

20040914000820

223/045

TALUS DIV. 6B

FOR SE 1/4 OF NW 1/4 , AND NE 1/4 OF SW 1/4 , SEC 29, TWP 24 N, RGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, AS OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE FOR PUBLIC USE TO THE CITY OF ISSAQUAH ALL OF THOSE ROADS, ALLEYS, EASEMENTS AND RIGHTS OF WAY WHICH ARE SHOWN HEREON (EXCLUDING ANY PRIVATE ROADS SHOWN ON THIS PLAT); ALSO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THE FACE OF THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE PUBLIC STREETS AND AVENUES SHOWN HEREON; AND DEDICATE TO THE CITY OF ISSAQUAH FREE AND CLEAR OF ALL ENCUMBRANCES, EXCEPT AS SHOWN HEREON; AND DEDICATE ALL PUBLICLY-DESIGNATED EASEMENTS FOR PUBLIC UTILITIES IN FAVOR OF THE CITY OF ISSAQUAH AND GRANT TO THE CITY OF ISSAQUAH AUTHORITY TO ASSIGN LAST SAID PUBLICLY-DESIGNATED EASEMENTS TO OTHER PUBLIC UTILITIES AT ITS DISCRETION.

FOR THOSE STREETS, EASEMENTS AND TRACTS SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO OR BENEFITING A PERSON OR ENTITY OTHER THAN THE PUBLIC, WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED FOR THE PURPOSE STATED.

FURTHER, WE WAIVE FOR OURSELVES, OUR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS SUBDIVISION BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION.

THIS SUBDIVISION, DEDICATION, AND WAIVER OF CLAIMS IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

SIGNED THIS 3rd DAY OF September, 2004

TALUS PARCEL 6 LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: [Signature]
LIS SOLDANO, VICE PRESIDENT

BANK OF AMERICA, N.A.

BY: [Signature] ITS: Vice President

LEGAL DESCRIPTION

PARCEL 5A1 AND 5A2, CITY OF ISSAQUAH SHORT PLAT NUMBER SP03-001EV, RECORDED UNDER RECORDING NUMBER 20031106900001, SAID SHORT PLAT BEING A SUBDIVISION OF PARCEL 5-A, TALUS DIV. A, A MASTER PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 201 OF PLATS, PAGES 38 THROUGH 50, IN KING COUNTY, WASHINGTON;

TOGETHER WITH PARCEL 6B, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER LLA04-001EV, RECORDED UNDER RECORDING NUMBER 20040301900017, SAID BOUNDARY LINE ADJUSTMENT BEING A SUBDIVISION OF PARCELS 6B AND 6C, CITY OF ISSAQUAH SHORT PLAT NUMBER SP02-001EV, RECORDED UNDER RECORDING NUMBER 20030623900013, BEING AN AMENDMENT OF 20030226900037, IN KING COUNTY, WASHINGTON.

CITY OF ISSAQUAH

MDRT APPROVALS

EXAMINED AND APPROVED THIS 13th DAY OF September 2004.

[Signature]
KEITH NIVEN, MDRT PROGRAM MANAGER, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 13th DAY OF September 2004.

[Signature]
BOB BROCK, PUBLIC WORKS ENGINEERING DIRECTOR, CITY OF ISSAQUAH

DEPARTMENT OF FINANCE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS OR FOR OTHER PUBLIC USE ARE PAID IN FULL THIS 13th OF SEPTEMBER 2004.

[Signature]
CITY OF ISSAQUAH, FINANCE DIRECTOR

MAYOR

EXAMINED AND APPROVED THIS 13th DAY OF September 2004.

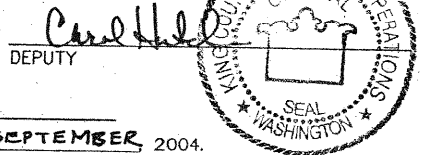
[Signature] ATTEST: [Signature]
MAYOR CITY CLERK

KING COUNTY

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 13th DAY OF September 2004.

[Signature]
MANAGER, FINANCE DIVISION



DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 13th DAY OF SEPTEMBER 2004.

[Signature]
SCOTT NOBLE
KING COUNTY ASSESSOR

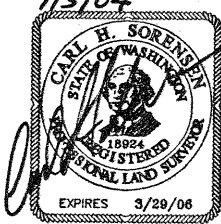
[Signature]
DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER 856273-0052/0054
292406-9155

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF TALUS DIV. 6B, A FINAL PLAT, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, EXCEPT AS NOTED, THAT I FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



[Signature]
CARL H. SORENSEN, PROFESSIONAL LAND SURVEYOR.
CERTIFICATE NO. 18924
TRIAD ASSOCIATES
11814 115TH AVE. NE.
KIRKLAND, WASHINGTON 98034
PHONE: (425) 821-8448

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH THIS 14 DAY OF Sept, 2004, AT 9:52 AM MINUTES PAST 9 M. AND RECORDED IN VOLUME 223 OF PLATS, PAGE(S) 045, RECORDS OF KING COUNTY, WASHINGTON.

MANAGER

[Signature]
SUPERINTENDENT OF RECORDS

PORTION OF THE SE 1/4 OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SEC. 29, TWP 24 N., R. 6 E., W.M.,
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG

JOB NO 03-097

SHEET 1 OF 9



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800.488.0756 toll free
www.triadassoc.com

CITY OF ISSAQUAH FILE NO. FP04-002EV

20040914000 820

223/046

TALUS DIV. 6B

POR SE 1/4 OF NW 1/4 , AND NE 1/4 OF SW 1/4 , SEC 29, TWP 24 N, RGE 6 E, WM.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF KING

}} SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LIS SOLDANO SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF TALUS PARCEL 6 LLC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

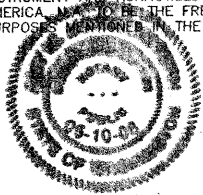


DATED September 3, 2004
SIGNATURE OF Amy M. Morgenstern
NOTARY PUBLIC
TITLE Project Administrator
MY APPOINTMENT EXPIRES May 10, 2008

STATE OF WASHINGTON
COUNTY OF KING

}} SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Vickie Knechtel SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President - Home Builder Division OF BANK OF AMERICA. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED September 3, 2004
SIGNATURE OF Amy M. Morgenstern
NOTARY PUBLIC
TITLE Project Administrator
MY APPOINTMENT EXPIRES May 10, 2008

GENERAL EASEMENT PROVISIONS

- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON A STRIP OF LAND AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PUBLIC MAINTENANCE EASEMENT" IN WHICH TO INSTALL, MAINTAIN, REPLACE AND OPERATE PUBLIC IMPROVEMENTS, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSES STATED. THE CITY SHALL RESTORE THE EASEMENT AS NEAR AS POSSIBLE TO THE ORIGINAL CONDITION FOLLOWING ANY WORK. STRUCTURES SHALL NOT BE CONSTRUCTED (EXCEPT FOR ROCKERIES AND RETAINING WALLS, WITH PRIOR APPROVAL FROM THE CITY) UPON THE EASEMENT.
- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON THE EASEMENTS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PUBLIC STORM DRAINAGE EASEMENT" TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE DRAINAGE SYSTEMS, 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 THESE EASEMENTS. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEAR AS POSSIBLE TO THE ORIGINAL CONDITION.
- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON THE EASEMENTS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PUBLIC WATERLINE EASEMENT" AND "PUBLIC SANITARY SEWER EASEMENT" TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE WATER AND SEWER SYSTEMS, 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 THESE EASEMENTS. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEAR AS POSSIBLE TO THE ORIGINAL CONDITION.
- PRIVATE UTILITY EASEMENTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PRIVATE WALL EASEMENT", "PRIVATE STORM DRAINAGE EASEMENT", "PRIVATE WATER LINE EASEMENT" AND "PRIVATE SANITARY SEWER EASEMENT" ARE HEREBY RESERVED FOR AND GRANTED TO THE BENEFITING LOT OWNERS AND / OR THE TALUS RESIDENTIAL ASSOCIATION, AS SPECIFIED HEREIN, TOGETHER WITH THE RIGHT OF ACCESS ACROSS LOTS AND TRACTS, AS REQUIRED, FOR THE OPERATION AND MAINTENANCE OF PRIVATE FACILITIES CONTAINED THEREIN. THE BENEFITING LOT OWNERS AND / OR THE TALUS RESIDENTIAL ASSOCIATION, AS SPECIFIED HEREIN, SHALL RESTORE THE EASEMENT, AND ACCESS TO THE EASEMENT, AS REQUIRED, AS NEAR AS POSSIBLE TO THE ORIGINAL CONDITION FOLLOWING ANY WORK UNLESS OTHERWISE NOTED. AN EAVE OVERHANG OF ONE FOOT IS PERMITTED IN ALL PRIVATE UTILITY EASEMENTS. THESE PRIVATE EASEMENTS MAY BE MODIFIED AT THE MUTUAL AGREEMENT OF THE BENEFITED AND SUBJECTED LOT OWNERS WITHOUT MODIFICATION OF THIS FINAL PLAT.
- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE PUGET SOUND ENERGY CO., QWEST COMMUNICATIONS, A CABLE TV COMPANY, OTHER PUBLIC AND PRIVATE UTILITY PURVEYORS AND TALUS PARCEL 6 LLC, AND THEIR SUCCESSORS AND ASSIGNS UNDER AND UPON THE EASEMENTS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "DRY UTILITY EASEMENT" ALL IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND CONDUIT, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE, AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE PARCELS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THE EASEMENT SHALL BE RESTORED AS NEAR AS POSSIBLE BY ANY PERSON PERFORMING WORK IN THE EASEMENT TO THE ORIGINAL CONDITION.
- A CONSERVATION EASEMENT IS HEREBY RESERVED AND GRANTED TO THE TALUS RESIDENTIAL ASSOCIATION OVER AND UPON LAND AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "CONSERVATION EASEMENT". THE EASEMENT IS FOR THE PURPOSE OF A CRITICAL AREA BUFFER FOR STEEP SLOPES. NO IMPROVEMENTS SHALL BE ALLOWED WITHIN THE EASEMENT EXCEPT FOR THOSE ACTIVITIES ALLOWED WITHIN APPENDIX E OF THE EAST VILLAGE DEVELOPMENT AGREEMENT, OR AS OTHERWISE APPROVED BY THE DESIGNATED OFFICIAL. THE TALUS RESIDENTIAL ASSOCIATION SHALL MAINTAIN THE EASEMENT.
- THE DRIVEWAY ACCESS EASEMENTS STRADDLING LOT LINES ON SOME OF THE LOTS IN THIS PLAT ARE JOINT USE EASEMENTS FOR SHARED DRIVEWAYS. EACH EASEMENT IS HEREBY GRANTED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE LOT OWNER ADJOINING THE EASEMENT. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRIVEWAY FACILITIES THAT THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRIVEWAY FACILITIES THAT THEY USE IN COMMON. AN EAVE OVERHANG OF 2.00 FEET IS PERMITTED IN ALL PRIVATE DRIVEWAY ACCESS EASEMENTS. THE EAVE OVERHANG CAN BE INCREASED AND / OR THE EASEMENTS MODIFIED AT THE MUTUAL AGREEMENT OF THE BENEFITED AND SUBJECTED LOT OWNERS WITHOUT MODIFICATION OF THIS FINAL PLAT.
- PUBLIC ACCESS EASEMENTS IN TRACTS BB AND BC AND WITHIN LOT 53 CONTAIN PUBLIC SIDEWALK AND WHEEL CHAIR RAMP IMPROVEMENTS AND ARE HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT.
- THE PRIVATE SANITARY SEWER EASEMENTS STRADDLING LOT LINES ARE JOINT USE EASEMENTS AND ARE HEREBY GRANTED AND CONVEYED, UPON THE RECORDING OF THIS PLAT, TO THE OWNERS OF THE LOTS ADJOINING THE EASEMENTS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THAT PORTION OF THE SANITARY SEWER FACILITIES THAT THEY HAVE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE OF THAT PORTION OF THE SEWER FACILITIES USED IN COMMON.
- THE 4' X 8' WALKWAY ACCESS EASEMENTS STRADDLING LOT LINES ARE JOINT USE EASEMENTS AND HEREBY GRANTED AND CONVEYED, UPON THE RECORDING OF THIS PLAT, TO THE OWNERS OF THE LOTS ADJOINING THE EASEMENTS. THE LOT OWNERS SHALL SHARE EQUALLY IN THE MAINTENANCE OF THE WALKWAY FACILITIES WITHIN THE EASEMENTS.
- THE SHARED TRAIL EASEMENT CROSSING TRACT BH FROM THE BACK OF LOTS 21 AND 22, AS SHOWN, IS INTENDED TO SHOW THE APPROXIMATE LOCATION OF A JOINT USE TRAIL EASEMENT TO BE SHARED BY LOTS 21 AND 22. THE ACTUAL EASEMENT SHALL BE 10 FEET WIDE, CENTERED ON THE TRAIL, WITH 5 FEET OF SUCH WIDTH BEING ON EACH SIDE OF THE CENTERLINE OF THE TRAIL, AS CONSTRUCTED. FINAL LOCATION AND DESIGN OF THIS TRAIL IS SUBJECT TO REVIEW DURING BUILDING PERMIT REVIEW. THIS TRAIL EASEMENT IS HEREBY GRANTED AND CONVEYED, UPON THE RECORDING OF THIS PLAT, TO THE OWNERS OF LOTS 21 AND 22. THE TALUS RESIDENTIAL ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE TRAILS.

EASEMENT PROVISIONS (CONT)

- THE TRAIL EASEMENT CROSSING TRACT BH FROM THE BACK OF LOT 23, AS SHOWN, IS INTENDED TO SHOW THE APPROXIMATE LOCATION OF A TRAIL EASEMENT FOR THE USE OF LOT 23. THE ACTUAL EASEMENT SHALL BE 10 FEET WIDE, CENTERED ON THE TRAIL, WITH 5 FEET OF SUCH WIDTH BEING ON EACH SIDE OF THE CENTERLINE OF THE TRAIL, AS CONSTRUCTED. FINAL LOCATION AND DESIGN OF THIS TRAIL IS SUBJECT TO REVIEW DURING BUILDING PERMIT REVIEW. THIS TRAIL EASEMENT IS HEREBY GRANTED AND CONVEYED, UPON THE RECORDING OF THIS PLAT, TO THE OWNER OF LOT 23. THE TALUS RESIDENTIAL ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE TRAILS.
- THE PRIVATE WALL EASEMENT AT THE EAST SIDE OF LOTS 1-20 AND AT THE EAST SIDE OF TRACTS BA AND BE AND ADJOINING SHANGRI-LA WAY IS FOR THE BENEFIT OF SAID LOTS AND TRACTS. THE EASEMENT IS HEREBY GRANTED AND CONVEYED, UPON THE RECORDING OF THIS PLAT, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE TALUS RESIDENTIAL ASSOCIATION TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE LOTS, AS REQUIRED, TO MAINTAIN THE WALLS WITHIN THE EASEMENT.
- THE 5 FOOT LANDSCAPE EASEMENT ON THE NORTH SIDE OF LOT 9 AND ON THE SOUTH SIDE OF LOT 10 IS FOR THE PURPOSE OF MAINTAINED LANDSCAPING FOR THE BENEFIT OF THE TALUS RESIDENTIAL ASSOCIATION AND IS HEREBY CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES, TO THE TALUS RESIDENTIAL ASSOCIATION UPON THE RECORDING OF THIS PLAT.

RESTRICTIONS

NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR 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.



NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CATV, FIRE OR POLICE SIGNALS, OR FOR OTHER PURPOSES, SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OUTSIDE THE BUILDINGS THEREON UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO THE BUILDING.

COVENANTS

ALL LOTS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TALUS RESIDENTIAL PROPERTIES OWNERS RECORDED THE 24th DAY OF SEPTEMBER, 2001 UNDER RECORDING NUMBER 20010924001305, RECORDS OF KING COUNTY WASHINGTON. SAID DOCUMENT HAS BEEN AMENDED AND / OR MODIFIED BY DOCUMENT RECORDED UNDER RECORDING NUMBER 20031223001554.

NOTES AND DETAILED EASEMENT PROVISIONS

- INSTRUMENTATION FOR THIS SURVEY WAS A 1 MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
- PROPERTY CORNERS SHALL BE SET AS FOLLOWS, UNLESS OTHERWISE SPECIFIED:
A) SET 1/2" x 24" REBAR WITH CAP "LS NO. 18924" AT A 20' OFFSET FROM THE FRONT LOT CORNERS.
B) SET LEAD AND TACKS ON CONCRETE CURBS AT SIDE LOT LINE EXTENSIONS.
C) SET 1/2" x 24" REBAR WITH CAP "LS NO. 18924" AT ALL REAR LOT CORNERS AND ANGLE POINTS.
- ALL BUILDING DOWNSPOUTS, FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACES WITH COLLECTION SYSTEMS, SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE APPROVED PERMANENT STORM DRAIN CONNECTION POINT AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS ON FILE WITH THE CITY OF ISSAQUAH. PATIO DRAINS AND DRIVEWAY DRAINS ARE INSTALLED AT THE DISCRETION OF THE BUILDER AND THIS NOTE IS NOT INTENDED TO REQUIRE THEM IN ALL CASES. IF THE BUILDER CHOOSES TO INSTALL SUCH DRAINS, THEY ARE REQUIRED TO BE CONNECTED TO THE NEAREST STORM DRAINAGE FACILITY.
- TRACT BA IS AN OPEN SPACE, MAINTAINED LANDSCAPE AREA AND UTILITY TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT, EXCEPT FOR DRY UTILITIES AND EXCEPT FOR PUBLIC STORM DRAINAGE FACILITIES.
- TRACT BB IS AN OPEN SPACE, PUBLIC ACCESS, MAINTAINED LANDSCAPE AREA AND UTILITY TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT EXCEPT FOR DRY UTILITIES, PUBLIC UTILITIES AND PUBLIC SIDEWALKS.
- TRACT BC IS AN OPEN SPACE, PUBLIC ACCESS, MAINTAINED LANDSCAPE AREA AND UTILITY TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT EXCEPT FOR DRY UTILITIES AND PUBLIC SIDEWALKS.
- TRACT BE IS AN OPEN SPACE, MAINTAINED LANDSCAPE AREA AND UTILITY TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT EXCEPT FOR PUBLIC STORM DRAINAGE FACILITIES AND DRY UTILITIES.
- TRACT BG IS AN OPEN SPACE, PUBLIC ACCESS, RECREATION AREA AND UTILITY TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT EXCEPT FOR PUBLIC UTILITIES AND DRY UTILITIES.
- TRACT BH IS AN OPEN SPACE, PUBLIC ACCESS, RECREATION AREA AND UTILITY TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT EXCEPT FOR DRY UTILITIES AND PUBLIC WALLS AND EXCEPT FOR PUBLIC WATER FACILITIES TO BE MAINTAINED BY THE CITY OF ISSAQUAH. THE PUBLIC WALL EASEMENT IN TRACT BH IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL WALL MAINTENANCE OBLIGATIONS, TO THE CITY OF ISSAQUAH UPON THE RECORDING OF THIS PLAT.
- TRACT BJ IS AN OPEN SPACE, MAINTAINED LANDSCAPE AREA AND UTILITY TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT EXCEPT FOR DRY UTILITIES AND PUBLIC WATERLINE FACILITIES. THE PRIVATE WALL EASEMENT ACROSS THE ENTIRE TRACT BENEFITS PROPERTY ADJOINING TO THE WEST AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR THE WALLS TO THE WEST OF THE TRACT, TO THE TALUS RESIDENTIAL ASSOCIATION.

 <p>11814 115th Ave. NE Kirkland, WA 98034-6923 425.821.8448 425.821.3481 fax 800.488.0756 toll free www.triadassoc.com</p>	 <p>EXPIRES 3/29/06</p>	VOL/PG
JOB NO 03-097 SHEET 2 OF 9		

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223/047

TALUS DIV. 6B

POR SE 1/4 OF NW 1/4 , AND NE 1/4 OF SW 1/4 , SEC 29, TWP 24 N, RGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

NOTES AND DETAILED EASEMENT PROVISIONS (CONTINUED)

11. THE 13.00 FOOT WIDE PRIVATE STORM DRAINAGE EASEMENT CROSSING TRACT BA AND LOTS 1 THROUGH LOT 3 IS FOR THE BENEFIT OF ADJOINING PROPERTY TO THE WEST IN TALUS PARCEL 6C OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA04-001EV, RECORDED UNDER RECORDING NO. 20040301900017 AND FOR THE BENEFIT OF PROPERTY IN TALUS PARCEL 6A, CITY OF ISSAQUAH SHORT PLAT NO. SP02-001EV, RECORDED UNDER RECORDING NO. 20030623900013. THIS EASEMENT IS DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS RESIDENTIAL ASSOCIATION TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR THE DRAINAGE FACILITIES CONTAINED WITHIN THE EASEMENT.
12. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 2 THROUGH 9 IS FOR THE BENEFIT OF LOTS 1 THROUGH 8. THE OWNERS OF LOTS 1 THROUGH 9 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
13. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 12 AND 13 IS FOR THE BENEFIT OF LOTS 11, 13 AND 14. THE OWNERS OF LOTS 11 THROUGH 14 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
14. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 16 THROUGH 20 IS FOR THE BENEFIT OF LOTS 15 THROUGH 19. THE OWNERS OF LOTS 15 THROUGH 20 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
15. THE 6.00 FOOT PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 47 THROUGH 52 IS FOR THE BENEFIT OF LOTS 48 THROUGH 53. THE OWNERS OF LOTS 47 THROUGH 53 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
16. THE 8.00 FOOT PRIVATE STORM DRAINAGE EASEMENT CROSSING LOTS 51 AND 52 IS FOR THE BENEFIT OF ADJOINING PROPERTY TO THE WEST IN TALUS PARCEL 6C OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA04-001EV, RECORDED UNDER RECORDING NO. 20040301900017 AND FOR THE BENEFIT OF PROPERTY IN TALUS PARCEL 6A, CITY OF ISSAQUAH SHORT PLAT NO. SP02-001EV, RECORDED UNDER RECORDING NO. 20030623900013. THIS EASEMENT IS DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS RESIDENTIAL ASSOCIATION TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR THE DRAINAGE FACILITIES CONTAINED WITHIN THE EASEMENT.
17. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 44 THROUGH 45 AND TRACT BB IS FOR THE BENEFIT OF LOTS 44 THROUGH 46. THE OWNERS OF LOTS 44 THROUGH 46 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON EXCEPT FOR THOSE FACILITIES WITHIN TRACT BB.
18. THE 10.00 FOOT PRIVATE STORM DRAINAGE EASEMENT CROSSING LOTS 42 THROUGH 44 AND TRACT BB IS FOR THE BENEFIT OF THE OWNERS OF LOT 55 AND THE OWNERS OF TALUS PARCEL 6C OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA04-001EV, RECORDED UNDER RECORDING NO. 20040301900017 AND ASSIGNS AND IS HEREBY DEDICATED AND CONVEYED TO THE TALUS RESIDENTIAL ASSOCIATION UPON RECORDING OF THIS PLAT. THE TALUS RESIDENTIAL ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES WITHIN THE EASEMENT.
19. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 24 THROUGH 27 IS FOR THE BENEFIT OF LOTS 25 THROUGH 28. THE OWNERS OF LOTS 24 THROUGH 28 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
20. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 21 IS FOR THE BENEFIT OF LOT 22. THE OWNERS OF LOTS 21 AND 22 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
21. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 36, 37 AND 39 IS FOR THE BENEFIT OF LOTS 35, 36, 37 AND 38. THE OWNERS OF LOTS 35 THROUGH 39 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
22. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 30 THROUGH 33 IS FOR THE BENEFIT OF LOTS 29 THROUGH 32. THE OWNERS OF LOTS 29 THROUGH 33 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
23. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 40, 41, 54 AND TRACT BC IS FOR THE BENEFIT OF LOTS 40, 41, 54 AND 56. THE OWNERS OF LOTS 40, 41, 54 AND 56 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
24. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 42, 43 AND TRACT BB IS FOR THE BENEFIT OF LOTS 42, 43 AND 55. THE OWNERS OF LOTS 42, 43 AND 55 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
25. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 58 THROUGH 65 AND TRACT BG IS FOR THE BENEFIT OF LOTS 57 THROUGH 65. THE OWNERS OF LOTS 57 THROUGH 65 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
26. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 69 THROUGH 71 IS FOR THE BENEFIT OF LOTS 70 THROUGH 72. THE OWNERS OF LOTS 69 THROUGH 72 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
27. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT WITHIN TRACT BH CONTAINS ROCKERY DRAINS AND IS FOR THE BENEFIT OF THE OWNERS OF PROPERTY ADJOINING TO THE NORTH AND THE TALUS RESIDENTIAL ASSOCIATION. THIS EASEMENT IS DEDICATED AND CONVEYED TO THE TALUS RESIDENTIAL ASSOCIATION, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, UPON RECORDING OF THIS PLAT.
28. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN TRACT BH AND ADJOINING LOT 66 IS FOR THE BENEFIT OF THE TALUS RESIDENTIAL ASSOCIATION AND IS HEREBY DEDICATED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE TALUS RESIDENTIAL ASSOCIATION UPON THE RECORDING OF THIS PLAT.
29. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 66 IS FOR THE BENEFIT OF LOT 67. THE OWNERS OF LOTS 66 AND 67 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
30. THE PRIVATE WALL EASEMENT WITHIN LOTS 45 THROUGH 53 IS FOR THE BENEFIT OF LOTS 45 THROUGH 53 AND FOR THE BENEFIT OF PROPERTY ADJOINING TO THE WEST. THE EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT, TOGETHER WITH ALL WALL MAINTENANCE OBLIGATIONS, TO THE TALUS RESIDENTIAL ASSOCIATION TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE LOTS AS REQUIRED TO MAINTAIN THE WALLS WITHIN AND TO THE WEST OF THE EASEMENT.
31. THE PRIVATE WALL EASEMENT WITHIN LOTS 24 THROUGH 32, LOT 54, LOTS 56 THROUGH 65 AND TRACT BG IS FOR THE BENEFIT OF SAID LOTS. THE EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT, TOGETHER WITH ALL WALL MAINTENANCE OBLIGATIONS, TO THE TALUS RESIDENTIAL ASSOCIATION TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE LOTS AND TRACT AS REQUIRED TO MAINTAIN THE WALLS WITHIN THE EASEMENT.
32. THE PRIVATE WALL EASEMENT WITHIN TRACT BJ AND LOTS 55 AND 68 THROUGH 72 IS FOR THE BENEFIT OF SAID LOTS AND FOR THE BENEFIT OF PROPERTY ADJOINING TO THE WEST AND SOUTH. THE EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT, TOGETHER WITH ALL WALL MAINTENANCE OBLIGATIONS, TO THE TALUS RESIDENTIAL ASSOCIATION TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE LOTS AND TRACT AS REQUIRED TO MAINTAIN THE WALLS WITHIN AND TO THE WEST OF THE EASEMENT.
33. LOTS 21 THROUGH 34, LOT 38 AND 39, LOTS 40 THROUGH 43, LOTS 54 THROUGH 72, TRACT BB, TRACT BH, TRACT BG AND TRACT BJ ARE SUBJECT TO A PUBLIC WATERLINE EASEMENT. THIS IS DEDICATED AND CONVEYED UPON RECORDING TO THE PUBLIC AND THE CITY OF ISSAQUAH.
34. THIS PLAT IS SUBJECT TO A PUGET SOUND ENERGY EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR ONE OR MORE UTILITY SYSTEMS AS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20021010001645.
35. THIS PLAT IS SUBJECT TO A PUGET SOUND ENERGY EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR ONE OR MORE UTILITY SYSTEMS AS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20021010001658.
36. THIS PLAT IS SUBJECT TO A PUGET SOUND ENERGY EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR ONE OR MORE UTILITY SYSTEMS AS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20021010001647.
37. THIS PLAT IS SUBJECT TO A PUGET SOUND ENERGY EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR ONE OR MORE UTILITY SYSTEMS AS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20021010001656.
38. THIS PLAT IS SUBJECT TO A QWEST EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR TELECOMMUNICATIONS FACILITIES AS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20021010002642.
39. THIS PLAT IS SUBJECT TO A QWEST EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR TELECOMMUNICATIONS FACILITIES AS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20021010002643.
40. THIS PLAT IS SUBJECT TO A TCI CABLEVISION EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR UNDERGROUND AND/ OR ABOVEGROUND COMMUNICATIONS, BROADBAND CABLE TELEVISION SYSTEM OR OTHER SIMILAR FACILITIES AS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20030121002110.
41. THIS PLAT IS SUBJECT TO A TCI CABLEVISION EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR UNDERGROUND AND/ OR ABOVEGROUND COMMUNICATIONS, BROADBAND CABLE TELEVISION SYSTEM OR OTHER SIMILAR FACILITIES AS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20030121002111.
42. THIS PLAT IS SUBJECT TO A TCI CABLEVISION EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR UNDERGROUND AND/ OR ABOVEGROUND COMMUNICATIONS, BROADBAND CABLE TELEVISION SYSTEM OR OTHER SIMILAR FACILITIES AS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20030121002121.
43. THIS PLAT IS SUBJECT TO A TCI CABLEVISION EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR UNDERGROUND AND/ OR ABOVEGROUND COMMUNICATIONS, BROADBAND CABLE TELEVISION SYSTEM OR OTHER SIMILAR FACILITIES AS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20030121002123.
44. THIS PLAT IS SUBJECT TO RESERVATIONS AND EXCEPTIONS CONTAINED IN DEED FROM NORTHERN PACIFIC RAILROAD COMPANY AS RECORDED UNDER RECORDING NUMBER 212072 AND 212073, SAID EXCEPTIONS AND RESERVATIONS HAS BEEN MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7703160431.
45. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON THE BOUNDARY/LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 20030623900013, BEING AN AMENDMENT OF 20030226900037.
46. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH OR DELINEATED ON THE BOUNDARY/LOT LINE ADJUSTMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20030623900013, BEING AN AMENDMENT OF 20030226900037.
47. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH SHORT PLAT NUMBER SP03-001EV, RECORDED UNDER RECORDING NUMBER 20031106900001.
48. THIS PLAT IS SUBJECT TO DEVELOPMENT COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20010914001232.
49. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, EASEMENTS AND LIABILITY FOR ASSESSMENTS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 20010924001305. SAID DOCUMENT HAS BEEN AMENDED AND / OR MODIFIED BY DOCUMENT RECORDED UNDER RECORDING NUMBER 20031223001554.
50. THIS PLAT IS SUBJECT TO AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS AS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20031223001554.
51. THIS PLAT IS SUBJECT TO AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS AS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20040416001051.
52. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER LLA04-001EV, RECORDED UNDER RECORDING NUMBER 20040301900017.
53. THIS PLAT IS SUBJECT TO AN AGREEMENT AND THE TERMS OF CONDITIONS THEREOF BETWEEN NORTHWEST PROPERTY INVESTORS II, A WASHINGTON LIMITED PARTNERSHIP AND CITY OF ISSAQUAH CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 9606170285.
54. THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT, DISCLOSED BY MEMORANDUM THEREOF, AND THE TERMS AND CONDITIONS THEREOF BETWEEN COUGAR MOUNTAIN EAST VILLAGE PARTNERSHIP AND CITY OF ISSAQUAH CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20000209001923. THE NAME OF THE AGREEMENT HAS BEEN CHANGED TO THE "TALUS DEVELOPMENT AGREEMENT". THE AGREEMENT IS ON FILE AT THE CITY OF ISSAQUAH.
55. THIS PLAT IS SUBJECT TO AN AGREEMENT AND THE TERMS OF CONDITIONS THEREOF BETWEEN OLY/COUGAR GENERAL PARTNERSHIP, A DELAWARE GENERAL PARTNERSHIP AND TALUS PARCEL 6 LLC, A WASHINGTON LIMITED LIABILITY COMPANY CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 20040416001054.
56. THIS PLAT IS SUBJECT TO THE RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, ALLEYS AND ROADS AS DEDICATED IN THE PLAT.
57. THE PRIVATE SANITARY SEWER EASEMENT ON LOT 2 IS FOR THE BENEFIT OF LOT 1. THE OWNERS OF LOTS 1 AND 2 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE SANITARY SEWER FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE SANITARY SEWER FACILITIES USED IN COMMON.
58. THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DEDICATION, COVENANTS, RESTRICTIONS AND GENERAL NOTES AND EASEMENTS NUMBERED 1 THROUGH 19, ALL AS CONTAINED IN THE PLAT OF TALUS DIV. A, A MASTER PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 201 OF PLATS, PAGES 38 THROUGH 50, IN KING COUNTY, WASHINGTON.
59. EAVE OVERHANG OF 1 (ONE) FOOT PERMITTED FOR ALL PRIVATE EASEMENTS NOTED HEREIN, EXCEPT 2 FEET IS PERMITTED IN ALL PRIVATE DRIVEWAY ACCESS EASEMENTS.
60. PRIOR TO BUILDING PERMIT ISSUANCE, THE FOLLOWING LOTS WILL NEED A DOCUMENT RECORDED NOTIFYING THE LOT OWNERS THAT THE STEEP SLOPE CRITICAL AREA WAS ALTERED AND WILL NEED A COVENANT NOT TO SUE: 42, 44-53, 55-59 AND 68-72. (SEE CONDITION #4 OF SEP03-002EV)

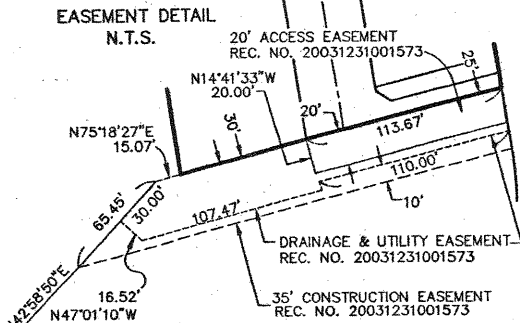
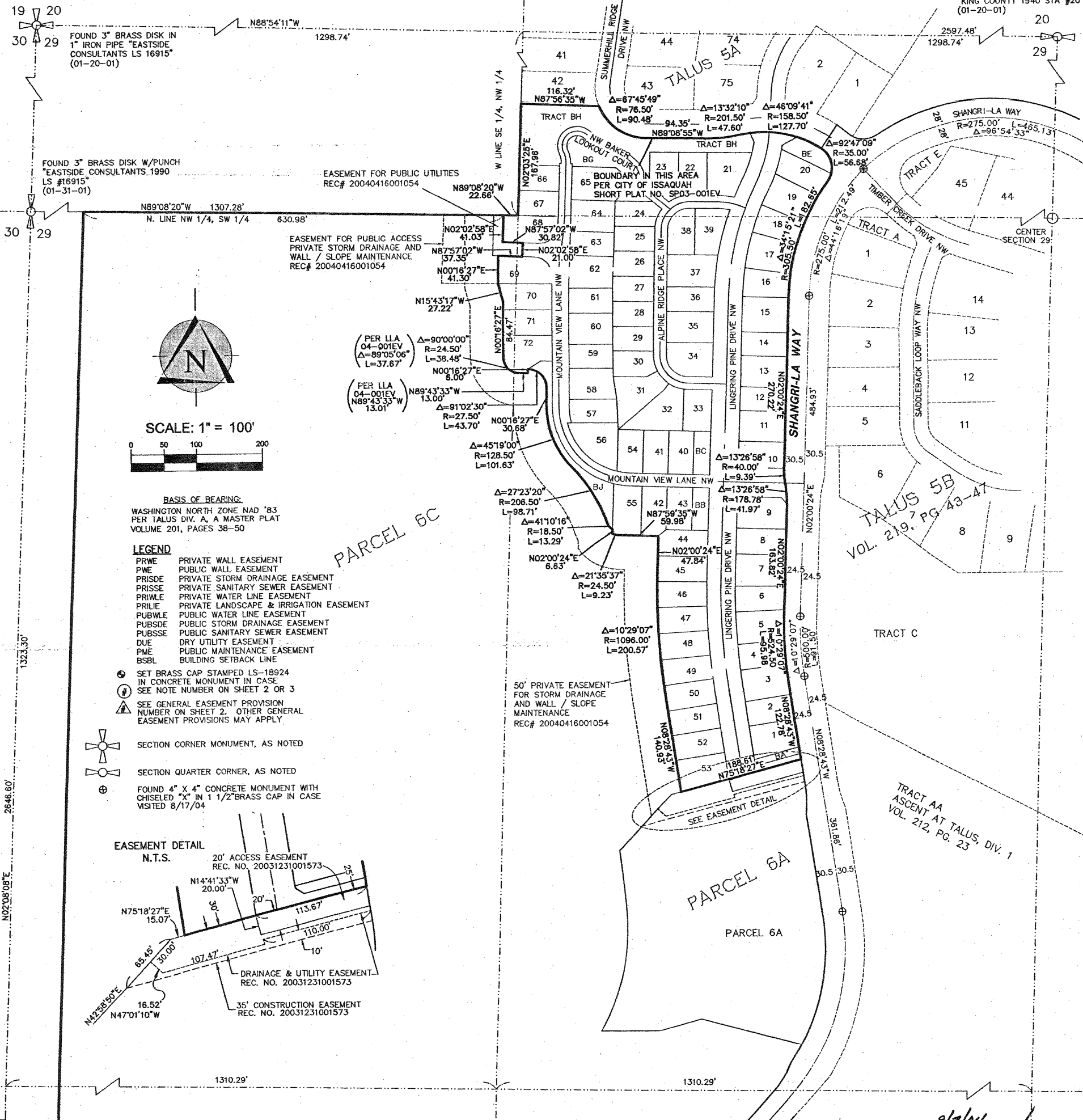
 <p>1814 115th Ave. NE Kirkland, WA 98034-6923 425.821.8448 425.821.3481 fax 800.488.0756 toll free www.triadassoc.com</p>	 <p>1902 EXPIRES 3/29/06</p>	VOL/Pg
JOB NO 03-097 SHEET 3 OF 9		

20040914000820

223/048

TALUS DIV. 6B

FOR SE 1/4 OF NW 1/4, AND NE 1/4 OF SW 1/4, SEC 29, TWP 24 N, RGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



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CARL H. SORFEN
STATE OF WASHINGTON
19924
REGISTERED
LAND SURVEYOR
EXPIRES 3/29/06

JOB NO 03-097
SHEET 4 OF 9

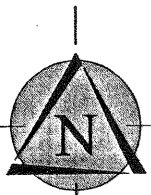
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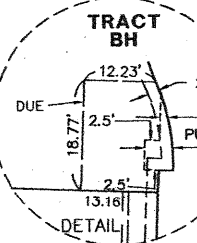
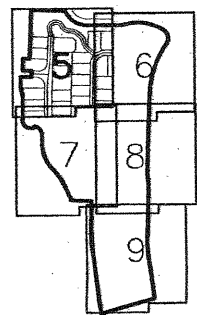
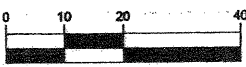
223/049

TALUS DIV. 6B

POR SE 1/4 OF NW 1/4, AND NE 1/4 OF SW 1/4, SEC 29, TWP 24 N, RGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SCALE: 1" = 20'



LEGEND

- PRWE PRIVATE WALL EASEMENT
- PWE PUBLIC WALL EASEMENT
- PRISDE PRIVATE STORM DRAINAGE EASEMENT
- PRISSE PRIVATE SANITARY SEWER EASEMENT
- PRWLE PRIVATE WATER LINE EASEMENT
- PRILE PRIVATE LANDSCAPE & IRRIGATION EASEMENT
- PUBWLE PUBLIC WATER LINE EASEMENT
- PUBSDE PUBLIC STORM DRAINAGE EASEMENT
- PUBSSE PUBLIC SANITARY SEWER EASEMENT
- DUE DRY UTILITY EASEMENT
- PME PUBLIC MAINTENANCE EASEMENT
- BSBL BUILDING SETBACK LINE

- SET BRASS CAP STAMPED LS-18924 IN CONCRETE MONUMENT IN CASE
- SEE NOTE NUMBER ON SHEET 2 OR 3
- SEE GENERAL EASEMENT PROVISION NUMBER ON SHEET 2

SUMMERHILL RIDGE DRIVE NW (PUBLIC)

ALPINE RIDGE

ALPINE RIDGE PLACE NW (PUBLIC)

MOUNTAIN VIEW LANE NW (PUBLIC)

CITY OF ISSAQUAH FILE NO. FP04-002EV



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SHEET 5 OF 9



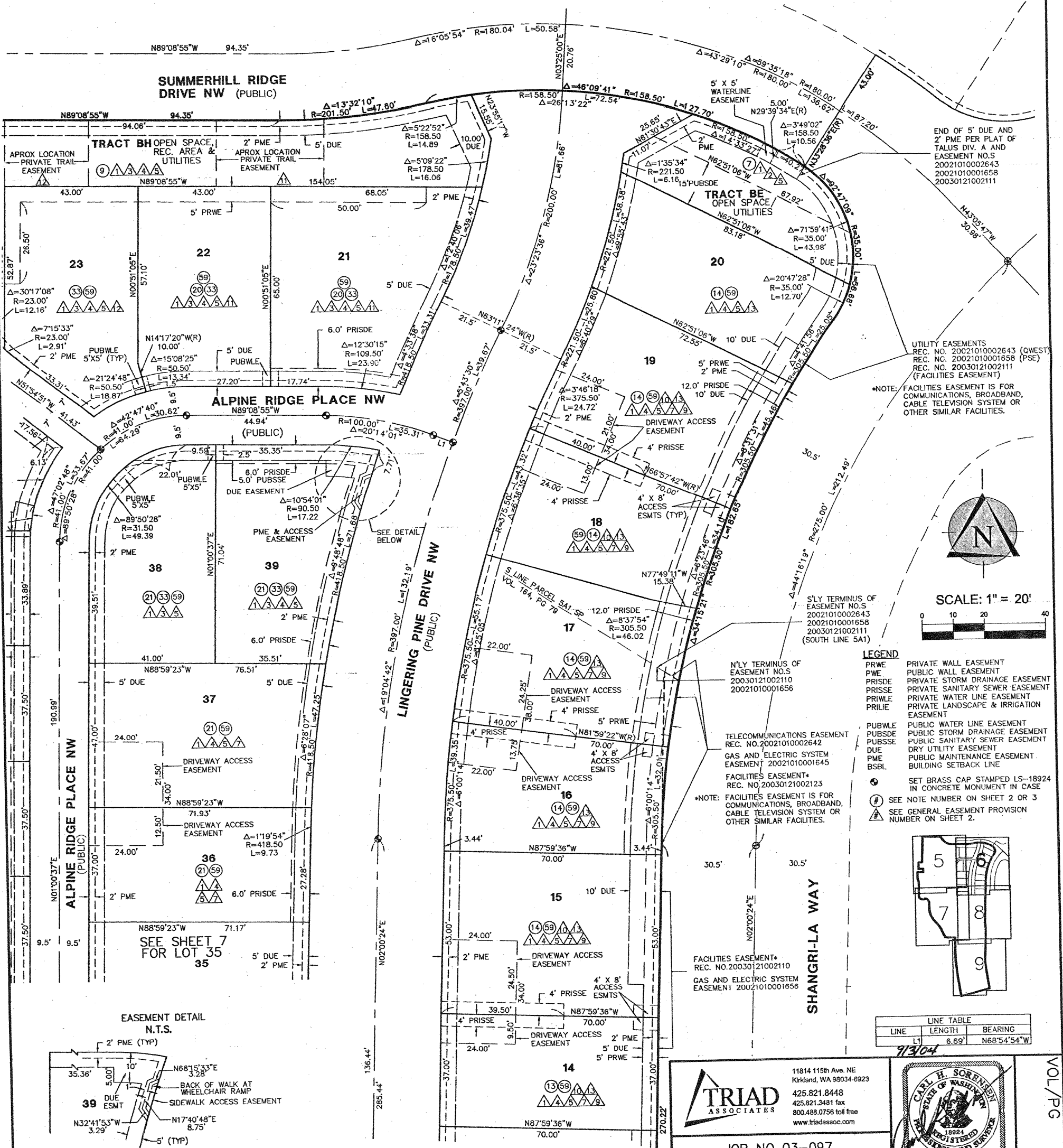
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223/050

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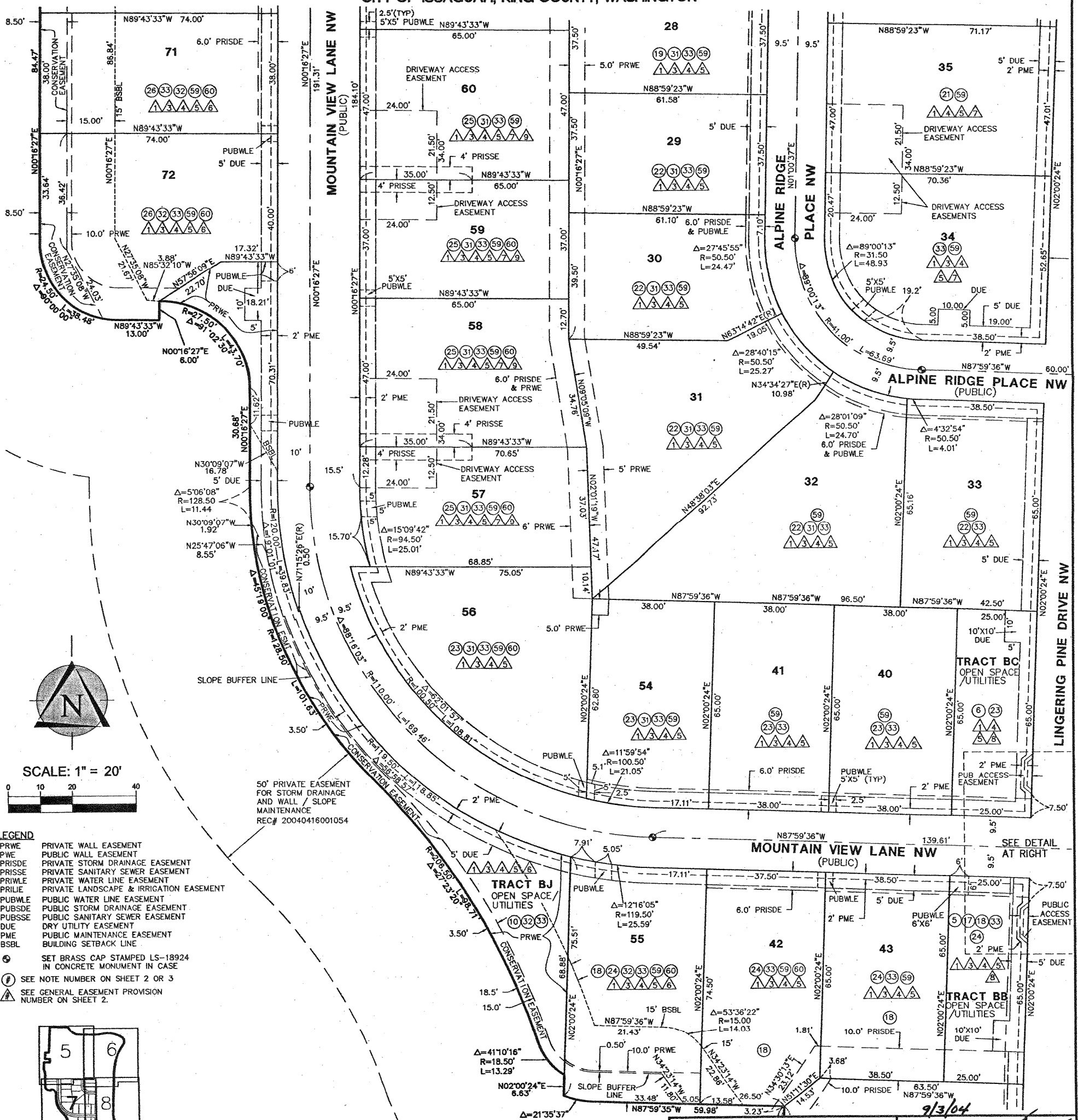


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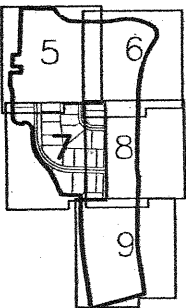
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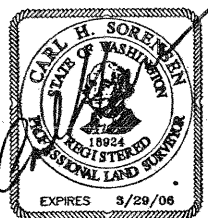


- LEGEND**
- PRWE PRIVATE WALL EASEMENT
 - PWE PUBLIC WALL EASEMENT
 - PRISDE PRIVATE STORM DRAINAGE EASEMENT
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SHEET 7 OF 9

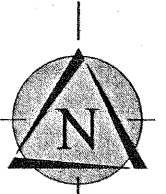
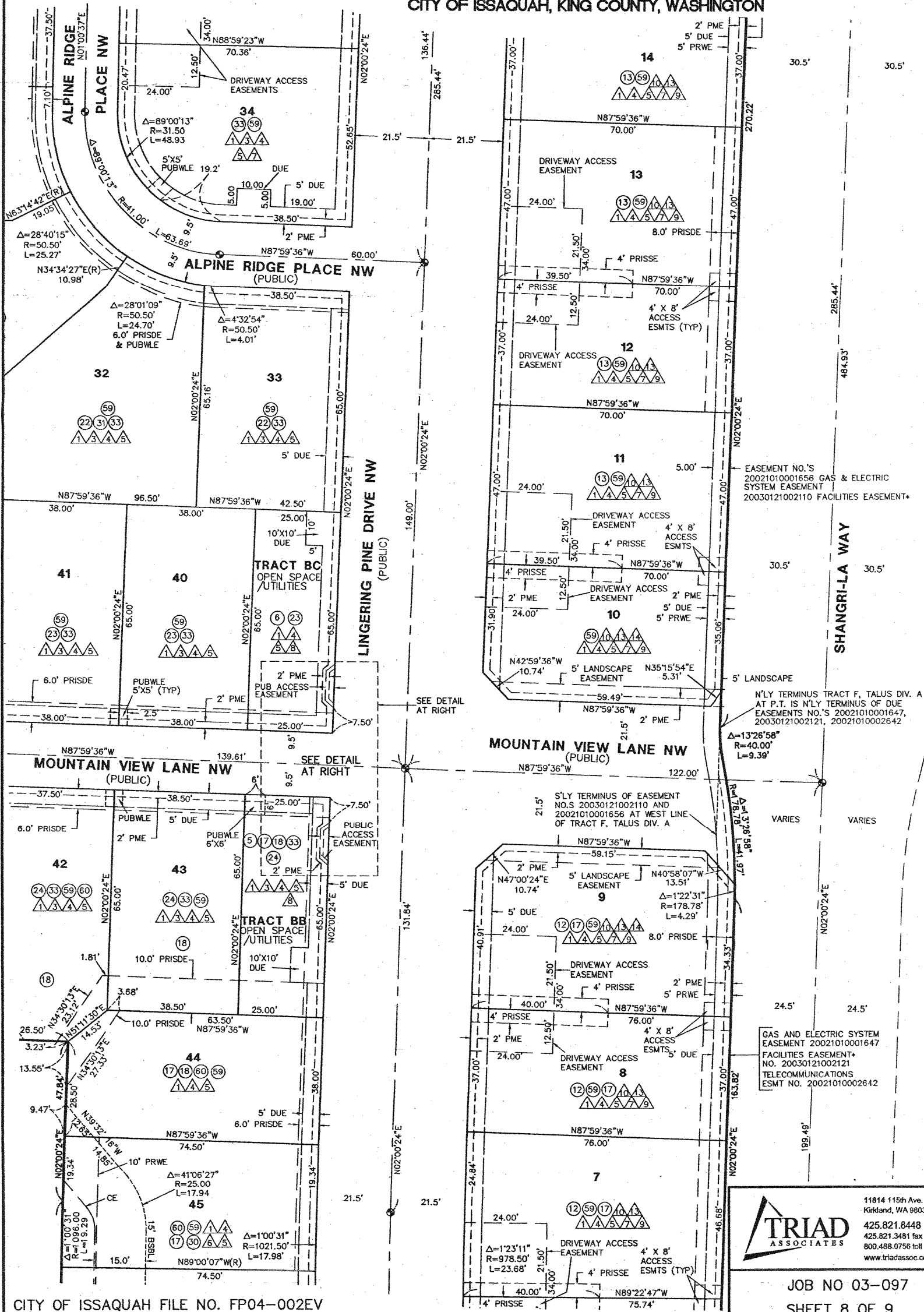


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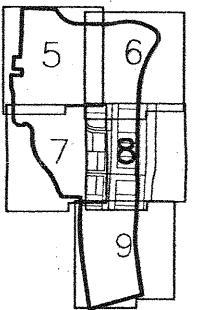
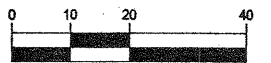
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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SCALE: 1" = 20'

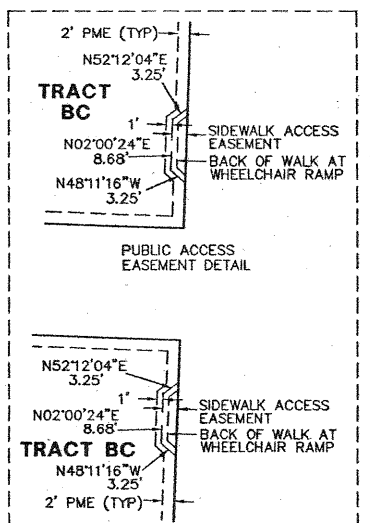


LEGEND

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- PUBSDE PUBLIC STORM DRAINAGE EASEMENT
- PUBSSE PUBLIC SANITARY SEWER EASEMENT
- DUE DRY UTILITY EASEMENT
- PME PUBLIC MAINTENANCE EASEMENT
- BSBL BUILDING SETBACK LINE
- CE CONSERVATION EASEMENT
- ⑤ SET BRASS CAP STAMPED LS-18924 IN CONCRETE MONUMENT IN CASE
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- ⑦ SEE GENERAL EASEMENT PROVISION NUMBER ON SHEET 2.

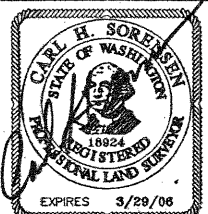
*NOTE: FACILITIES EASEMENT IS FOR COMMUNICATIONS, BROADBAND, CABLE TELEVISION SYSTEM OR OTHER SIMILAR FACILITIES.

EASEMENT DETAIL



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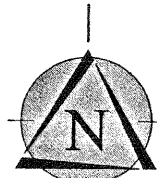
JOB NO 03-097
SHEET 8 OF 9



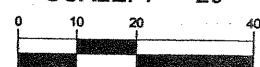
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223/053




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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

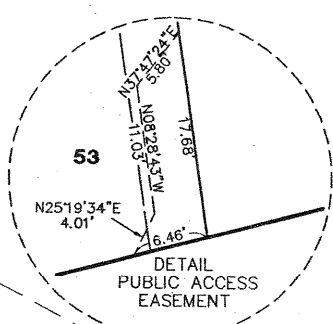
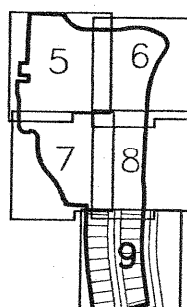


SCALE: 1" = 20'



LEGEND

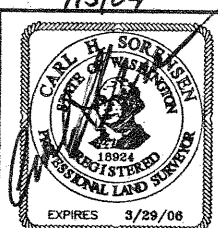
- LEGEND**
- | | |
|---|--|
| PRWE | PRIVATE WALL EASEMENT |
| RWE | PUBLIC WALL EASEMENT |
| PRISDE | PRIVATE STORM DRAINAGE EASEMENT |
| PRISSE | PRIVATE SANITARY SEWER EASEMENT |
| PRWILE | PRIVATE WATER LINE EASEMENT |
| PRILIE | PRIVATE LANDSCAPE & IRRIGATION EASEMENT |
| PUBWLE | PUBLIC WATER LINE EASEMENT |
| PUBSDE | PUBLIC STORM DRAINAGE EASEMENT |
| PUBSSE | PUBLIC SANITARY SEWER EASEMENT |
| DUE | DRY UTILITY EASEMENT |
| PME | PUBLIC MAINTENANCE EASEMENT |
| BSBL | BUILDING SETBACK LINE |
| CE | CONSERVATION EASEMENT |
|  | SET BRASS CAP STAMPED LS-18924
IN CONCRETE MONUMENT IN CASE |
|  | SEE NOTE NUMBER ON SHEET 2 OR 3 |
|  | SEE GENERAL EASEMENT PROVISION
NUMBER ON SHEET 2. |
| *NOTE: FACILITIES EASEMENT IS FOR
COMMUNICATIONS, BROADBAND,
CABLE TELEVISION SYSTEM OR
OTHER SIMILAR FACILITIES. | |



1/3/04



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JOB NO 03-097
SHEET 9 OF 9