

# REMINGTON DIVISION 2 ALTERATION NO. 1

A PORTION OF SECTION 5, T. 21 N., R. 6 E., W.M.  
KING COUNTY, WASHINGTON

### LEGAL DESCRIPTION

LOTS 2 AND 3, REMINGTON DIVISION 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 152 OF PLATS, PAGES 13 THROUGH 18, INCLUSIVE, IN KING COUNTY, WASHINGTON.

### EASEMENTS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER & LIGHT COMPANY (SEE AFN 8809260825) AND PACIFIC NORTHWEST BELL TELEPHONE COMPANY AND ANY CABLE TV COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 10 (TEN) FEET, PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, MAINS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE AND CABLE TV SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. ALSO, EACH LOT SHALL BE SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL INTERIOR LOT LINES FOR PURPOSES OF UTILITIES AND PRIVATE DRAINAGE.

2. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COVINGTON WATER DISTRICT UNDER AND UPON THE EASEMENTS SHOWN ON THE PLAT AND DESCRIBED HEREIN AND UNDER AND UPON THE FRONT 10 (TEN) FEET OF EACH LOT FOR UTILITIES AND WATER EASEMENTS TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE WATER MAINS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR EASEMENT.

3. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO WASHINGTON NATURAL GAS COMPANY UNDER AND UPON THE EXTERIOR 10 (TEN) FEET, PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN GAS MAINS AND APPURTENANCES FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY. TOGETHER WITH THE RIGHT TO ENTER UPON SAID LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED.

### RESTRICTION

NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD, OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH LOCATED.

### FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL THIS 3RD DAY OF January, 1996

FINANCE DIVISION  
D. Lee Dedeine  
MANAGER FINANCE DIVISION

[Signature]  
DEPUTY



### NOTES

- BUILDING PERMIT APPLICATIONS FOR LOTS MAY REQUIRE A KING COUNTY APPROVED STORMWATER INFILTRATION SYSTEM TO SERVE ALL DOWNSPOUTS, DRIVEWAYS AND OTHER IMPERVIOUS SURFACES. THE SPECIFIC LOTS AND DESIGN REQUIREMENTS ARE SHOWN ON THE DRAINAGE PLAN ON FILE AT THE DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES.
- SOILS IN PLAT ARE TYPE I. ANY LOTS WITH LESS THAN ONE-ACRE LOT SIZE WILL REQUIRE ENHANCED TREATMENT (MOUND, SAND FILTER OR EQUIVALENT).
- PRESSURE DISTRIBUTION MAY BE NEEDED ON LOT 2. LOT 3 MAY USE A SUB-SURFACE MOUND SYSTEM.

### APPROVALS

DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES  
EXAMINED AND APPROVED THIS 10TH DAY OF DECEMBER, 1995  
[Signature]  
MANAGER, LAND USE SERVICES DIVISION

EXAMINED AND APPROVED THIS 19th DAY OF December, 1995  
[Signature]  
DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS 21 DAY OF DECEMBER, 1995  
SCOTT MOSICE  
KING COUNTY ASSESSOR  
[Signature]  
DEPUTY KING COUNTY ASSESSOR

ACCOUNT NO. 721541-0020 & -0030

EXAMINED AND APPROVED THIS 11th DAY OF January, 1996  
[Signature]  
CHAIRMAN, KING COUNTY COUNCIL  
ATTEST: [Signature]  
CLERK OF THE COUNCIL

### DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY ALTERED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE ALTERATION MADE HEREBY.

THIS ALTERATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

OWNERS  
[Signature]  
DALE A. DOUGLASS

[Signature]  
CAROLE L. DOUGLASS

[Signature]  
KEITH G. GEHRING

[Signature]  
MARY M. GEHRING

### ACKNOWLEDGEMENTS

STATE OF WASHINGTON COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DALE A. DOUGLASS AND CAROLE L. DOUGLASS, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED Sept 1, 1995

SIGNATURE OF [Signature]  
NOTARY LAURIE A. LOTH

TITLE 6-9-98

MY APPOINTMENT EXPIRES 6-9-98



STATE OF WASHINGTON COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KEITH G. GEHRING AND MARY M. GEHRING, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED Sept 3, 1995

SIGNATURE OF [Signature]  
NOTARY LAURIE A. LOTH

TITLE 6-9-98

MY APPOINTMENT EXPIRES 6-9-98

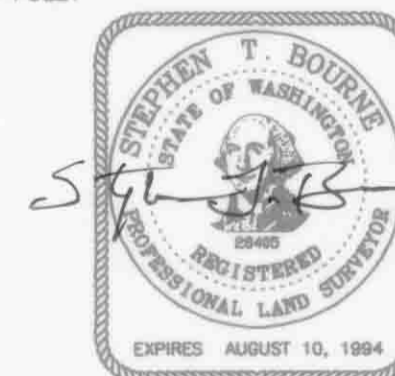


NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Mill Creek, wa

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS ALTERATION NO. 1 OF REMINGTON DIVISION 2 IS BASED UPON THE PLAT OF REMINGTON DIVISION 2 RECORDED IN VOLUME 152 OF PLATS PAGES 13-B, RECORDS OF KING COUNTY, WASHINGTON; AND THAT THE COURSES AND DISTANCE ARE SHOWN CORRECTLY THEREON; AND THE LOT CORNERS ARE STAKED CORRECTLY ON THE GROUND; AND THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

[Signature] 7/28/94  
STEPHEN T. BOURNE, P.L.S. #28405



### RECORDING CERTIFICATE 9601080464

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS 8th DAY OF Jan, 1996, AT 40 MINUTES PAST 11:00 AM. AND RECORDED IN VOLUME 175 OF PLATS, PAGES 94-95 RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS  
[Signature]  
MANAGER  
[Signature]  
SUPERINTENDENT OF RECORDS

### PURPOSE OF ALTERATION

THE PURPOSE OF THIS PLAT ALTERATION IS SOLELY TO REMOVE THE NATIVE GROWTH PROTECTION EASEMENT AND ITS ATTENDANT BUILDING SET BACK LINES FROM LOTS 2 AND 3.



A Division of DOWL, Incorporated  
8320 164TH AVENUE NE, REDMOND, WA 98052  
TEL: (206) 869-2670 FAX: (206) 869-2679

FILENAME: S:\1549\2\1549.DWG CREATED: JUL 21 1994 13:47:44 UPDATED: JUL 28 1994 11:07:09 PLOTTED: JUL 28 1994 13:53:22 (MSR23)

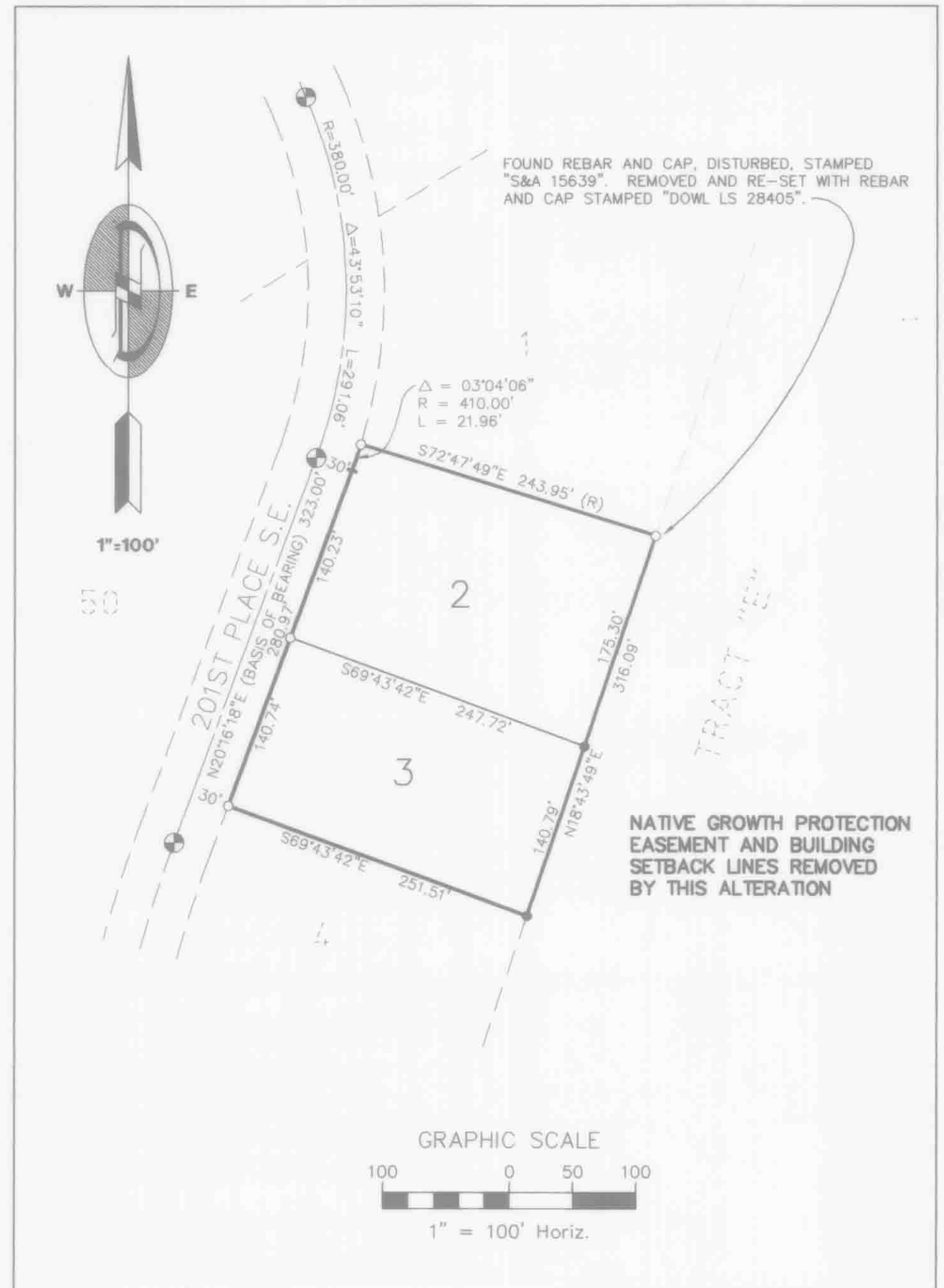
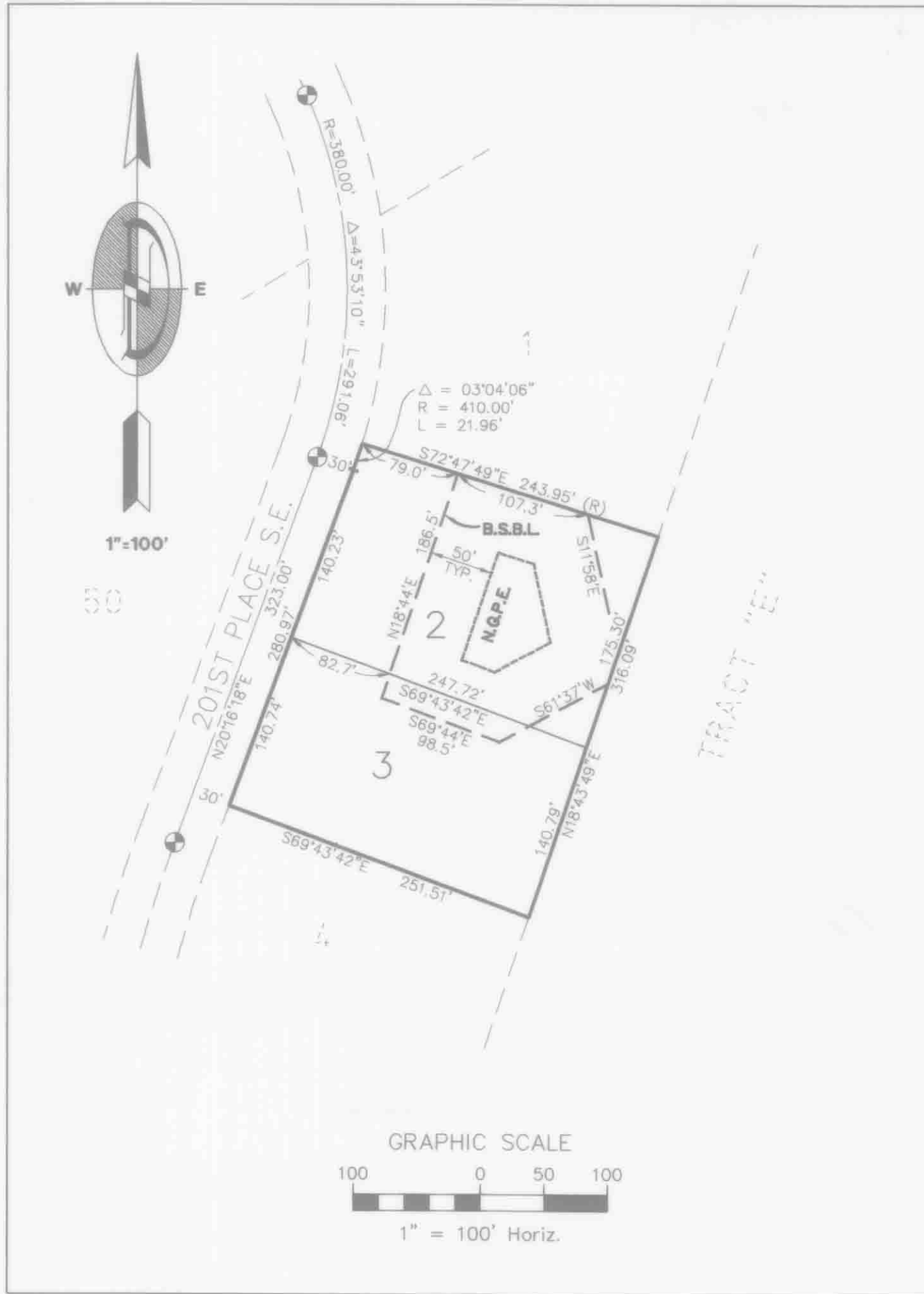
175 94  
VOLUME/PAGE

# REMINGTON DIVISION 2 ALTERATION NO. 1

A PORTION OF SECTION 5, T. 21 N., R. 6 E., W.M.  
KING COUNTY, WASHINGTON

LOTS 2 AND 3 OF PLAT AS ORIGINALLY  
RECORDED MAY 2, 1990, VOL. 152, PGS. 13-18

THIS ALTERATION



### LEGEND

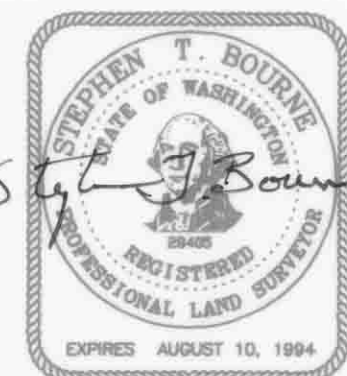
- ⊕ FOUND STANDARD KING COUNTY MONUMENT, ENCASED, 7-12-94
- FOUND REBAR AND CAP, STAMPED "S&A 15639", 7-12-94
- SET REBAR AND CAP, STAMPED "DOWL LS 28405", 7-12-94
- (R) RADIAL LINE
- N.G.P.E. NATIVE GROWTH PROTECTION EASEMENT
- B.S.B.L. BUILDING SETBACK LINE

### NOTES

1. DATE OF SURVEY: 7-12-94
2. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C TOTAL STATION AND EXCEEDS THE MINIMUM STANDARDS REQUIRED BY WAC 322-130-90
3. BEARINGS AND DISTANCES ARE BOTH RECORD AND FOUND. RECORD DATA AND BASIS OF BEARINGS ARE FROM PLAT OF REMINGTON DIVISION 2, RECORDING NO. 9005020134.

### PURPOSE OF ALTERATION

THE PURPOSE OF THIS PLAT ALTERATION IS SOLELY TO REMOVE THE NATIVE GROWTH PROTECTION EASEMENT AND ITS ATTENDANT BUILDING SET BACK LINES FROM LOTS 2 AND 3.



**DOWL ENGINEERS**  
A Division of DOWL, Incorporated

8320 154TH AVENUE NE, REDMOND, WA 98052  
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