



King County

**Department of Permitting
and Environmental Review**

35030 SE Douglas Street, Suite 210

Snoqualmie, WA 98065-9266

206-296-6600 TTY Relay: 711

www.kingcounty.gov

**FINAL PLATS:
King County Procedure
for Checking of Final Plats**

For alternate formats, call 206-296-6600.

This guide is primarily for the final plat reviewers within the Department of Permitting. However, we believe the guide can be useful for the drafter preparing the final plats and the land surveyor who submit plats for recording.

This guide contains both required and suggested procedures. The suggested procedures are considered to be good land surveying practices. The purpose for this guide is the desire to standardize the final plats and make the procedure more uniform. We believe this guide as followed by the Department of Permitting and Environmental Review (Permitting) staff, if used by the land development professional, will reduce the time for reviewing final plats.

TO VIEW A SUGGESTED TEMPLATE FOR PLAT MYLARS ONLINE, visit the Permitting Web site, www.kingcounty.gov/permits.

I. GENERAL

- A. For submittal requirements for application for final review, refer to Appendix "E."
- B. For peer review process and submittal, refer to Appendix "F."
- C. When checking the prints of the final plat, green or yellow out each word, number or symbol after reviewer is satisfied of its correctness. When the plat check is completed, there should be no word, number, or symbol that is not marked out.
- D. Indicate corrections to be made in red pen.
- E. Check that the final plat conforms with the approved preliminary or administratively approved revision to the written conditions of approval.
- F. Check that the boundary is correctly calculated from the legal description. The plat should contain all information needed to evaluate the survey and/or should reference recorded documents that contain the necessary information. All reference documents should have been submitted with the final plat review package.
- G. All controlling monuments must be shown and documented on the face of the plat and/or reference a recorded document that contains this information.
- H. Check all notes for content and format – see attachment "PLAT NOTES."

II. PLANNING AND ADDITIONAL REVIEW (RCW 58.17, KCC 19, KCC 20, KCC 21A)

- A. Compare plat with the approved engineering plan and profile for required easements, street widths, building setbacks or other restrictions that could affect the titles of the new lots in the subdivision.
- B. Compare that the final plat and the last approved preliminary plat are very similar as to lot and road layout.
- C. Verify that each condition of preliminary approval as set by the Examiner and King County Council, has been satisfied. Initial and date each condition of approval and the ordinance, if applicable, after you have verified satisfaction of completion.
- D. Check the Health Department letter (or if applicable, the Water/Sewer certificates - see note below) for approval and any restriction that must be shown on the plat. If a restriction is required, check the plat for satisfaction of completion.

Note: Health Department Requirements will be satisfied as follows:

- 1. Within the rural growth area zoning, Final Health Department Approval will be required;
- 2. Within the urban growth area zoning, Water/Sewer Availability Certificates will be required along with verification from the Utility District that either the improvements (extensions) were installed or bonded for. If the Water/Sewer Availability Certificates have expired, it is the applicant's responsibility to obtain new availability certificates and to either build or bond for the required improvements.

III. MATHEMATICAL PLAT CHECK

- A. Map closures (mapchecks) shall be submitted for all closed figures as part of the final plat application submittal and shall meet the following criteria, unless otherwise approved by the King County reviewer:
 - 1. The dimensions listed in the mapchecks must be identical to those depicted on the map and shall be the exact numeric quantity used in computing the closure.
 - 2. The mapchecks must contain, at minimum, all the curve information depicted on the map.
 - 3. For curves - the radial bearings in and out must be listed in the mapchecks.
 - 4. The mapchecks must list coordinates for the ends of each course and radius points. The starting point coordinate for a closed figure must be mathematically related to the rest of the plat.
 - 5. The mapchecks must provide a calculated area in square feet and a mathematical closure for each closed figure. Inversed dimensions will not be accepted.

- B. When the legal description requires a subdivisional breakdown based on a United States public land survey, begin the plat review by ascertaining that the section breakdown follows the procedure laid out in the Manual of Survey Instruction. The section breakdown must be delineated on the plat and/or a reference made to a recorded document containing the required information. Remember, with a few exceptions, there must be at least five original section monuments to breakdown a quarter section (four quarter monuments and one section corner monument) (G.L.O.).
- C. Then check the mathematical correctness of the breakdown. (KCC Title 19, WAC 332-130 and G.L.O.)
- D. Continue the mathematical check in the following order:
1. Boundary
 2. Each street centerline or block exterior
 3. Each lot, tract and parcel
- E. When lot average area is less than zoning requirements, or if lots are undersized, a lot or lots will be eliminated until the proper areas have been obtained (KCC Title 21A).
- F. The area of each lot must be large enough to satisfy the zoning and/or special requirements (KCC Title 21A).
- G. The mathematical error of each enclosure must be less than 0.02 of a foot unless otherwise approved by the King County reviewer.
- H. Check that all parts equal the total.
- I. Compare the adjoining plats with the plat under review. If there are differences in distances and bearings, show the previous recorded information and the new information (WAC 332-130).
- J. A plat containing more than two map sheets must have an index map showing the outline of the map, boundary and the streets (WAC 332-130).
- K. TABLES FOR CURVE AND LINE DATA ARE ACCEPTABLE; However, they should be limited only to those curves and lines that cannot be otherwise added to the map, unless otherwise approved by the King County reviewer, the table should be on the same sheet of the plat map where the curves or lines are located.

IV. CHECK PLAT FOR PROPER DRAFTING AND APPROVAL FORMAT: (WAC 332-130, RCW 58.17 and KCC Title 19)

- A. Basis of bearing. This can be a line between two existing described physical monuments (preferably section monuments) within the following meridians:
 - 1. A previously recorded document.
 - 2. King County aerial survey (KCAS).
 - 3. King County Survey Control (KCSC) – Nad 1983 / 1991.
 - 4. Assumed, as applicable.
- B. North arrow
- C. Scale. Both bar scale for microfilming and reducing, and the regular numbered scale.
- D. Pursuant to KCC Title 19A.16.060, the plat sheets shall be 18” x 24” in size with a 2” margin on the left 18” side and ½” margins on the remaining 3 sides. The margins must be clear of any writing. Note: The plat sheet is the same size as the Survey map sheets.
- E. Tie with bearing and distance to all existing monuments used in the survey of land.
- F. Description of all monuments as to physical characteristics. Also, indicate if found, set, or will be set, and date visited (see WAC 332-130).
- G. Proper form of dedication. See Appendix “A.”
- H. Proper approval forms. See Appendix “B.”
- I. Proper form of Land Surveyor's Certification. See Appendix “C.”
- J. Length of subdivision name (33 spaces maximum, this includes blank spaces between the letters).
- K. Dimension of all easements, building setback, top of slope, etc. The dimensioning should be such that a surveyor can reestablish the line.
- L. The permitting project file number is on the left lower corner of the plat.
- M. Symbols and legends are encouraged to describe monuments, lines, and other information.
- N. Lettering should be large enough to be legible when microfilmed and reduced. Minimum size: Leroy Template “80CL” (upper case only) or minimum vertical dimension of 0.08 inches for lower case letters. Use black india type ink for lettering and signatures: (WAC 332-130).

- O. Information pertaining to only one sheet of the plat must be shown on that sheet.
- P. General information pertaining to the whole plat may be shown on any sheet.
- Q. Every sheet shall have two (2) blocks 2" by 3/4": one in the upper right corner and in the lower right for the Volume and Page with the surveyor's title block (see WAC 332-130).

V. PLAT CERTIFICATE (RCW 58.17)

- A. Compare the legal description of the plat certificate with the legal description on the plat map to be certain that they describe the same parcel of land.
- B. Before sending the plat out for recording, check that the plat certificate will be less than 30 days old when the plat is expected to be recorded.
- C. Check that existing easements and other encumbrances are shown on the plat together with the recording numbers. Note: show them on the map if they are locatable, otherwise describe as a "SUBJECT TO" within the notes.
- D. Check that every owner, who is indicated on the plat certificate to have an ownership interest in the land being subdivided has signed the plat. All signatures must be acknowledged by a notary public using the proper form, i.e., corporate, individual, etc. See Appendix "D."

Note: All labor and/or material liens will be treated as ownership interest when land is dedicated.

APPENDIX "A"**DEDICATION**

KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of interest in the land hereby subdivided, hereby declare this plat to be the graphic representation of the subdivision made hereby, and do hereby dedicate to the use of the public forever all streets and avenues not shown as private hereon and dedicate the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, and also the right to make all necessary slopes for cuts and fills upon the lots shown thereon in the original reasonable grading of said streets and avenues, and further dedicate to the use of the public all the easements and tracts shown on this plat for all public purposes as indicated thereon, including but not limited to parks, open space, utilities and drainage unless such easements or tracts are specifically identified on this plat as being dedicated or conveyed to a person or entity other than the public, in which case we do hereby dedicate such streets, easements, or tracts to the person or entity identified and for the purpose stated.

Further, the undersigned owners of the land hereby subdivided, waive for themselves, their heirs and assigns and any person or entity deriving title from the undersigned, any and all claims for damages against King County, its successors and assigns which may be occasioned by the establishment, construction, or maintenance of roads and/or drainage systems within this subdivision other than claims resulting from inadequate maintenance by King County.

Further, the undersigned owners of the land hereby subdivided, agree for themselves, their heirs and assigns to indemnify and hold King County, its successors and assigns, harmless from any damage, including any costs of defense, claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or 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:



APPENDIX "B"

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FORMAT FOR KING COUNTY PLAT APPROVALS AND CERTIFICATES APPROVALS

APPROVALS:

Department of Permitting and Environmental Review

Examined and approved this _____ day of _____, 20____

Development Engineer

Examined and approved this _____ day of _____, 20____

Permitting Authorized Representative

King County Department of Assessments

Examined and approved this _____ day of _____, 20____

King County Assessor

Deputy King County Assessor

Account Number: _____

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 _____ day of _____, 20____.

Authorized Representative Finance

Deputy

Note – please leave space for a 2" diameter stamp.

King County Council

Examined and approved this _____ day of _____, 20____

Chairperson, King County Council

Attest: _____
Clerk of the Council



APPENDIX "C"

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RECORDING AND LAND SURVEYOR'S CERTIFICATE INFORMATION BLOCK
PER WAC 332-130-050

RECORDING CERTIFICATE

Recording No. _____

Filed for Record at the request of the King County Council this _____ day of _____, 20____, at _____ minutes past ____ m. and recorded in Volume ____ of Plats, pages ____ through _____, records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

Authorized Representative

Superintendent of Records

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of _____ is based upon an actual survey and subdivision of Section _____, Township _____ North, Range _____ East W.M., that the courses and distances are shown correctly thereon; that the monuments will be set and the lot and block corners will be staked correctly on the ground as construction is completed and that I have fully complied with the provisions of the platting regulations.

Professional Land Surveyor,

Certificate No. _____

Business name: _____

Address: _____

City, State: _____

Phone: _____ - _____ - _____

APPENDIX "D"

1. For an acknowledgment in an Individual Capacity:

STATE OF WASHINGTON

County of _____

I certify that I know or have satisfactory evidence that _____ signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: _____

Signature of Notary Public: _____

Printed name of Notary Public: _____

Residing at: _____

My Appointment Expires: _____

2. For an acknowledgment in a Representative Capacity:

STATE OF WASHINGTON

County of _____

I certify that I know or have satisfactory evidence that _____ signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Signature of Notary Public: _____

Printed name of Notary Public: _____

Residing at: _____

My Appointment Expires: _____



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**Permitting Review Section
REVIEW SUBMITTAL CHECKLIST FOR FINAL PLAT**

- Final Plat Map drawings (five sets)

In addition 1 copy of following supporting items are required for complete final submittal:

- Permitting staff report from hearing
- Examiner's report/decision from hearing or approval ordinance (if applicable)
- Copy of any appeal hearing report/decision if applicable
- Approved entire Engineering / construction plan set.
- Current plat certificate including copies of supporting documents.
- Approved preliminary plat map from hearing
- Map closures (map checks)
- Copy of Preliminary Health Approval if applicable
- Final Health approval (may be deferred to prior to recording)
- Statement of fact—how each condition of approval was or will be met
- Approved revisions, if applicable
- Approved road variances/drainage adjustments, if applicable
- Title Report/Plat Certificate and copies of referenced documents
- Applicable fees paid
- Certificate of Applicant Status form (updated)



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**Permitting Review
PEER REVIEW SUBMITTAL CHECKLIST FOR SUBDIVISION**

TO: _____ Date: _____
Plat: _____
File Nos. _____

License No. _____

- _____ Conditions of Preliminary Approval
- _____ Approved Preliminary Plat Map
- _____ Approved revisions, if applicable
- _____ Approved revised plat map, if applicable
- _____ Approved variances, with applicable exhibits
- _____ Current Plat Certificate/copies of supporting documents
- _____ Approved Engineering Plans
- _____ Lot Area Calculations/Closures
- _____ Letter requesting peer review
- _____ Copy of Preliminary Health Approval (if applicable)
- _____ Final Health Approval, if available
- _____ Assessor's Quarter Section Map
- _____ Technical Information Report, if applicable
- _____ Other _____
- _____ Other _____

I acknowledge receipt of the above listed items.

Name

_____ Date

Peer Qualifications Requirements:

The Peer Review Surveyor must be a professional land surveyor licensed in the State of Washington. In addition, simultaneous, reciprocal review may not occur, i.e., two firms cannot review each other's plans at the same time.

The applicant or his agent shall submit a letter, requesting a Subdivision Peer Review to the Platting Unit of the Department of Permitting and Environmental Review (Permitting). Include the name, address, phone number, and license number of the Peer Review Surveyor. The peer review should not commence until receiving authorization to review from the Platting Unit.

Submittal Requirements and Review Procedure:

Submit for final plat approval and attach all supporting documents (see reverse side) with the applicable fees to the Department of Permitting.

Provide the Peer Review Surveyor all supporting documents (see reverse side) to evaluate the submittal. The final subdivision must conform to all conditions of preliminary approval and applicable King County Codes as well as WAC 332-130, and RCW 58. All details of a review must be resolved between the applicant and the peer review surveyor prior to scheduling a meeting with the Platting Unit. The Final Subdivision must conform to the approved engineering plans. Should questions or conflicts arise during the review process, County staff should be contacted to clarify issues.

Once the Peer Review Surveyor has completed review of the Subdivision, he shall make a written request to meet with the Platting Unit and the applicant's surveyor to discuss final review and approval of the subdivision.

The following information shall be submitted to the Platting Unit prior to setting up a date for the meeting. County staff will evaluate the information submitted by the Peer Review Surveyor. In the event that all applicable requirements have not been fully completed, the plans will not be accepted for review.

- A. A brief written summary listing how each condition of preliminary approval was complied with.
- B. Copy of the final peered plat mylars, and copies of any referenced documents.
- C. A letter from the peer review surveyor that summarizes his review and makes a final recommendation.

For additional information on the plat peer review process, contact the Department of Permitting.

PLAT NOTES

1. All tracts must have a note that defines the purpose, the ownership, who benefits and who is responsible for the maintenance.
2. The Assessor's Office and a prominent local title company have expressed concerns about the language used in the notes designed to convey property. The Assessor' Office seemed to be mainly concerned about "when" conveyance occurs and the title company was concerned about both the "when" and about the lack of using a "legal word of conveyance." To avoid potential delays in the recording process, please use the following language in the notes conveying ownership.
 - a. Use "dedicated upon the recording of this plat" or "hereby dedicated" for conveyance of public roads.
 - b. Use "hereby conveyed" or "conveyed upon the recording of this plat" for conveyance of public tracts, private tracts, private easements, and other private property interests.
3. Per the King County Road Standards - private streets must be clearly delineated "Private" on the face of the plat.

TO VIEW A SUGGESTED TEMPLATE FOR PLAT MYLARS ONLINE, visit the Permitting Web site, www.kingcounty.gov/permits, specifically: www.metrokc.gov/ddes/lusd/cad.htm.

THE FOLLOWING NOTES WILL ALMOST ALWAYS APPLY:

(Roads, select either one of the following two notes):

All fees required by KCC 14.75, Mitigation Payment System (MPS), have been paid.

(OR)

This plat is subject to KCC 14.75, King County Road Mitigation Payment System (MPS). The MPS fees plus the MPS administrative fee shall be paid at the time of building permit application at the rate in effect at that time.

(Schools - unless revised by plat review engineer):

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

(Road and Drainage note):

The road and storm drainage systems shall be constructed according to the approved plan and profile, Plan No. _____ on file with Permitting. Any deviation from the approved plans will require written approval from the proper agency, currently the Department of Permitting.

(Addressing):

The house address system for this plat shall be as follows: Addresses shall be assigned for the north - south roads within the range of _____ to _____ and within the range of _____ to _____ for the east - west roads. Individual addresses will be assigned to the principal entrance of each residence or building in accordance with KCC 16.08.

(Drainage Easement Restriction for NEW 1998 Drainage Manual):

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 the Department of Permitting or its successor agency.

(Drainage Easement Restriction for OLD 1990 Drainage Manual):

Public and Private 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 drainage easements. Additionally, grading and construction of fencing shall not be allowed within the drainage easements shown on this plat map unless otherwise approved by the Department of Permitting 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 Real Estate Services, and any required permits from the Department of Permitting 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 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 easement 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 easement, and are hereby required to obtain any required permits, from the Department of Permitting 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 covenant shall run with the land and is binding upon the owners of said private property, their heirs, successors and assigns.

THE FOLLOWING NOTES MAY BE APPLICABLE:**King County Drainage Easement and Covenant for Recreation Tracts:**

A drainage easement and covenant over Tract ____, is 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 for King County its successors or assigns to enter said drainage easement and covenant for the purpose of inspecting, operating, maintaining, repairing and improving the drainage facilities contained herein. Only the flow control and water quality facilities contained within the tract will be considered for formal acceptance and maintenance by King County. Maintenance of all other improvements on this property shall be the responsibility of the property owner. The property owner will be responsible for the cost for the restoration of any non-drainage improvements removed or altered as the result of the maintenance, repair and reconstruction of the drainage improvements.

The owners of said private property are required to obtain any required permits from the Department of Permitting, or its successor agency, 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 and covenant is intended to facilitate reasonable access for the operation, maintenance, repair and reconstruction of 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.

(Plat note for Tree Retention Plan when applicable):

Pursuant to KCC 21A.38.230 for the (for example Soos Creek Community Plan), an approved Tree Retention Plan is on file with Permitting, Records Center, on sheet ____ of ____ of the approved engineering plans No. _____, under Activity No. _____. Lots _____ within this plat either contain trees that must be retained or must be planted / replaced per said approved Tree Retention Plan. Any proposed clearing, grading or construction activities that will or may impact a significant tree within said lots must be reviewed and approved by the Department of Permitting, or its successor agency, for compliance with said Tree Retention Plan.

(Clearing and Grading note when KCC 16.82. applies):

For subdivisions vested prior to January 1, 2005, KCC 16.82.150D (Ordinance No. 12878, 1997) seasonal clearing and grading limitation periods apply to the property. The following note shall be placed on the face of the plat:

Construction work involving soil disturbance, grading, and filling of the site, including individual residential building pad preparation, is prohibited from October 1 through March 31, unless otherwise approved by King County Department of Permitting and Environmental Review or its successor agency.

Those subdivisions vested after January 1, 2005, shall comply with the provisions of KCC 16.82.095 (Ordinance No. 15053, 2004) where the limited period is between October 1 and April 30. For rural short plats, additional restrictions on clearing as described in KCC 16.82.152 shall be shown on the face of the map.

THE FOLLOWING ARE EXAMPLES OF NOTES THAT MAY BE USEFUL:

Private Tracts and Easements with undivided ownership:

Tract ___ is a Sensitive Area Tract. Ownership of a lot within this plat includes an equal and undivided ownership interest in Tract ___, and an equal and undivided responsibility for the maintenance and protection of said Sensitive Area Tract.

Tract ___ is a private Joint Use Driveway Tract for ingress, egress, private drainage and utilities for the benefit of the owners of lots ___ and ___. Ownership of lot ___ and lot ___ within this plat includes an equal and undivided ownership interest in Tract ___, and an equal and undivided responsibility for the maintenance of said Tract.

Tract ___ is a private access Tract for ingress, egress, private drainage and utilities for the benefit of the owners of lots ___, ___, ___, ___ and ___. Ownership of lots ___, ___, ___, ___ and ___ within this plat includes an equal and undivided ownership interest in Tract ___, and an equal and undivided responsibility for the maintenance of said Tract.

Dedicated Road:

This portion is dedicated to the public use for road purposes upon the recording of this plat.

Public Drainage Tracts and Easements:

(Convey Drainage Tract):

Tract _____ is conveyed to King County or its successor agency for drainage purposes upon the recording of this plat.

(Conveyance of overlying easement):

An overlying easement is hereby conveyed to King County, or its successor agency, over, under, across, and upon Tract _____ for the purpose of operating, maintaining, and repairing the drainage facilities contained therein.

Private Drainage Easements:

The 10-foot private drainage easement within lots _____ is for the benefit of lots _____; The owners of the lots having benefit of use shall share and be equally responsible for the maintenance and repair of the drainage facilities within the easement.

The 10-foot private drainage easement within Lots _____ is for the benefit of Lots _____. The owners of said lots shall be responsible for the maintenance of that portion of the drainage facilities they have benefit of use, and shall equally share in the maintenance of that portion of the drainage facilities used in common.

The 10-foot-wide private drainage easement within lot(s) ___ is for the benefit of Lot(s) ___;
The 10-foot-wide private drainage easement within lot(s) ___ is for the benefit of Lot(s) ___;
The 10-foot-wide private drainage easement within lot(s) ___ is for the benefit of Lot(s) ___;
The 10-foot-wide private drainage easement within lot(s) ___ is for the benefit of Lot(s) ___;

The owners of said lots shall be responsible for the maintenance of that portion of the drainage facilities they have benefit of use, and shall equally share in the maintenance of that portion of the drainage facilities used in common.

Miscellaneous:

(If Lot averaging was used):

Lot averaging has been utilized in this subdivision. Further subdivision is prohibited unless all lots in this plat meet zoning requirements.

(If buffer averaging was used):

Buffer averaging was used in Tract(s) _____, see approved construction drawings no. _____ on file with the Department of Permitting.

(Street Tree Note):

The Street Trees shall be owned and maintained by the homeowner's association unless and until King County or its successor agency has adopted a maintenance program.

Easement Provisions:

(Example - change named franchises to suit)

An easement is hereby reserved for and granted to US West Telephone Co., AT&T Cable TV and for Puget Sound Energy, and their respective successors and assigns, under and upon the exterior 10 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, TV, and gas service, together with the right to enter upon the lots at all times for the purpose herein stated. These easements entered upon for these purposes shall be restored as near as possible to their original condition by the utility. No lines or wires for the transmission of electric current, telephone or cable 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.

For Private Tracts:

"Tract "___" is a _____ tract for the benefit of all lot owners in this plat. Each ownership of a lot in this plat (lots ___ through ___, inclusive) includes an equal and undivided ownership interest in Tract "___". The _____ Homeowners Association shall be responsible for the maintenance of said Tract "___". However, should the Homeowners Association fail to properly maintain Tract "___", then the lot owners of all lots ___ through ___ shall be equally responsible for the maintenance of said tract."

Tract Note:

Tract(s)_____ is(are) considered a "tract(s)" pursuant to KCC 19A.04.330; A "tract" is land reserved for specified uses including, but not limited to, reserve tracts, recreation, open space, sensitive areas, surface water retention, utility facilities and access. Tracts are not considered lots or building sites for purposes of residential dwelling construction.

Downspout Note:

“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. _____ on file with the Department of Permitting and/or the Department of Transportation. This plan shall be submitted with the application for any building permit. All connections of the drains must be constructed and approved prior to the final building inspection approval. For those lots that are designated for individual lot infiltration systems, the systems shall be constructed at the time of the building permit and shall comply with said plans. All individual stub-outs and infiltration systems shall be privately owned and maintained by the lot owner.”

(Standard (sample) wording for limited access to major road):

There shall be no vehicular ingress or egress directly onto
 _____ from _____.
 (street) (lot numbers and/or Tracts)

(Note for Temporary turnaround easement):

The Temporary Turnaround Easement becomes null and void when (street name) is extended to a publicly maintained road system and is accepted for maintenance by a public agency. This easement may otherwise be extinguished by the recording of an extinguishing document reviewed and approved, and signed by the Department of Permitting or its successor agency. A review fee may be assessed for this service.

(Note for wood fences in KC Drainage Tract)

The owners of lots ___ and ___ are responsible for the maintenance of the 6-foot wood fence located on the boundary line of Tract "___". Said lot owners shall obtain any required permits from the King County Property Services Division prior to performing any work within said tract.

(Note for rockeries or retention walls)

“For lots _____ a special foundation design and / or building setback restriction may be required due to the location of retaining walls or rockeries within this plat. See the approved construction drawings no. _____ on file with the Department of Permitting.”

DEMOLISHED RESIDENCE IMPACT FEE NOTES

NOTE FOR SCHOOL FEES

“SCHOOL FEES FOR LOTS _____ THROUGH _____:

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

“SCHOOL FEES FOR LOT _____:

One residential unit was existing and demolished prior to the development of this subdivision. If the issuance of a new building permit for Lot _____ occurs on or prior to _____ (three years after date of the issuance of the demolition permit), then said lots shall be exempt from the payment of the school impact fees. If the issuance of a new building permit for said lot occurs after _____, then the full assessed fee, \$ _____ per lot, together with the current administration fee, must be paid at the time of building permit issuance. See KCC 21A.43.070.A.2.”

NOTE FOR ROAD MPS FEES

(If all fees are paid at recording, with the exception of the demolished residence –ie: No need to address demolished residence if no fees are required at building permit --- use standard note below):

“All fees required by KCC 14.75, Mitigation Payment System (MPS), have been paid.”

(If fees are deferred to building permit):

“ROAD MPS FEES PER KCC 14.75 FOR LOTS ____ THROUGH ____:

This plat is subject to KCC 14.75, King County Road Mitigation Payment System (MPS). For Lots _____ through _____, the MPS fees plus the MPS administrative fee shall be paid at the time of building permit application at the rate in effect at that time.

ROAD MPS FEES PER KCC14.75 FOR LOT _____:

One residential unit was existing, occupied and demolished within the three years prior to the application for development of this subdivision. Lot ____ in this plat shall be exempt from the payment of fees required by KCC 14.75, Mitigation Payment System. See King County Department of Transportation Public Rule 6.2.1.4.”

Check out the Permitting Web site at www.kingcounty.gov/permits