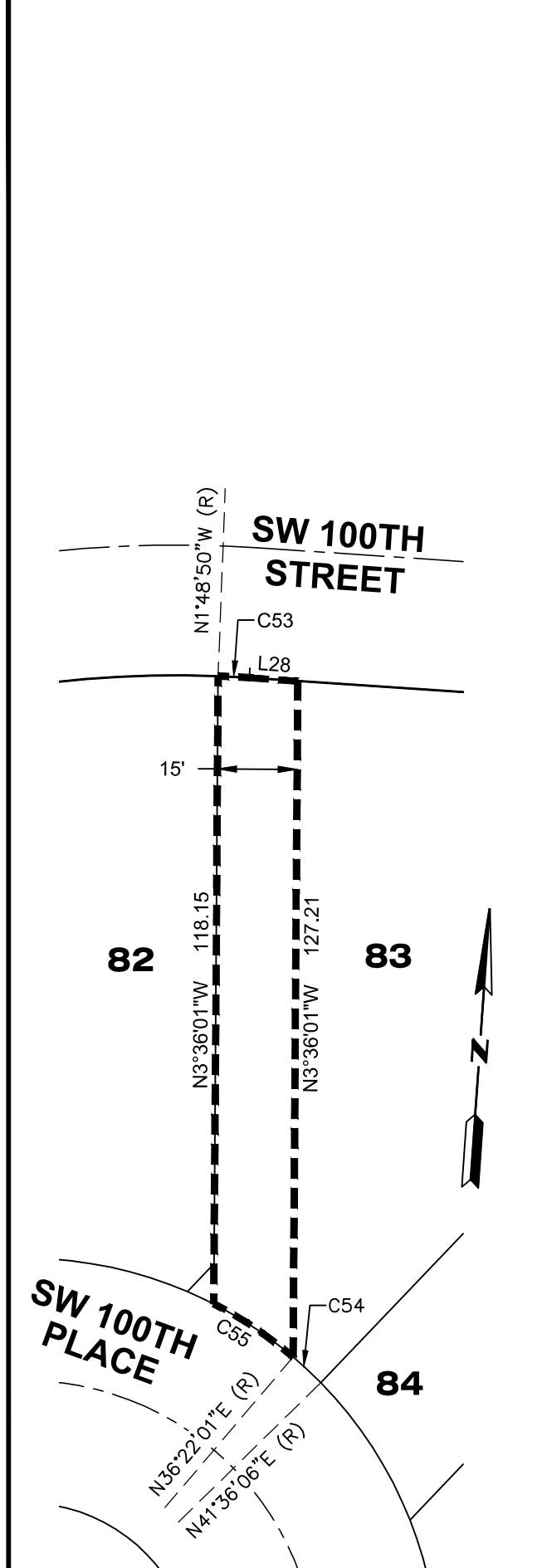
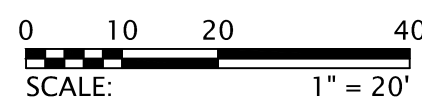
LINE TABLE		
LINE NO.	BEARING	DISTANCE
L21	N30° 01' 32"E	4.79
L22	N89° 38' 56"W	8.22
L23	N89° 38' 56"W	5.01
L24	N0° 00' 00"E	5.62
L25	N89° 49' 23"E	6.94
L26	N0° 00' 00"E	6.73
L27	N86° 23' 09"E	2.92
L28	N89° 49' 23"E	9.15

CURVE TABLE			
CURVE NO.	RADIUS	DELTA ANGLE	ARC LENGTH
C50	R=78.00	D=8°48'59"	12.00
C51	R=78.00	D=8°03'06"	10.96
C52	R=289.50	D=1°35'42"	8.06
C53	R=205.50	D=1°38'14"	5.87
C54	R=78.00	D=5°14'06"	7.13
C55	R=78.00	D=13°13'15"	18.00

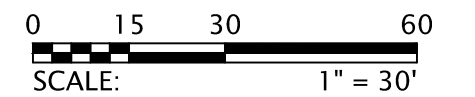
DETAIL 'B'
PRIVATE SANITARY SEWER EASEMENT



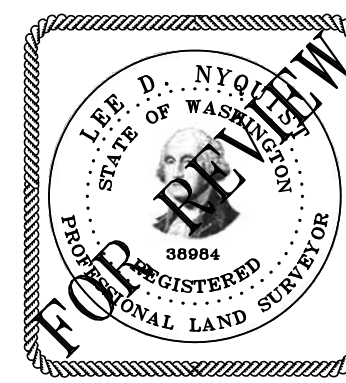
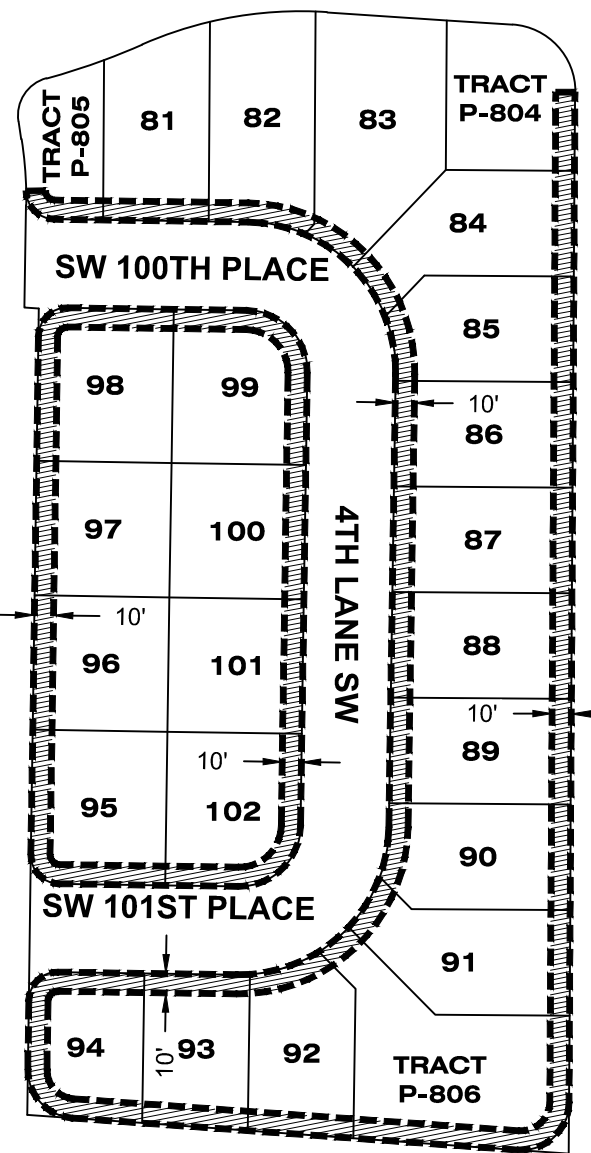
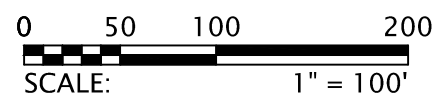
DETAIL 'C'
PUBLIC DRAINAGE EASEMENT



DETAIL 'D'
PUBLIC DRAINAGE EASEMENT



DETAIL 'A'
PUBLIC UTILITY EASEMENT



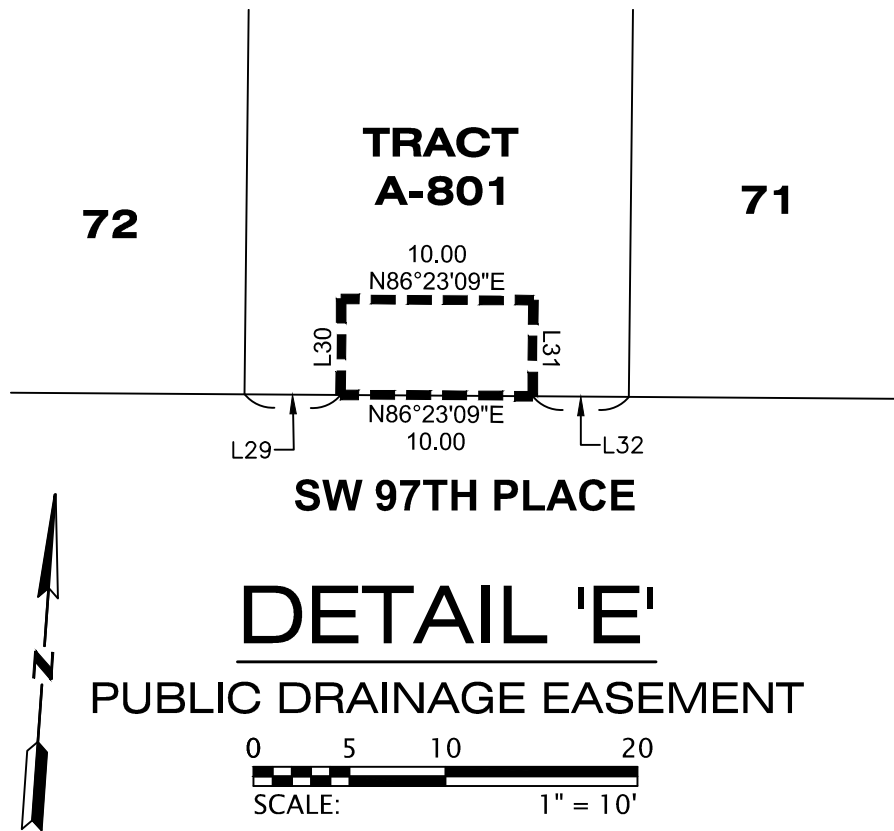
GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

Erica Malm 2020-07-28 01:01 AM M:\ACAD\SURVEY\15\15053\Final\15053F01-13.dwg

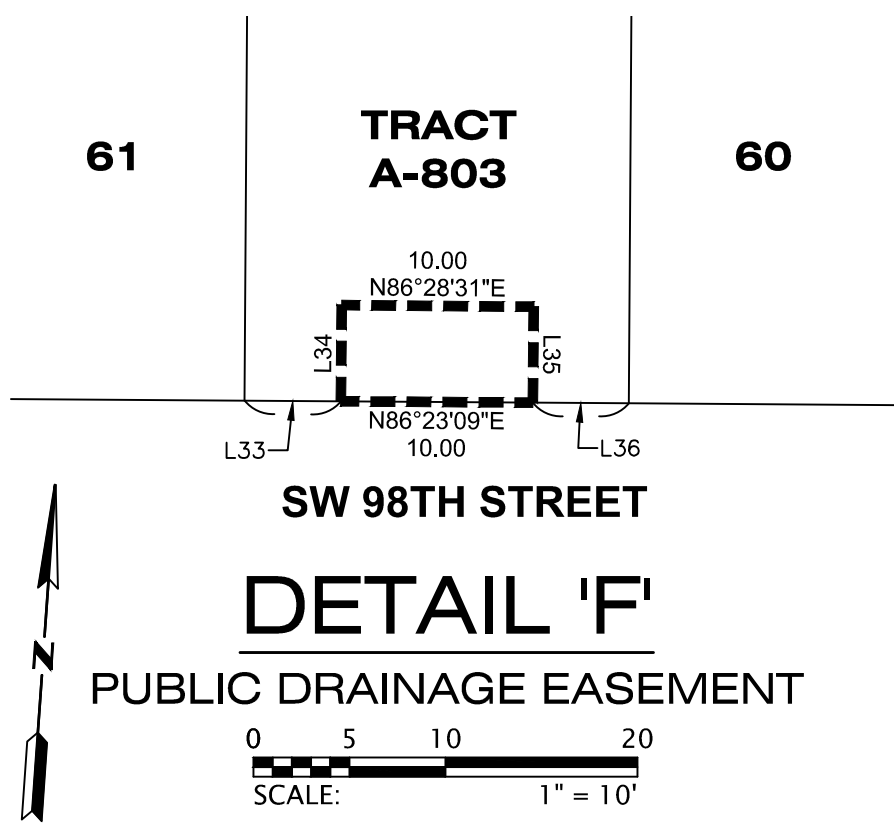
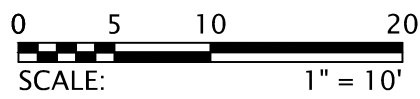
GREENBRIDGE DIVISION 8

PORTIONS OF THE N.W. 1/4 OF THE N.E. 1/4 AND THE S.W. 1/4 OF THE N.E. 1/4,
SECTION 6, TOWNSHIP 23N, RANGE 4E W.M., KING COUNTY, WASHINGTON

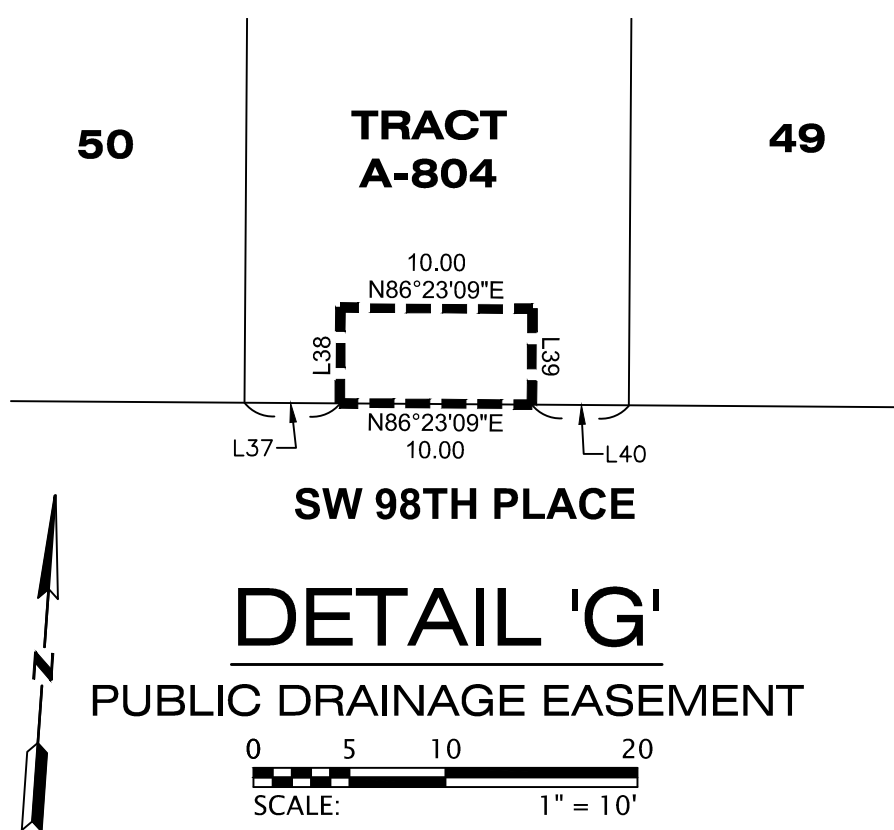
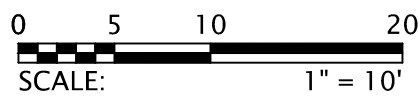
VOL./PAGE



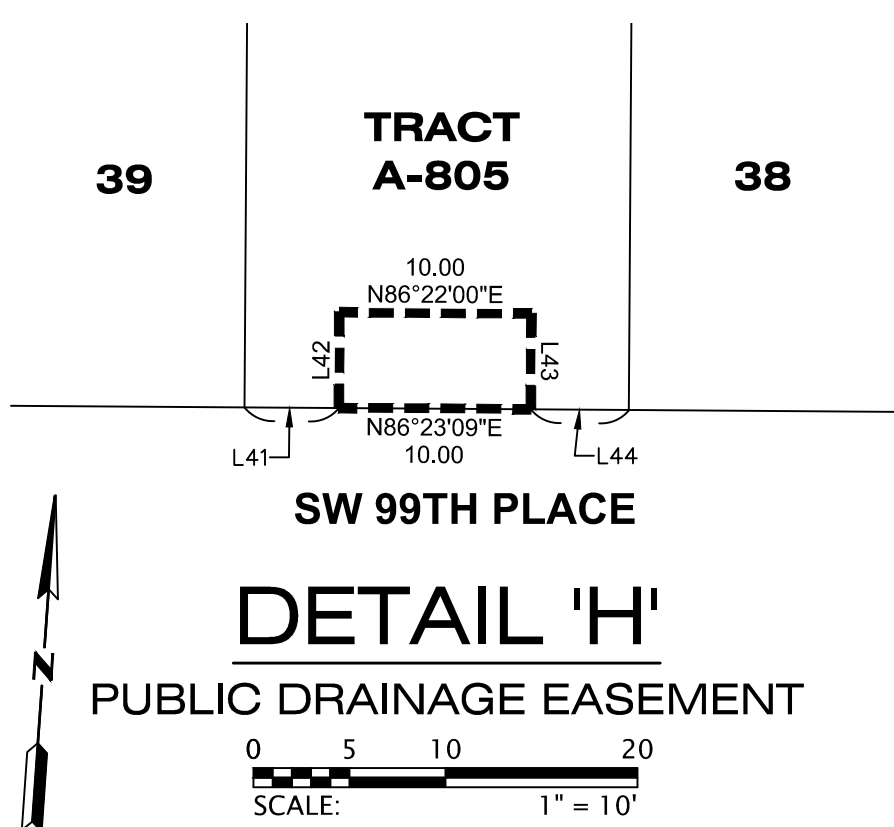
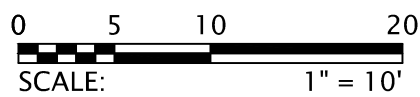
DETAIL 'E'
PUBLIC DRAINAGE EASEMENT



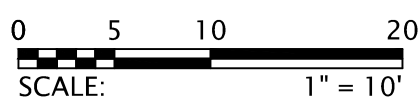
DETAIL 'F'
PUBLIC DRAINAGE EASEMENT



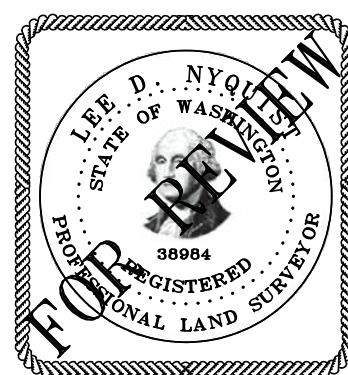
DETAIL 'G'
PUBLIC DRAINAGE EASEMENT



DETAIL 'H'
PUBLIC DRAINAGE EASEMENT



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L29	N86° 23' 09"E	5.00
L30	N3° 36' 51"W	5.00
L31	N3° 36' 51"W	5.00
L32	N86° 23' 09"E	5.00
L33	N86° 23' 09"E	5.02
L34	N3° 31' 29"W	5.01
L35	N3° 31' 29"W	4.99
L36	N86° 23' 09"E	4.98
L37	N86° 23' 09"E	4.96
L38	N3° 36' 51"W	5.00
L39	N3° 36' 51"W	5.00
L40	N86° 23' 09"E	5.04
L41	N86° 23' 09"E	4.90
L42	N3° 38' 00"W	5.00
L43	N3° 38' 00"W	5.00
L44	N86° 23' 09"E	5.10



GOLDSMITH
LAND DEVELOPMENT SERVICES

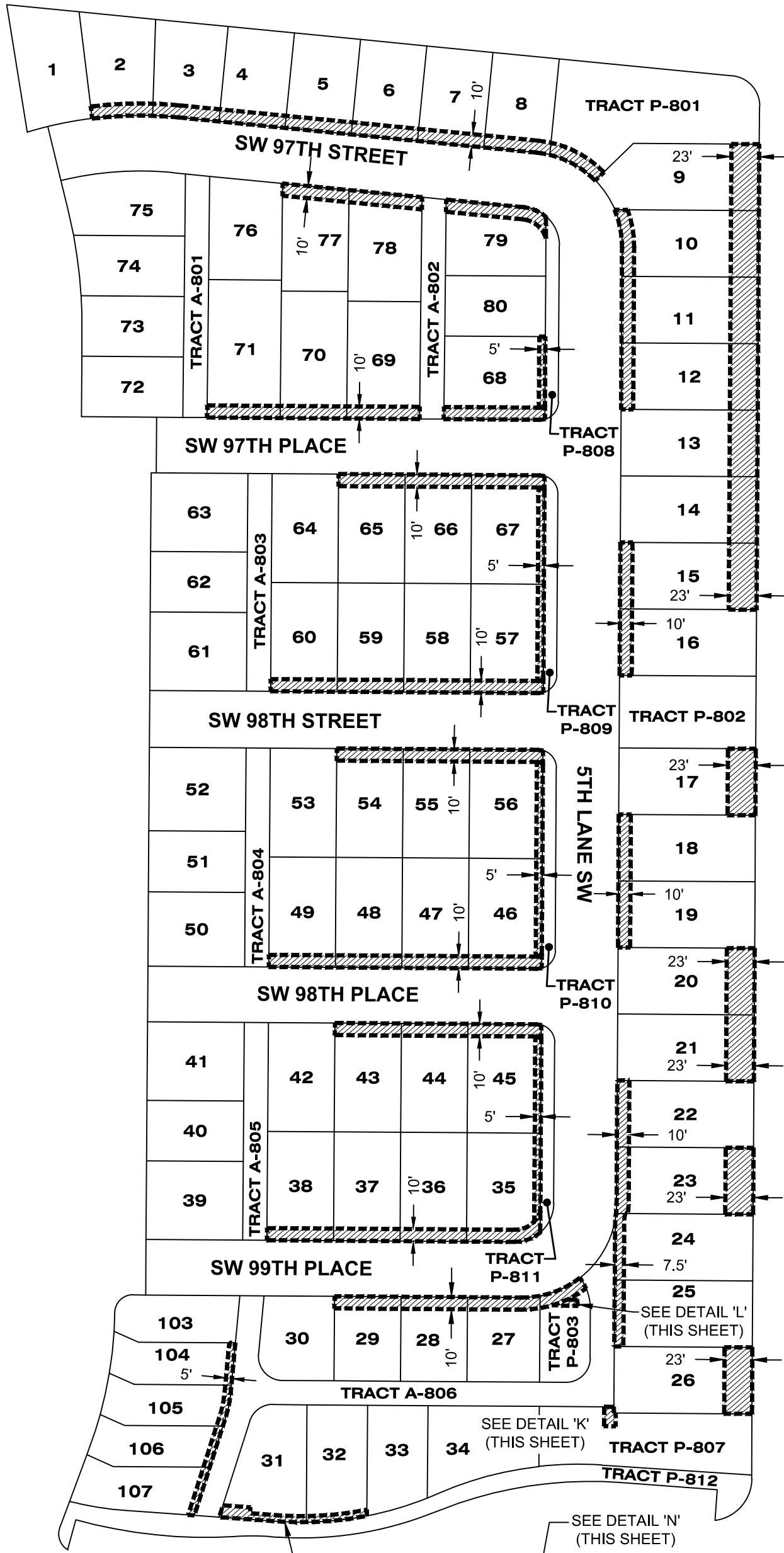
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

VOL./PAGE

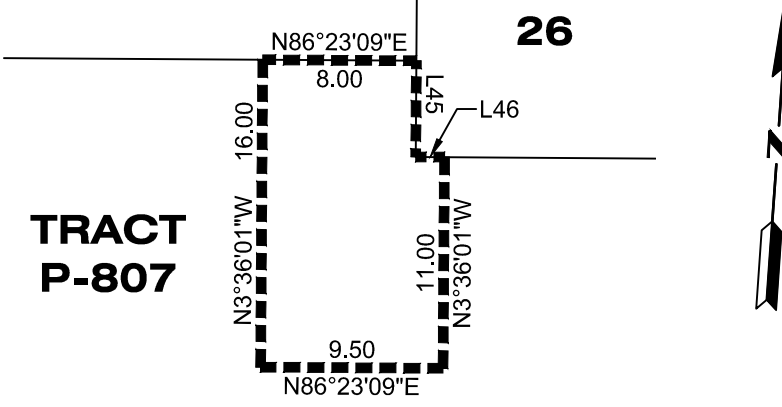
GREENBRIDGE DIVISION 8

PORTIONS OF THE N.W. 1/4 OF THE N.E. 1/4 AND THE S.W. 1/4 OF THE N.E. 1/4,
SECTION 6, TOWNSHIP 23N, RANGE 4E W.M., KING COUNTY, WASHINGTON

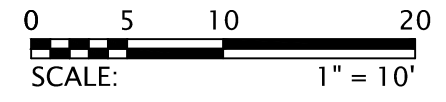
VOL./PAGE



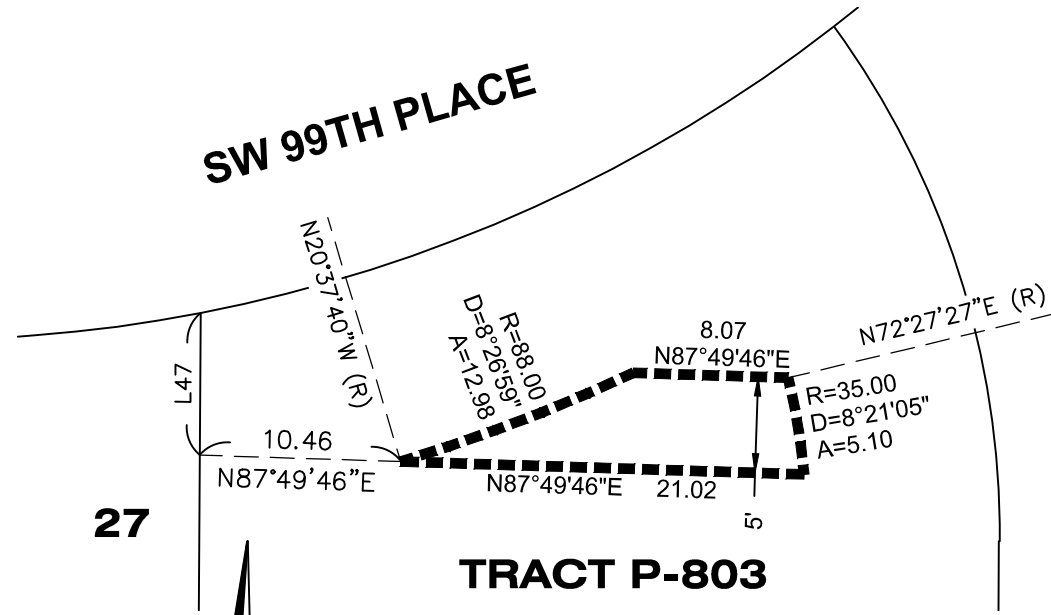
TRACT A-806



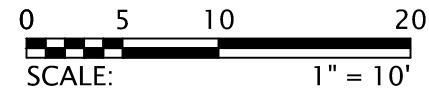
DETAIL 'K'
PRIVATE DRAINAGE EASEMENT



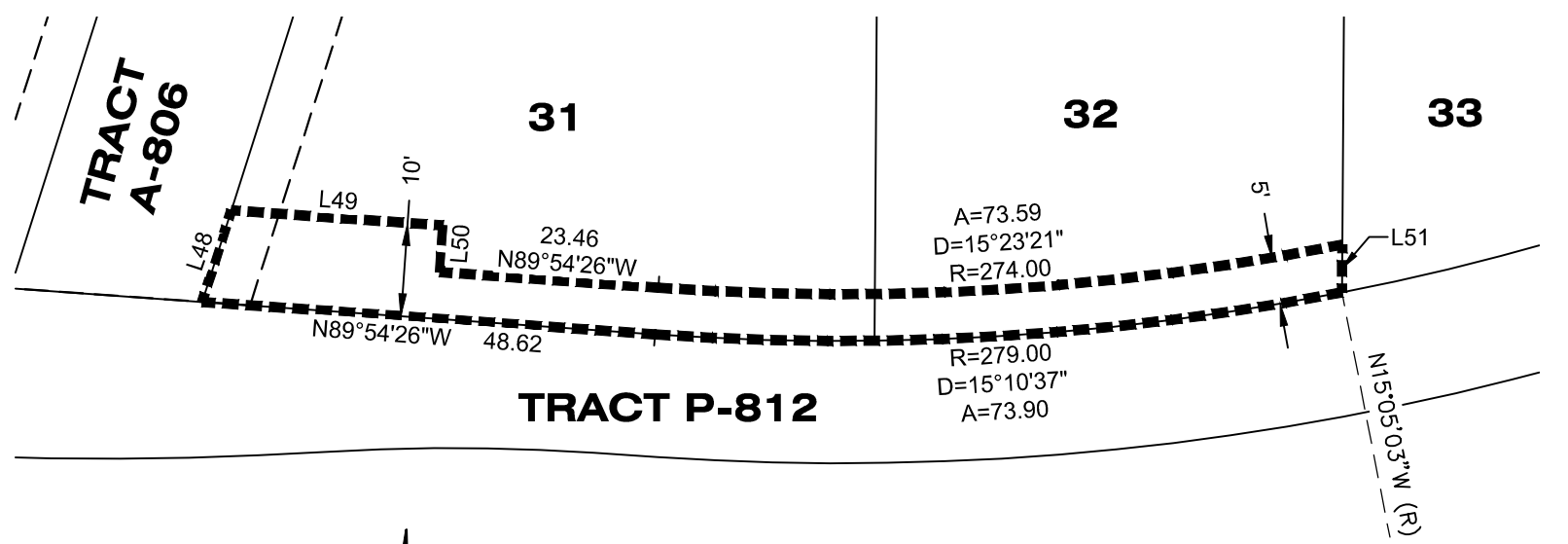
TRACT A-806



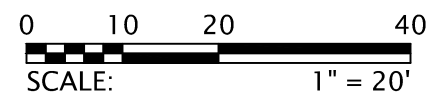
DETAIL 'L'
PRIVATE DRAINAGE EASEMENT



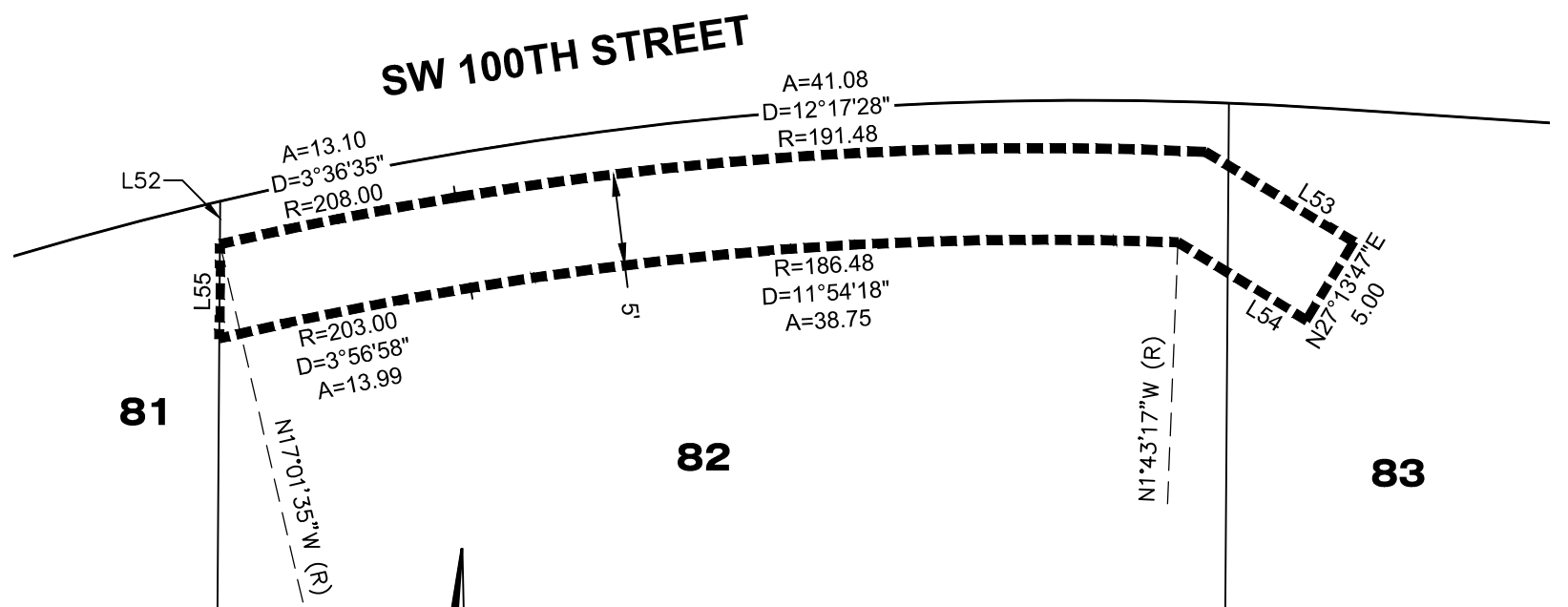
TRACT A-806



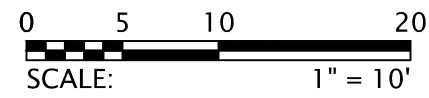
DETAIL 'M'
PRIVATE DRAINAGE EASEMENT



TRACT A-806

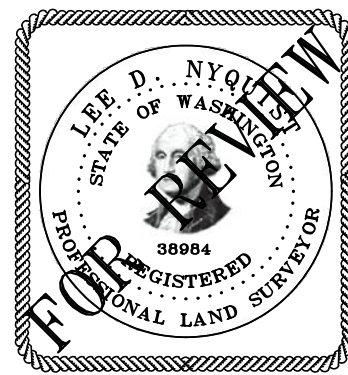
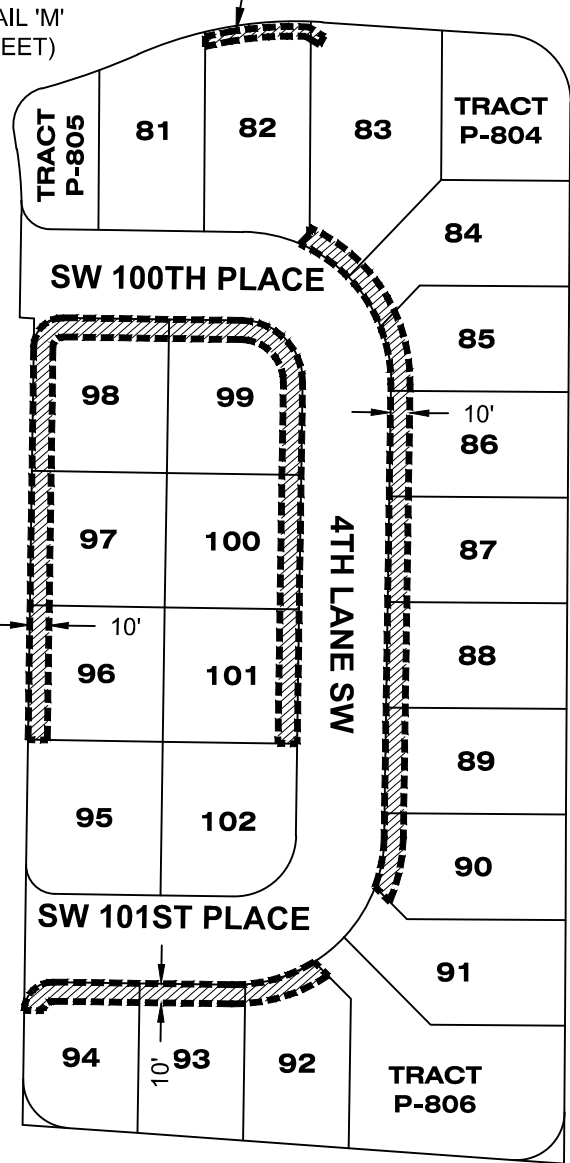
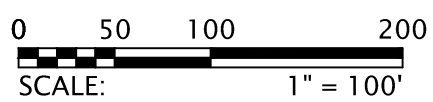


DETAIL 'N'
PRIVATE DRAINAGE EASEMENT



LINE NO.	BEARING	DISTANCE
L45	N3° 36' 01"W	5.00
L46	N86° 23' 59"E	1.50
L47	N3° 36' 51"W	7.40
L48	N13° 41' 22"E	10.29
L49	N89° 54' 26"W	22.74
L50	N0° 05' 34"E	5.00
L51	N3° 36' 51"W	5.10
L52	N3° 36' 01"W	2.35
L53	N62° 46' 13"W	9.49
L54	N62° 46' 13"W	8.21
L55	N3° 36' 01"W	5.14

DETAIL 'J'
PRIVATE DRAINAGE EASEMENTS



GOLDSMITH

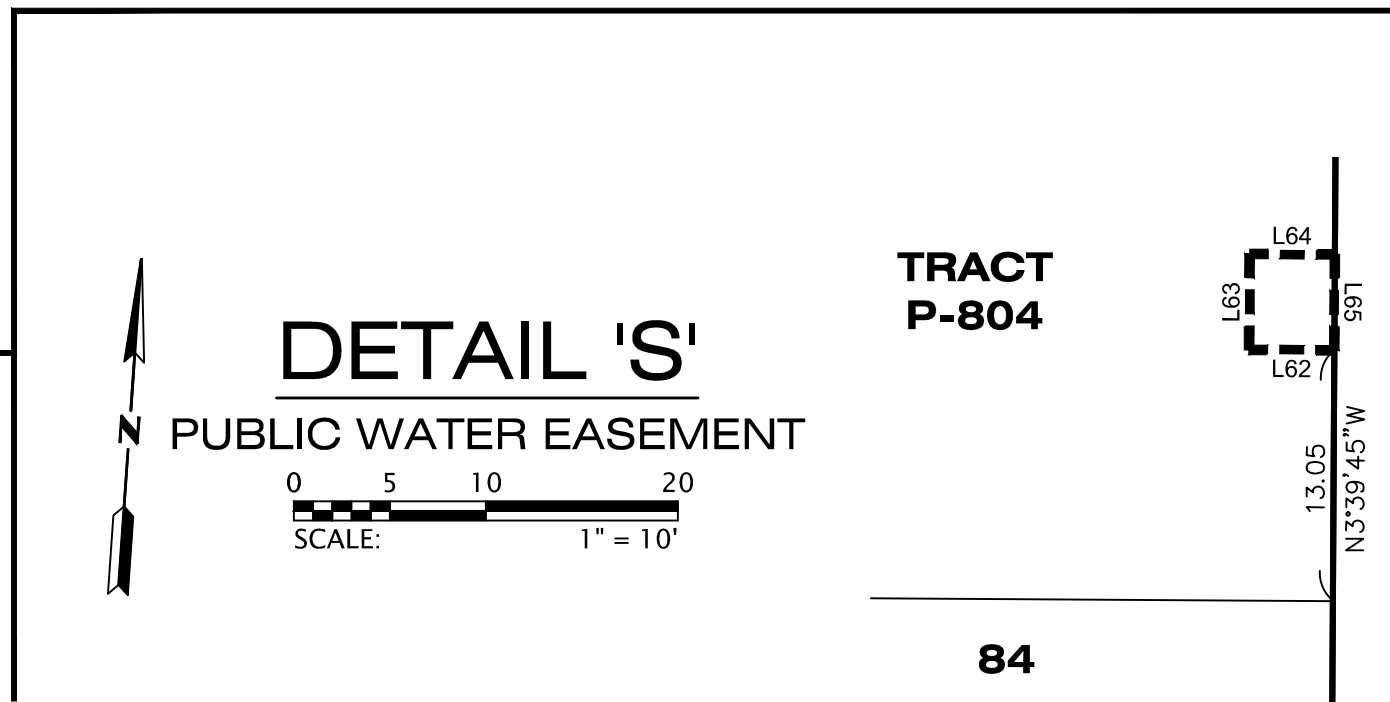
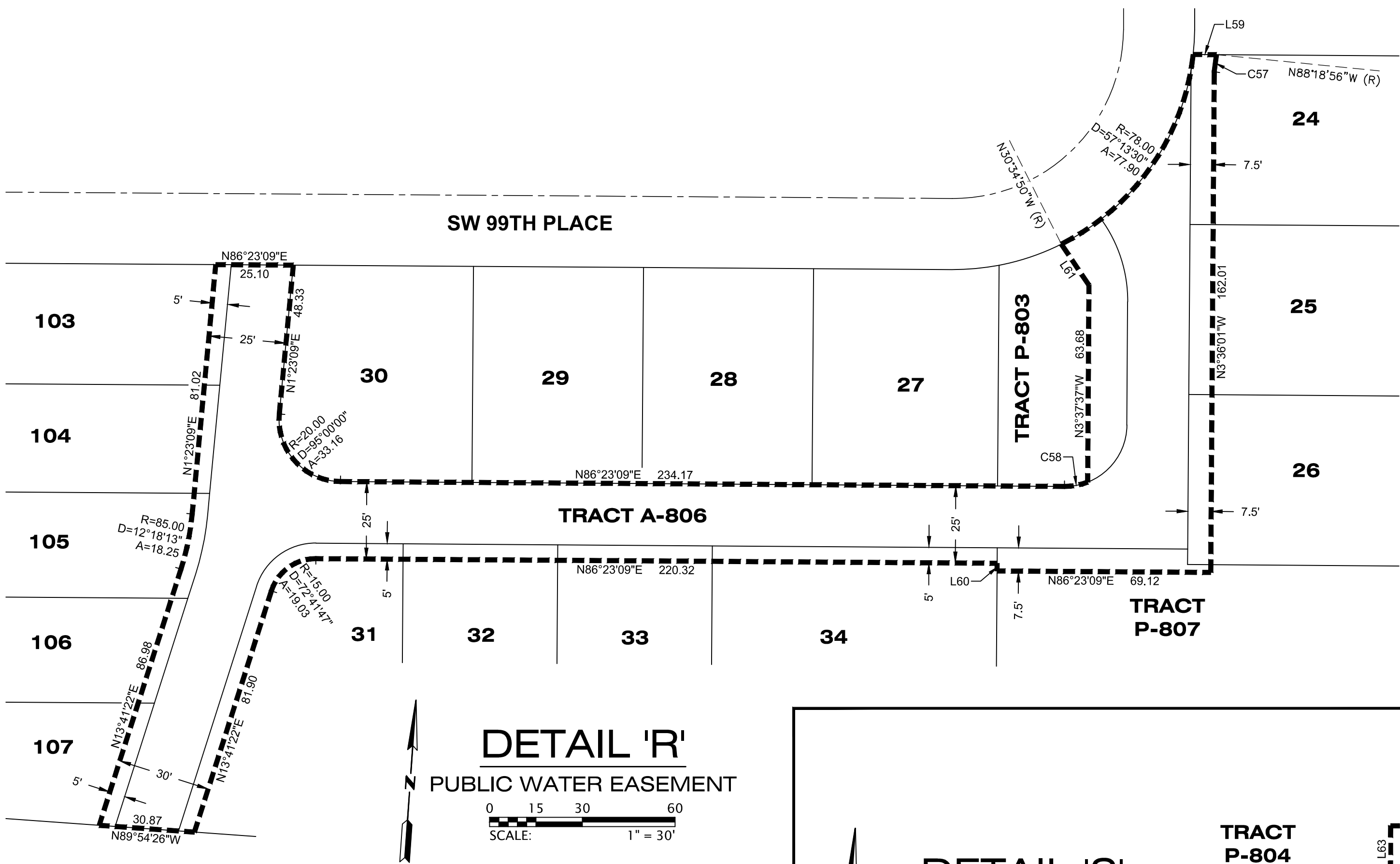
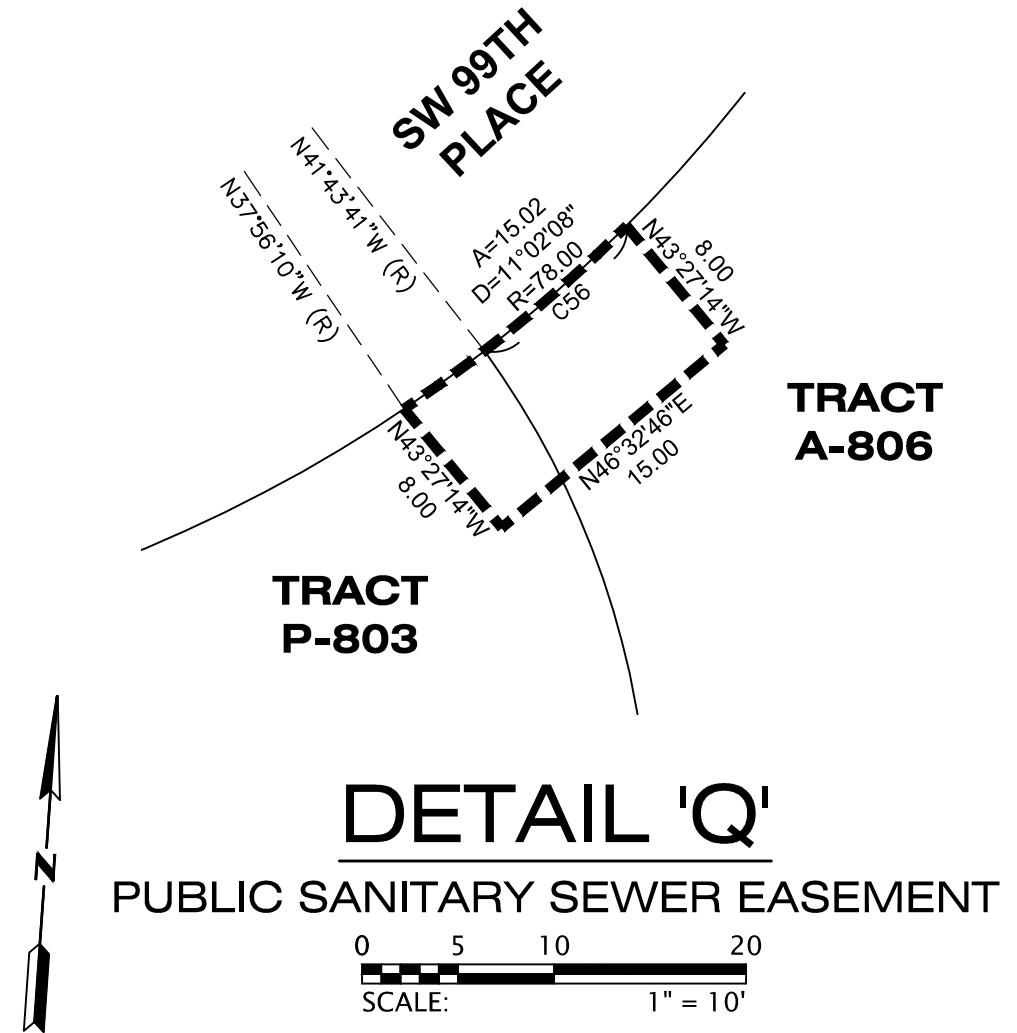
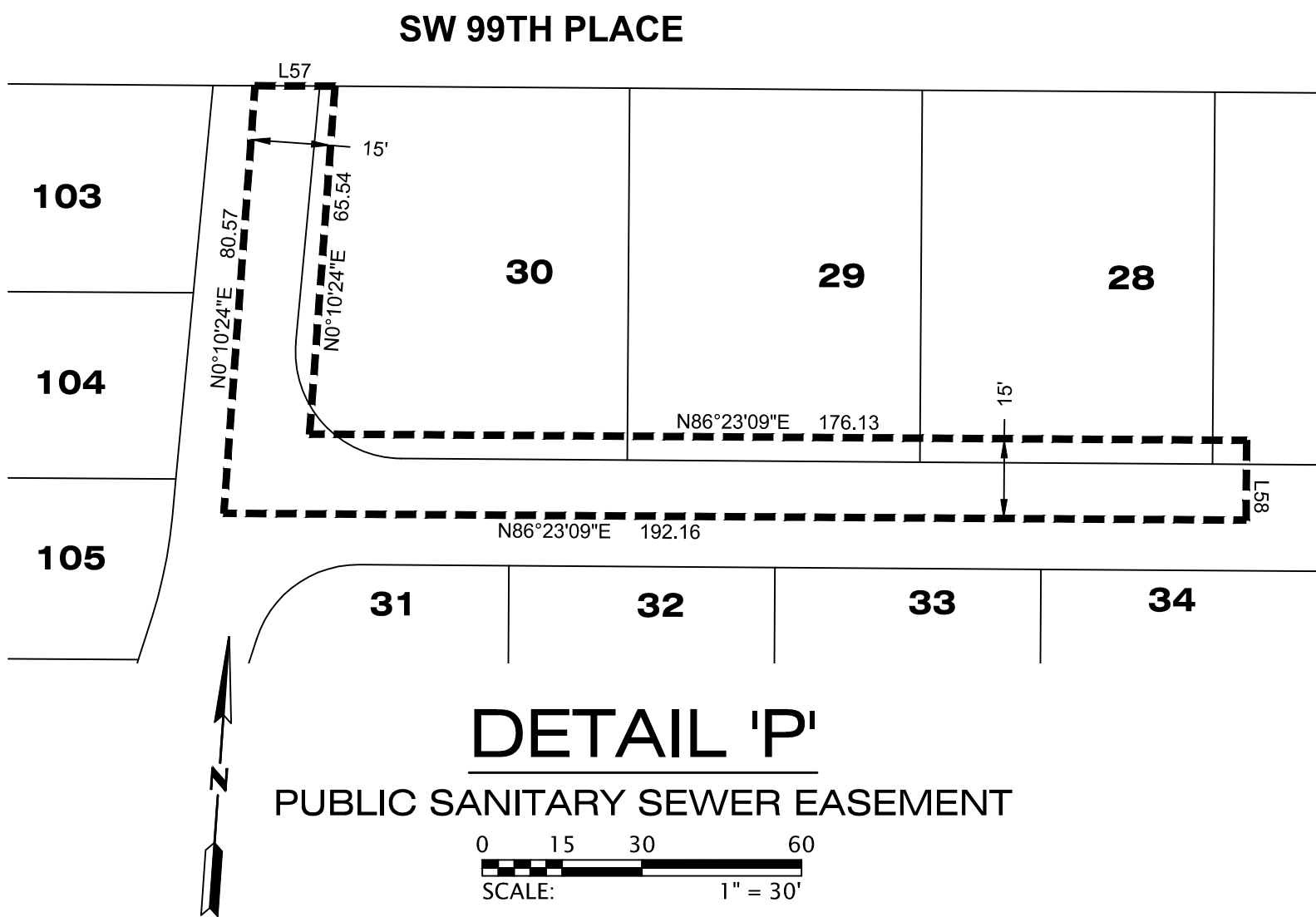
LAND DEVELOPMENT SERVICES

1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

GREENBRIDGE DIVISION 8

PORTIONS OF THE N.W. 1/4 OF THE N.E. 1/4 AND THE S.W. 1/4 OF THE N.E. 1/4,
SECTION 6, TOWNSHIP 23N, RANGE 4E W.M., KING COUNTY, WASHINGTON

VOL./PAGE

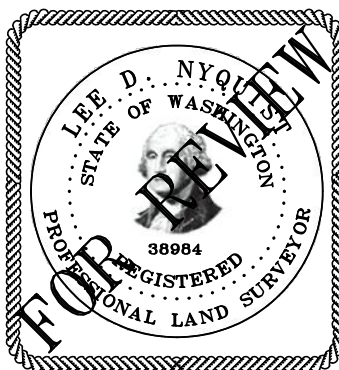


LINE NO.	BEARING	DISTANCE
L57	N86° 23' 09"E	15.03
L58	N3° 36' 51"W	15.00
L59	N86° 23' 59"E	7.54
L60	N3° 36' 51"W	2.50
L61	N37° 52' 57"W	16.02
L62	N86° 20' 15"E	4.44
L63	N3° 39' 45"W	5.00
L64	N86° 20' 15"E	4.44
L65	N3° 39' 45"W	5.00

CURVE NO.	RADIUS	DELTA ANGLE	ARC LENGTH
C56	R=78.00	D=7°14'37"	9.86
C57	R=85.50	D=3°42'19"	5.53
C58	R=20.00	D=21°59'25"	7.68

Erica Malm 2020-07-28 04:AM M:\ACAD\SURVEY\15\5053\Final Plat\15053F-01-16.dwg

ACTIVITY NO. FNRW 19-0005
PROJECT NO. L03P0022



GOLDSMITH

LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

SHEET 16 OF 16

VOL./PAGE