

# Preliminary Modified Subdivision of: LANDMARQUE

A Portion of N.E. 1/4, S.W. 1/4, and  
SE 1/4, NW 1/4, Sec. 28, Twp. 22 N., Rge. 4 E., W.M.  
City of Des Moines, King County, Washington

**NOTE**  
EACH LOT AND TRACT IN THIS SUBDIVISION MUST BE USED, DEVELOPED OR MAINTAINED CONSISTENT WITH THE ENTIRE APPROVED SUBDIVISION. ANY PROPOSED CHANGE TO THE USE, DEVELOPMENT OR EXISTENCE OF ANY OF THE LOTS OR TRACTS IN THE SUBDIVISION SHALL NOT BE APPROVED UNLESS THE ENTIRE SUBDIVISION IS SUBJECT TO CITY REVIEW AND MODIFICATION.

### ADJOINING PARCEL OWNERS (100' RADIUS)

PARCEL No.:	OWNER NAME:	MAILING ADDRESS:
282204 9191	SALVATION ARMY	30840 HAWTHORNE BLVD, RANCHO PALOS VERDE, CA 90275
282204 9214	K & A MOTELS	26225 PACIFIC HW S, DES MOINES, WA 98198
282204 9251	CITY OF KENT	220 4TH AV S, KENT, WA 98032
321050 0020	LORK RANN & SONN LOTH	1849 S 261ST PL, DES MOINES, WA 98198
321050 0040	COLLINS CAROL S	26037 20TH AV S, DES MOINES, WA 98198
788830 0170	HUNZIKER GLORIA R	26316 20TH AV S, DES MOINES, WA 98198
788830 0170	CASTONGUAY SCOTT/FAITH	26328 20TH AV S, DES MOINES, WA 98198
788840 0660	ROGERS VICTOR	53435 11TH PL SW, FEDERAL WAY, WA 98023
788840 0680	ROBERTS RONALD L & GLORIA	26200 20TH AV S, SEATTLE, WA 98198
788840 0700	BELL DANYIEL D	26214 20TH AV S, DES MOINES, WA 98198
788840 0720	WILSON PETRA A & TROY D	26304 20TH AV S, DES MOINES, WA 98198
953820 0100	O'ROBERT HEAWON	PO BOX 77471, SEATTLE, WA 98177
282204 9073	SOENNICHSON ARNOLD	26106 20TH AV S, DES MOINES, WA 98198
321050 0010	KING DENNIS R & CAROLE I	28111 20TH AV S, DES MOINES, WA 98198
321050 0030	WHITE DONNY A & TIER L	1852 S 261ST PL, SEATTLE, WA 98198
768280 0035	SEATTLE FULL GOSPEL CENTRAL	26421 PACIFIC HW S, DES MOINES, WA 98198
788830 0180	EDMOND MARIE A & DANIEL	26322 20TH AV S, DES MOINES, WA 98198
788840 0650	DIAS GAMALIEL	26123 20TH AV S, DES MOINES, WA 98198
788840 0670	KING TANYA C	26132 20TH AV S, DES MOINES, WA 98198
788840 0690	HARRIS DAVID A	26208 20TH AV S, DES MOINES, WA 98198
788840 0710	ANDRING MIKE	26228 20TH AV S, DES MOINES, WA 98198
788840 0730	HAMILTON RON D	26319 20TH AV S, DES MOINES, WA 98198

### GENERAL NOTES

- CONTROLLING BOUNDARY DATA WAS OBTAINED BY DIRECT FIELD MEASUREMENTS EMPLOYING CONVENTIONAL TRAVERSE PROCEDURES USING A TOPCON 211D THEODOLITE WITH INTEGRAL DISTANCE MEASURING METER. FIELD WORK BY DMP, INC. IN 2005 AND 2006. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
- PACIFIC NORTHWEST TITLE COMPANY OF WASHINGTON, Inc. PLAT CERTIFICATE, ORDER No. 617853, DATED MARCH 21, 2006, WAS RELIED UPON FOR DISCLOSURE OF THE VESTING OF TITLE OF THE LAND COMPRISING THIS PRELIMINARY PLAT, WHICH ACCORDING TO SAID PLAT CERTIFICATE IS SUBJECT TO THE FOLLOWING, AND OTHER, SPECIAL EXCEPTIONS.
  - ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT, REC. No. 8409070693.
  - COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATION AND EASEMENTS CONTAINED IN THE PLAT OF SECOMA HI-WAY TRACTS, VOL. 37/42.
  - COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN CITY OF DES MOINES BOUNDARY LINE ADJUSTMENT No. LLA 97-066, REC. No. 9711249013.
  - TERMS AND CONDITIONS OF CITY OF KENT ORDINANCE No. 3697, REC. No. 20040817003079.
  - RESERVATION OF ALL COAL, OIL, GAS AND MINERAL RIGHTS CONTAINED IN DEED, REC. No. 1531971.
  - TERMS AND CONDITIONS OF AGREEMENT, REC. No. 7912140819, BEING A RE-RECORD OF REC. No. 7607150684.

NO WARRANTY IS HEREBY MADE, EXPRESS OR IMPLIED, AS TO THE ACCURACY AND/OR COMPLETENESS OF SAID PLAT CERTIFICATE.

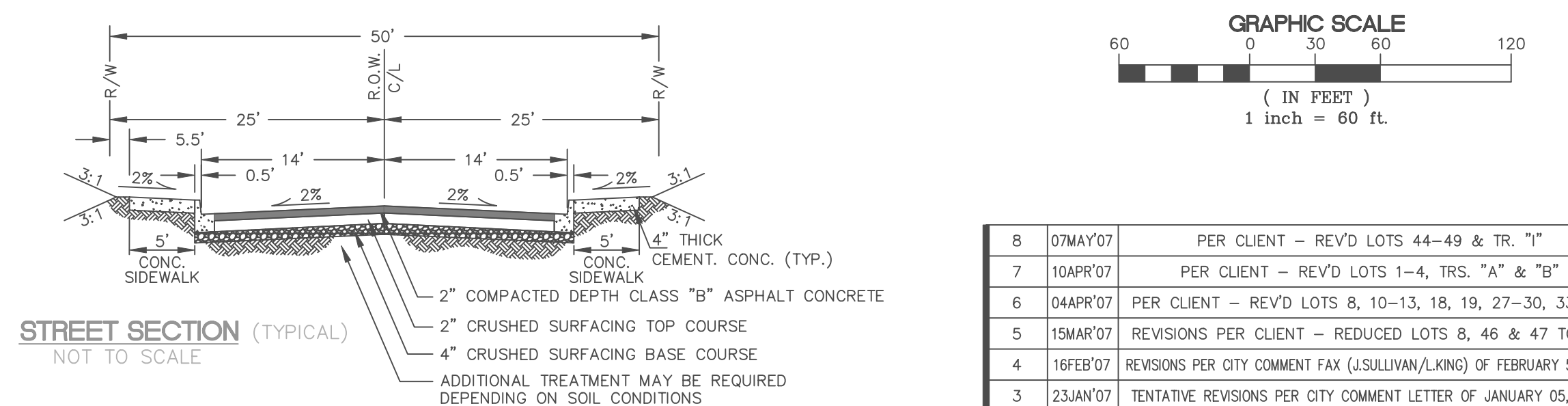
- TRAVERSE CLOSURES FOR THIS PRELIMINARY PLAT EXCEED THE REQUIREMENTS OF WAC 332-130-090.
- THE WETLANDS DEPICTED HEREON ARE THE RESULT OF A FIELD SURVEY BY DMP, Inc., DELINEATION BY B-12 WETLAND CONSULTING.
- EXTERIOR BOUNDARY CORNERS HAVE BEEN SET AS INDICATED.
- LOTS 44 AND 49 SHALL BE SINGLE FAMILY, DETACHED, THE REMAINDER OF THE LOTS SHALL BE SINGLE FAMILY, ATTACHED.

### TRACT NOTES

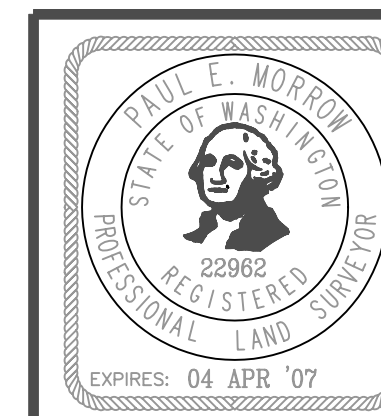
- TRACT "A" SHALL BE A GUEST PARKING AREA TRACT OWNED AND MAINTAINED BY THE OWNERS OF LOTS 1 THROUGH 42 INCLUSIVE AND LOTS 44 THROUGH 69 INCLUSIVE AS EQUAL UNDIVIDED COMMON INTEREST.
- TRACT "B" SHALL BE AN ACCESS AND UTILITY TRACT OWNED AND MAINTAINED BY THE OWNERS OF LOTS 1 THROUGH 4 INCLUSIVE AS AN EQUAL UNDIVIDED COMMON INTEREST.
- TRACT "C" SHALL BE AN ACCESS AND UTILITY TRACT OWNED AND MAINTAINED BY THE OWNERS OF LOTS 10 THROUGH 13 INCLUSIVE AS AN EQUAL UNDIVIDED COMMON INTEREST.
- TRACT "D" SHALL BE AN ACCESS AND UTILITY TRACT OWNED AND MAINTAINED BY THE OWNERS OF LOTS 18 THROUGH 26 INCLUSIVE AND LOTS 62 THROUGH 69 INCLUSIVE AS AN EQUAL UNDIVIDED COMMON INTEREST.
- TRACT "E" SHALL BE A STORM DRAINAGE/PUBLIC PARK TRACT DEEDED TO THE CITY OF DES MOINES.
- TRACT "F" SHALL BE A SENSITIVE AREA TRACT DEEDED TO THE CITY OF DES MOINES.
- TRACT "G" SHALL BE A GUEST PARKING AREA AND OPEN SPACE TRACT OWNED AND MAINTAINED BY THE OWNERS OF LOTS 1 THROUGH 42 INCLUSIVE AND LOTS 44 THROUGH 69 INCLUSIVE AS EQUAL UNDIVIDED COMMON INTEREST.
- TRACT "H" SHALL BE AN ACCESS AND UTILITY TRACT OWNED AND MAINTAINED BY THE OWNERS OF LOTS 27 THROUGH 42 INCLUSIVE AS AN EQUAL UNDIVIDED COMMON INTEREST.
- TRACT "I" SHALL BE AN ACCESS AND UTILITY TRACT OWNED AND MAINTAINED BY THE OWNERS OF LOTS 44 THROUGH 49 INCLUSIVE AS AN EQUAL UNDIVIDED COMMON INTEREST.
- TRACT "J" SHALL BE A GUEST PARKING AREA TRACT OWNED AND MAINTAINED BY THE OWNERS OF LOTS 1 THROUGH 42 INCLUSIVE AND LOTS 44 THROUGH 69 INCLUSIVE AS EQUAL UNDIVIDED COMMON INTEREST.
- LOT 43 IS NOT A RESIDENTIAL LOT AND MUST BE DEVELOPED CONSISTENT WITH C-C COMMUNITY COMMERCIAL ZONE.

### REFERENCES:

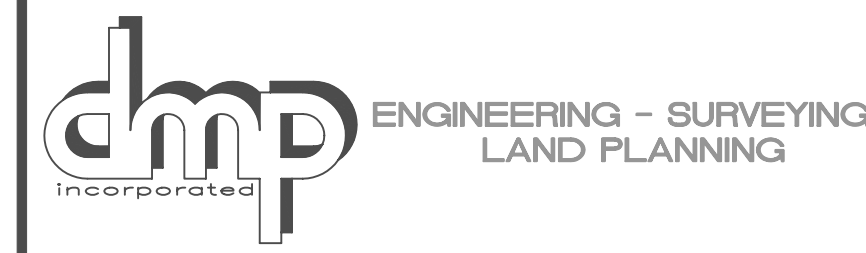
- KING COUNTY ASSESSORS MAPS OF SW 28-22-04 AND NW 28-22-04.
- PACIFIC NORTHWEST TITLE COMPANY OF WASHINGTON, Inc., PLAT CERTIFICATE, ORDER No. 617853, DATED MARCH 21,
- SECOMA HI-WAY TRACTS, VOL. 37/42.
- SOUTH SHORE HILLS NO. 4, VOL. 67/53.



**LOT AREA CALCULATIONS:**  
AREA OF LOTS 1 THROUGH 42, INCLUSIVE AND LOTS 44 THROUGH 69, INCLUSIVE: 202,776± SqFt  
AREA OF TRACTS A, B, C, D, G, H, I & J: 42,031± SqFt  
TOTAL: 244,807± SqFt + 68 LOTS: 3600± SqFt



**DALEY-MORROW-POBLETE, INC.**  
726 AUBURN WAY NORTH  
AUBURN, WASHINGTON 98002  
PHONE: (253)333-2200 FAX: (253)333-2206



**LANDMARK HOMES, INC.**  
P.O. BOX 26116, FEDERAL WAY, WASHINGTON 98093-3116  
PHONE No. (253) 927-6116 (FAX) 927-4652

REV. NO.	DATE	DESCRIPTION	APPROVED
8	07MAY07	PER CLIENT - REV'D LOTS 44-49 & TR. "I"	
7	10APR07	PER CLIENT - REV'D LOTS 1-4, TRS. "A" & "B"	
6	04APR07	PER CLIENT - REV'D LOTS 8, 10-13, 18, 19, 27-30, 33, 34	
5	15MAR07	REVISIONS PER CLIENT - REDUCED LOTS 8, 46 & 47 TO 24'	
4	16FEB07	REVISIONS PER CITY COMMENT FAX (LSULLIVAN/LKING) OF FEBRUARY 5, 2007	
3	23JAN07	TENTATIVE REVISIONS PER CITY COMMENT LETTER OF JANUARY 05, 2007	
2	03NOV06	REVISIONS PER CITY COMMENT LETTER OF SEPTEMBER 13, 2006	
1	14JUL06	REVISIONS PER CITY COMMENT LETTER OF JUNE 15, 2006	

PROJECT: Preliminary Modified Subdivision of:  
**LANDMARQUE**  
SITE PLAN

DRAWN BY: SMR SCALE: 1"=60' DRAWING: 06110pp19 SHEET: 2 OF 3  
APPROVED: DATE: 30 MAR '06 JOB#: 06110