

242/078

TALUS DIV. 13

FOR SE 1/4 OF THE 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 11th DAY OF September, 2007

TALUS VILLAGE CENTER LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: Dan J. Swallow

TITLE: Authorized Signer

HOMESTREET BANK

BY: Scott Pepple

TITLE: Vice President



ACKNOWLEDGMENTS

STATE OF WASHINGTON

COUNTY OF KING

} SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Dan J. Swallow SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE Auth. Signer OF TALUS VILLAGE CENTER LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: September 11, 2007

SIGNATURE OF Andrea Manolidis-Hayforn

TITLE: _____

MY APPOINTMENT EXPIRES 7/26/10

STATE OF WASHINGTON

COUNTY OF KING

} SS

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

DATED: September 12, 2007

SIGNATURE OF Carol Pepple

TITLE: _____

MY APPOINTMENT EXPIRES 8/19/11

LEGAL DESCRIPTION

REVISED PARCEL 13, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER LLA06-004EV, RECORDED UNDER RECORDING NUMBER 20061220900008, BEING A PORTION OF PARCEL 13, 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.



12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassociates.com

CITY OF ISSAQUAH FILE NO. FP07-001EV

CITY OF ISSAQUAH APPROVALS

MDRT APPROVALS

EXAMINED AND APPROVED THIS 21st DAY OF September, 2007.

MDRT PROGRAM MANAGER

EXAMINED AND APPROVED THIS 21st DAY OF September, 2007.

PUBLIC WORKS ENGINEERING DIRECTOR

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 24th OF September, 2007.

CITY OF ISSAQUAH, FINANCE DIRECTOR

MAYOR

EXAMINED AND APPROVED THIS 24th DAY OF September, 2007.

MAYOR

ATTEST: Mishie King
CITY CLERK

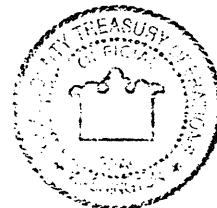
KING COUNTY APPROVALS

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 24th DAY OF September, 2007.

Phil Sanders
MANAGER, FINANCE DIVISION

DEPUTY



DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 24th DAY OF SEPTEMBER, 2007.

SCOTT NDBER
KING COUNTY ASSESSOR

Juan E. Lopez
DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER 856273-0100-04

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

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF TALUS DIV. 13, 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, AND THAT I FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



Carl H. Sorensen
CARL H. SORENSON, PROFESSIONAL LAND SURVEYOR.
CERTIFICATE NO. 18924
TRIAD ASSOCIATES
12112 115TH AVE. NE.
KIRKLAND, WASHINGTON 98034
PHONE: (425) 821-8448



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TALUS V2 PLAT 127.00
PAGES 38 OF 50
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KING COUNTY, WA

OF ISSAQUAH THIS _____ DAY OF _____
MINUTES PAST _____ M. AND RECORDED IN
RECORDS OF KING COUNTY,
Vol 242 pgs 078

MANAGER

Scott Baynard
SUPERINTENDENT OF RECORDS

PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 29,
TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.,
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

JOB NO 05-274

SHEET 1 OF 7

VOL/PG

TALUS DIV. 13

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

EASEMENT PROVISIONS

- A 2 FOOT WIDE PUBLIC SIDEWALK MAINTENANCE 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" ADJOINING THE STREET FRONTAGE OF LOTS 1 THROUGH 11 AND 59 THROUGH 82 AND ADJOINING THE STREET FRONTAGE OF TRACTS A THROUGH E 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. THIS IS A NON-EXCLUSIVE EASEMENT.
 - A PUBLIC WATERLINE 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", INCLUDING ALL OF TRACT C AND THE REAR 2.50 FEET OF LOTS 9-11 AND 18-58 ADJOINING TRACT C, ALL IN WHICH TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE WATER SYSTEMS, MAINS, WATER METERS 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 (EXCEPT FOR ROCKERIES AND RETAINING WALLS, WITH PRIOR APPROVAL FROM THE CITY). FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEAR AS POSSIBLE TO THE ORIGINAL CONDITION.
- THE PUBLIC WATERLINE EASEMENT CROSSING LOT 58 AND TRACT E IS A NON-EXCLUSIVE EASEMENT. THIS EASEMENT IS GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH WITH THE UNDERSTANDING THAT, ONLY WITH CITY OF ISSAQUAH CONSENT, THE OWNERS OF LOT 58 AND TRACT E AND THEIR SUCCESSORS AND ASSIGNS HAVE THE RIGHT TO RELOCATE AND RECONFIGURE THE EASEMENT AND WATERLINE FACILITIES AT THE OWNER'S EXPENSE SUCH THAT THE CITY OF ISSAQUAH IS PROVIDED WITH A NEW EASEMENT AND WATERLINE FACILITIES THAT ARE REASONABLY EQUIVALENT TO THE ORIGINAL EASEMENT AND FACILITIES AS GRANTED HEREIN. THE ORIGINAL EASEMENT, AS GRANTED HEREIN, SHALL AUTOMATICALLY BE EXTINGUISHED UPON THE GRANTING AND CONVEYANCE OF THE RELOCATED AND RECONFIGURED EASEMENT AND FACILITIES. THE CITY OF ISSAQUAH SHALL BEAR NO COST IN RELOCATING THE EASEMENT OR RECONFIGURING OR REMOVING ANY FACILITIES.

- A PRIVATE ACCESS AND UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE PUGET SOUND ENERGY CO., QWEST COMMUNICATIONS, A CABLE TV COMPANY, OTHER PRIVATE UTILITY PURVEYORS AND THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS AND ASSIGNS UNDER AND UPON TRACTS SHOWN ON THE PLAT AND BETWEEN THE LOT LINES AND THE FOUNDATIONS OF THE BUILDINGS ON EACH LOT AS PERMITTED UNDER CITY OF ISSAQUAH BUILDING PERMIT NUMBERS BLD07-00108 THROUGH BLD07-00119 AND PUB07-00089 THROUGH PUB07-00104, 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 LOTS 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 PRIVATE UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION OVER, UNDER, ACROSS AND THROUGH THE AREAS BETWEEN THE LOT LINES AND THE FOUNDATIONS OF THE BUILDINGS ON EACH LOT AS PERMITTED UNDER CITY OF ISSAQUAH BUILDING PERMIT NUMBERS BLD07-00108 THROUGH BLD07-00119 AND PUB07-00089 THROUGH PUB07-00104, ALL IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN PRIVATE SANITARY SEWER, WATERLINE AND STORM DRAINAGE FACILITIES. THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AREA AND UTILITIES NOTED HEREIN.

- PUBLIC PEDESTRIAN ACCESS EASEMENTS SHOWN HEREIN AS "PUBLIC PEDESTRIAN ACCESS" ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH. THE PUBLIC PEDESTRIAN ACCESS EASEMENTS SHALL BE SUBSTANTIALLY CONTAINED WITHIN THE EASEMENT LINES AS SHOWN, BUT USAGE SHALL BE RESTRICTED TO THE WALKWAYS, CROSS WALKS AND PATHWAYS, AS CONSTRUCTED. THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AREAS EXCEPT FOR THAT PORTION CROSSING TRACT E, WHICH SHALL BE MAINTAINED BY THE OWNER OF TRACT E.

THE PUBLIC PEDESTRIAN ACCESS EASEMENT CROSSING TRACT E AND IDENTIFIED HEREIN AS "PUBLIC PEDESTRIAN ACCESS" IS A NON-EXCLUSIVE EASEMENT AND IS RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH WITH THE UNDERSTANDING THAT, ONLY WITH CITY OF ISSAQUAH CONSENT, THE OWNERS OF TRACT E AND THEIR SUCCESSORS AND ASSIGNS, HAVE THE RIGHT TO RELOCATE AND RECONFIGURE THE EASEMENT AT THE OWNER'S EXPENSE SUCH THAT THE OWNERS OF LOTS 1 THROUGH 82, THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION AND THE PUBLIC ARE PROVIDED WITH A NEW EASEMENT THAT PROVIDES A SMALLER EASEMENT THAT STILL HAS ADEQUATE WIDTH SUCH THAT THE EASEMENT CAPACITY FOR PUBLIC USAGE IS NO LESS THAN THAT PROVIDED ACROSS TRACT F. THE ORIGINAL EASEMENT, AS GRANTED HEREIN, SHALL AUTOMATICALLY BE EXTINGUISHED UPON THE GRANTING AND CONVEYANCE OF THE RELOCATED AND RECONFIGURED EASEMENT. THE CITY OF ISSAQUAH SHALL BEAR NO COST IN RELOCATING THE EASEMENT.

- A PRIVATE INGRESS AND EGRESS EASEMENT OVER AND ACROSS TRACT B IS HEREBY RESERVED FOR AND GRANTED TO THE GRANTEE NAMED IN THE FOLLOWING RECORDED UTILITY EASEMENTS: 20021010001654 (PUGET SOUND ENERGY), 20021010002642 (QWEST) AND 20030121002115 (FACILITIES - TOI CABLE). MAINTENANCE OF THE ACCESS ROAD PROVIDING ACCESS TO THE VAULT "FARM" ON THE ADJOINING PARCEL TO THE SOUTH AND THE ROAD'S ADJOINING SLOPES AND WALLS SHALL BE THE RESPONSIBILITY OF THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION IF AND TO THE EXTENT NOT ADEQUATELY MAINTAINED BY THE GRANTEE NAMED IN THE UTILITY EASEMENTS RECORDED UNDER RECORDING NUMBERS 20021010001654 (PUGET SOUND ENERGY), 20021010002642 (QWEST) AND 20030121002115 (FACILITIES - TOI CABLE). "WALLS" IN THIS CONTEXT MAY INCLUDE ROCK WALLS, MSE WALLS AND CAST WALLS AND SUPPORTING WALL COMPONENTS SUCH AS FOOTINGS, GEORGRIDS AND WALL DRAINS.
- LOTS 11 AND 12 ARE EACH SUBJECT TO A PRIVATE SLOPE AND WALL EASEMENT HEREBY RESERVED FOR AND GRANTED TO THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION AND THE GRANTEE NAMED IN THE FOLLOWING UTILITY EASEMENTS: 20021010001654 (PUGET SOUND ENERGY), 20021010002642 (QWEST) AND 20030121002115 (FACILITIES - TOI CABLE). THE SLOPE AND WALL EASEMENTS ARE FOR SUPPORT OF THE ACCESS ROAD CROSSING TRACT B. THE EASEMENTS COVER THE WESTERLY 33 FEET OF LOT 11 BETWEEN THE SOUTH LINE OF LOT 11 AND THE BUILDING ON LOT 11 AND THE NORTHERLY 42 FEET OF LOT 12 BETWEEN THE WEST LINE OF LOT 12 AND THE BUILDING ON LOT 12. "BUILDING" IN THIS CONTEXT REFERS TO THE BUILDINGS AS PERMITTED FOR THESE LOTS. THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SLOPES AND WALLS WITHIN THE EASEMENTS IF AND TO THE EXTENT ANY PORTIONS OF THE EASEMENTS ARE NOT ADEQUATELY MAINTAINED BY THE GRANTEE NAMED IN THE UTILITY EASEMENTS RECORDED UNDER RECORDING NUMBERS 20021010001654 (PUGET SOUND ENERGY), 20021010002642 (QWEST) AND 20030121002115 (FACILITIES - TOI CABLE). "WALLS" IN THIS CONTEXT MAY INCLUDE ROCK WALLS, MSE WALLS, CAST WALLS AND SUPPORTING WALL COMPONENTS SUCH AS FOOTINGS, GEORGRIDS AND WALL DRAINS.
- A PRIVATE IMPROVEMENT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION OVER, UNDER AND ACROSS THE AREAS BETWEEN THE LOT LINES AND THE BUILDING FOUNDATIONS AS PERMITTED UNDER CITY OF ISSAQUAH BUILDING PERMIT NUMBERS BLD07-00108 THROUGH BLD07-00119 AND PUB07-00089 THROUGH PUB07-00104 IN WHICH TO MAINTAIN, CONSTRUCT AND RECONSTRUCT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, HARD SURFACES, LANDSCAPING AND WALLS. "WALLS" IN THIS CONTEXT INCLUDES ROCK WALLS, MSE WALLS, CAST WALLS AND SUPPORTING WALL COMPONENTS SUCH AS FOOTINGS, GEORGRIDS AND WALL DRAINS.
- AN ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE LOT OWNERS, THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION AND THE CITY OF ISSAQUAH ON IMPROVED HARD SURFACES, AS SUBSTANTIALLY DEPICTED ON THE "ROAD, GRADING AND UTILITY PLANS" FOR TALUS PARCEL 13, AS APPROVED UNDER CITY OF ISSAQUAH PERMIT NUMBER PUB07-004EV, BETWEEN THE REAR LOT LINES OF LOTS 1 THROUGH 82 ADJOINING TRACT C AND THE NEAREST FACE OF THE BUILDINGS AT STREET LEVEL ON SAID LOTS AS PERMITTED UNDER CITY OF ISSAQUAH BUILDING PERMIT NUMBERS BLD07-00108 THROUGH BLD07-00119 AND PUB07-00089 THROUGH PUB07-00104. ACCESS IS LIMITED IN HEIGHT BY OVERHANGING PORTIONS OF THE BUILDINGS, AS PERMITTED. THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AND FACILITIES NOTED HEREIN.
- AN ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 1 THROUGH 82 AND THE CITY OF ISSAQUAH OVER AND ACROSS THE ROADWAYS IN TRACT C AS SUBSTANTIALLY DEPICTED ON THE "ROAD, GRADING AND UTILITY PLANS" FOR TALUS PARCEL 13 AS APPROVED UNDER CITY OF ISSAQUAH PERMIT NUMBER PUB07-004EV.
- A PRIVATE PARKING EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 1-82 AND THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION OVER AND ACROSS THE EASEMENTS DESIGNATED HEREIN AS "PARKING EASEMENTS" ON LOTS 17, 24, 29, 38 AND 66. THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENTS AND FACILITIES NOTED HEREIN.
- THE PRIVATE SANITARY SEWER AND STORM DRAINAGE EASEMENT CROSSING THE SOUTHEASTERLY PORTION OF LOT 59 AND CROSSING TRACTS D AND E IS HEREBY RESERVED FOR AND GRANTED TO THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION. THE EASEMENT IS A NON-EXCLUSIVE EASEMENT FOR INSTALLATION, MAINTENANCE, REPLACEMENT, REPAIRS AND OPERATION OF SANITARY SEWER AND STORM DRAINAGE FACILITIES. THIS EASEMENT IS GRANTED AND CONVEYED WITH THE UNDERSTANDING THAT, ONLY WITH CITY OF ISSAQUAH CONSENT, THE OWNERS OF LOT 59 AND TRACTS D AND E AND THEIR SUCCESSORS AND ASSIGNS HAVE THE RIGHT TO RELOCATE AND RECONFIGURE THE EASEMENT AND SANITARY SEWER AND STORM DRAINAGE FACILITIES AT THE OWNER'S EXPENSE SUCH THAT THE OWNERS OF LOTS 1 THROUGH 82 AND THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION ARE PROVIDED WITH A NEW EASEMENT AND FACILITIES THAT ARE REASONABLY EQUIVALENT TO THE ORIGINAL EASEMENT AND FACILITIES AS GRANTED HEREIN. THE ORIGINAL EASEMENT, AS GRANTED HEREIN, SHALL AUTOMATICALLY BE EXTINGUISHED UPON THE GRANTING AND CONVEYANCE OF THE RELOCATED AND RECONFIGURED EASEMENT AND FACILITIES. ANY REVISION TO A PRIVATE UTILITY MUST COMPLY WITH THE SEPARATION REQUIREMENTS RELATIVE TO THE PUBLIC WATER MAIN. THE CITY OF ISSAQUAH SHALL BEAR NO COST IN RELOCATING THE EASEMENT OR RECONFIGURING OR REMOVING ANY FACILITIES. THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE EASEMENT WITHIN LOT 59 AND UTILITIES NOTED HEREIN. THE OWNERS OF TRACTS D AND E SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE EASEMENT CROSSING TRACTS D AND E.
- SIGN EASEMENTS WITH DIMENSIONS OF 2' X 4' ARE HEREBY RESERVED FOR AND GRANTED TO THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION OVER A PORTION OF THE NORTHWEST CORNER OF LOT 30 AND TRACT C AND A PORTION OF THE NORTHEAST CORNER OF LOT 50 AND TRACT C IN WHICH TO INSTALL AND MAINTAIN "NO PARKING" SIGNS.

CITY OF ISSAQUAH FILE NO. FP07-001EV


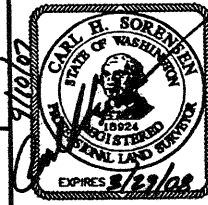
EASEMENT PROVISIONS CONTINUED

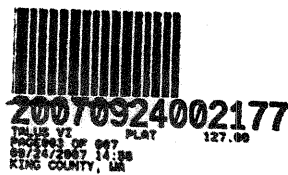
- THE PERVIOUS OPEN SPACE EASEMENT SHOWN ON TRACT F, HEREIN, IS HEREBY RESERVED FOR AND GRANTED TO THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION. THE EASEMENT AREA SHALL REMAIN PERVIOUS. LANDSCAPE PLANTINGS IN THE EASEMENT AREA SHALL BE COMPATIBLE WITH THE ADJOINING CRITICAL AREA. THE EASEMENT SHALL FUNCTION IN PERPETUITY AS A PERVIOUS OPEN SPACE. NO CHANGES MAY BE MADE IN THIS EASEMENT WITHOUT CITY OF ISSAQUAH APPROVAL. THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AREA.
- LOTS 1-82 ARE HEREBY SUBJECT TO AND BENEFICIARIES OF AN APPURTENANT EASEMENT FOR THAT PORTION OF THE ROOF, SIDING OR TRIM OF ANY IMPROVEMENTS CONSTRUCTED ON ANY LOT WHICH OVERHANGS OR ENCLOSES ON AN ADJACENT LOT OR LOTS TO THE EXTENT THE ROOF, SIDING OR TRIM WAS ORIGINALLY CONSTRUCTED UNDER CITY OF ISSAQUAH BUILDING PERMIT NUMBERS BLD07-00108 THROUGH BLD07-00119 AND PUB07-00089 THROUGH PUB07-00104.
- RECREATION EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH ON THOSE EASEMENTS SHOWN ON SHEET 5, HEREIN, AS "PUBLIC RECREATION", INCLUDING ALL OF TRACT A, THAT PORTION OF TRACT C BETWEEN LOTS 29 AND 30 AND THAT PORTION OF TRACT F IN FRONT OF LOTS 26-28. THE PUBLIC RECREATION EASEMENTS SHALL BE SUBSTANTIALLY CONTAINED WITHIN THE EASEMENT LINES AS SHOWN, BUT USAGE SHALL BE RESTRICTED TO THE WALKWAYS, PATIOS, PATHWAYS AND RECREATION FACILITIES, AS CONSTRUCTED. THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENTS AND THE FACILITIES AND EQUIPMENT THEREIN.
- A PRIVATE WATER AND FIRE LINE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION OVER, UNDER AND ACROSS THE AREA BETWEEN THE EAST LINE OF LOT 24 AND THE FOUNDATION OF THE BUILDING ON LOT 24, AS INITIALLY PERMITTED. ADDITIONALLY, THIS EASEMENT SHALL COVER THAT PORTION OF THE BUILDING ON THE EAST SIDE OF LOT 24 THAT IS TO BE USED AS A MECHANICAL EQUIPMENT ROOM. THE EASEMENT IS FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, REPLACEMENT, REPAIR, OPERATION AND MONITORING OF PRIVATE WATERLINES AND APPURTENANCES TO BE USED FOR FIRE SUPPRESSION. THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AND FACILITIES NOTED HEREIN.
- A "NO BUILD" EASEMENT, 3.00 FEET IN WIDTH, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 1-82. THE FOLLOWING AREAS ARE SUBJECT TO THE NO BUILD EASEMENT:
 - 3 FOOT WIDE STRIPS OF LAND WITHIN TRACTS A, B AND C WHICH ARE PARALLEL WITH AND ADJOINING ALL OF THE EXTERIOR LINES OF THE LOTS ADJOINING SAID TRACTS.
 - THE WEST 3.00 FEET OF TRACTS D AND E.EACH LOT ADJOINING THESE TRACTS ONLY BENEFITS FROM THAT PORTION OF THE 3 FOOT EASEMENT STRIP THAT ADJOINS THE LOT. "NO BUILD" FOR THE PURPOSE OF THIS EASEMENT MEANS NO BUILDING CONSTRUCTION OR ADDITIONS TO BUILDINGS ARE ALLOWED WITHIN THE EASEMENT.

NOTES AND RESTRICTIONS

- TRACT A IS AN OPEN SPACE, MAINTAINED LANDSCAPE AREA, PEDESTRIAN ACCESS, RECREATION AND UTILITY TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION. THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT, EXCEPT FOR PUBLIC WATERLINE FACILITIES.
 - TRACT B IS AN OPEN SPACE, MAINTAINED LANDSCAPE AREA, ACCESS AND UTILITY TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION. THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
 - TRACT C IS AN OPEN SPACE, ACCESS, MAINTAINED LANDSCAPE AREA, RECREATION AND UTILITY TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION. THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT, EXCEPT FOR PUBLIC WATERLINE FACILITIES.
 - TRACT D IS RESERVED FOR FUTURE DEVELOPMENT AND OWNERSHIP IS RETAINED BY TALUS VILLAGE CENTER LLC, A WASHINGTON LIMITED LIABILITY COMPANY, SUBJECT TO EASEMENTS AS SHOWN AND DESCRIBED HEREIN.
 - TRACT E IS RESERVED FOR FUTURE DEVELOPMENT AND OWNERSHIP IS RETAINED BY TALUS VILLAGE CENTER LLC, A WASHINGTON LIMITED LIABILITY COMPANY, SUBJECT TO EASEMENTS AS SHOWN AND DESCRIBED HEREIN. THE OWNERS OF TRACT E SHALL BE RESPONSIBLE FOR CONSTRUCTING, MAINTAINING, AND RECONSTRUCTING IMPROVEMENTS ADDED TO THE TRACT, AS SUBSTANTIALLY DEPICTED ON THE "ROAD, GRADING AND UTILITY PLANS" FOR TALUS PARCEL 13 AS APPROVED UNDER CITY OF ISSAQUAH PERMIT NUMBER PUB07-004EV, PUB07-014EV AND PUB07-015EV. THESE IMPROVEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, HARD SURFACES, LANDSCAPING, WALLS AND STAIRWAYS. "WALLS" IN THIS CONTEXT INCLUDES SHORING WALLS, ROCK WALLS, MSE WALLS AND CAST WALLS AND SUPPORTING WALL COMPONENTS SUCH AS FOOTINGS, GEORGRIDS, PLINGS AND WALL DRAINS.
 - TRACT F IS AN OPEN SPACE, MAINTAINED LANDSCAPE AREA, PEDESTRIAN ACCESS, RECREATION AND UTILITY TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION. THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT. THE HOMEOWNERS ASSOCIATION RESPONSIBILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, INSTALLATION, MAINTENANCE, REPLACEMENT, REPAIR, OPERATION AND MONITORING OF PRIVATE WATERLINES, FIRE DEPARTMENT CONNECTORS AND POST INDICATOR VALVES WITHIN THAT PORTION OF TRACT F WHICH IS BETWEEN LOTS 24 AND 25.
 - TRACT MAINTENANCE RESPONSIBILITIES OF THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION, AS CALLED FOR IN NOTES AND RESTRICTIONS 1, 2, 3 AND 6, ABOVE, SHALL INCLUDE MAINTENANCE, CONSTRUCTION AND RECONSTRUCTION OF UTILITIES AND OTHER IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, PRIVATE DRAINAGE, WATERLINE AND SANITARY SEWER FACILITIES, HARD SURFACES, LANDSCAPING, RECREATION FACILITIES AND WALLS. "WALLS" IN THIS CONTEXT INCLUDES ROCK WALLS, MSE WALLS, CAST WALLS AND SUPPORTING WALL COMPONENTS SUCH AS FOOTINGS, GEORGRIDS AND WALL DRAINS, AS PRESENT WITHIN THE TRACT.
 - NO EXISTING LOT DIVISION, TRACT OR PARCEL IN THIS PLAT SHALL BE DIVIDED OR CHANGED WHEREBY THE ALLOWABLE DEVELOPMENT, AS DEFINED IN THE DEVELOPMENT AGREEMENT, IS EXCEEDED; EXCEPT WHEN AND IF THE DEVELOPMENT AGREEMENT IS TERMINATED, THE CITY OF ISSAQUAH MAY ALLOW THE ALLOWABLE DEVELOPMENT TO BE EXCEEDED.
 - 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.
 - TRACT C, TRACT E, TRACT F, LOTS 18 THROUGH 24, LOTS 25 THROUGH 27 AND LOTS 30 THROUGH 58 ARE SUBJECT TO A CRITICAL AREA BUILDING SET BACK LINE (BSBL) AS SHOWN. INTRUSIONS INTO THE BSBL ARE ALLOWED PER SEP07-003EV.
 - THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES, OR NON-ORGANIC, NON-SLOW RELEASE FERTILIZERS IS PROHIBITED IN THE BUILDING SETBACK AREA FROM WETLAND BUFFERS AS SHOWN ON THE PLAT.
 - THE RIGHTS AND OBLIGATIONS OF THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION SET FORTH HEREIN SHALL AUTOMATICALLY BE GRANTED AND CONVEYED WITH AN EQUAL AND UNDIVIDED INTEREST TO THE OWNERS OF LOTS 1-82 AT SUCH TIME, IF ANY, THAT THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION CEASES TO EXIST AND NO SUCCESSOR ORGANIZATION OF THE LOT OWNERS ASSUMES ITS OBLIGATIONS HEREUNDER.
- OWNERSHIP OF TRACTS A, B, C AND F SHALL AUTOMATICALLY BE CONVEYED, WITH AN EQUAL AND UNDIVIDED INTEREST, TO THE OWNERS OF LOTS 1-82 UPON DISSOLUTION OF THE TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION IF NO SUCCESSOR ORGANIZATION OF THE LOT OWNERS ASSUMES OWNERSHIP.

- AN INDEMNIFICATION FOR PUBLIC FACILITIES ON PRIVATE PROPERTY, CONTAINED IN ARTICLE 6.7 OF THE COVENANTS, CONDITIONS AND RESTRICTIONS, AS OF 20070924002177, 2007 IS IN FORCE, UNLESS AMENDED IN THE FUTURE WITH PRIOR CITY APPROVAL.

 <p>12112 115th Ave. NE Kirkland, WA 98034-0929 425.821.8448 425.821.3481 fax 800.488.0756 toll free www.triadassoc.com</p>	 <p>Seal of the City of Issaquah, King County, Washington. The seal features a central figure, likely a Native American, surrounded by the text "CITY OF ISSAQUAH", "KING COUNTY, WASHINGTON", and "1992". Below the seal, it says "EXPIRES 8/29/08".</p>	VOL/PG
JOB NO 05-274 SHEET 2 OF 7		



242-080

TALUS DIV. 13

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

COVENANTS

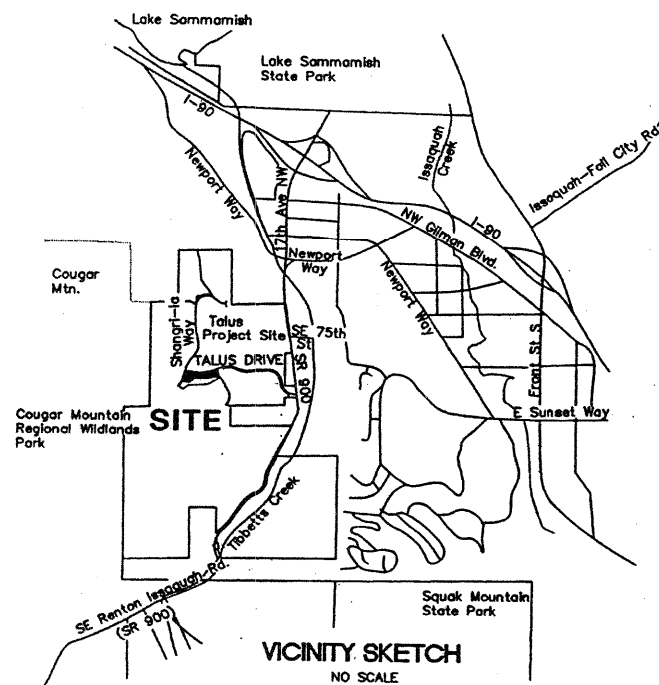
ALL LOTS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TALUS VILLAGE CENTER RESIDENTIAL HOMEOWNERS ASSOCIATION RECORDED THE 24 DAY OF SEPTEMBER 2007 UNDER RECORDING NUMBER 20070924002177 RECORDS OF KING COUNTY, WASHINGTON.

SURVEY NOTES

1. PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090.
2. PROPERTY CORNERS SHALL BE SET AS FOLLOWS, UNLESS OTHERWISE SPECIFIED:
SET 1/2" x 24" REBAR WITH CAP "LS NO. 18924" OR A MAG NAIL W/ WASHER "LS 18924" OR SET TACK IN LEAD W/ WASHER "LS 18924" WHERE CORNERS FALL ON CONCRETE OR STONE SURFACES.

TITLE RESTRICTIONS

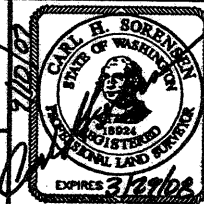
1. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON THE BOUNDARY/LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 20060803900003, RECORDS OF KING COUNTY, WASHINGTON.
2. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON THE PLAT OF TALUS DIV. A, A MASTER PLAT, VOLUME 201 OF PLATS, PAGES 38 THROUGH 50, RECORDS OF KING COUNTY, WASHINGTON.
3. 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 NO. LLA06-004EV, RECORDED UNDER RECORDING NUMBER 20061220900008, RECORDS OF KING COUNTY, WASHINGTON.
4. THIS PLAT IS SUBJECT TO EASEMENTS, COVENANTS, COSTS AND ASSESSMENTS AS DISCLOSED BY INSTRUMENT RECORDED SEPTEMBER 13, 2001 UNDER RECORDING NUMBER 20010913001304, AND AS AMENDED AND/OR MODIFIED BY INSTRUMENT RECORDED DECEMBER 23, 2003 UNDER RECORDING NUMBER 200312223001555, BY INSTRUMENT RECORDED APRIL 16, 2004 UNDER RECORDING NUMBER 20040416001050, AND BY INSTRUMENT RECORDED MARCH 15, 2005 UNDER RECORDING NUMBER 20050315001242, RECORDS OF KING COUNTY, WASHINGTON.
5. THIS PLAT IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF UTILITY SYSTEMS AS DISCLOSED BY INSTRUMENT RECORDED OCTOBER 10, 2002 UNDER RECORDING NUMBER 20021010001654, RECORDS OF KING COUNTY, WASHINGTON.
6. THIS PLAT IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF TELECOMMUNICATIONS FACILITIES AS DISCLOSED BY INSTRUMENT RECORDED OCTOBER 10, 2002 UNDER RECORDING NUMBER 2002101002642, RECORDS OF KING COUNTY, WASHINGTON.
7. THIS PLAT IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF ABOVE-GROUND COMMUNICATIONS, BROADBAND, CABLE TELEVISION SYSTEM OR OTHER SIMILAR FACILITIES AS DISCLOSED BY INSTRUMENT RECORDED JANUARY 21, 2003 UNDER RECORDING NUMBER 20030121002115, RECORDS OF KING COUNTY, WASHINGTON.
8. THIS PLAT IS SUBJECT TO THE EXCEPTIONS AND RESERVATIONS RETAINED BY GRANTOR AS DISCLOSED BY INSTRUMENT RECORDED JULY 6, 1901 UNDER RECORDING NUMBER 212072 AND AMENDED BY INSTRUMENT RECORDED MARCH 16, 1977 UNDER RECORDING NUMBER 7703160431, RECORDS OF KING COUNTY, WASHINGTON.
9. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS REGARDING DEVELOPMENT COVENANTS AS DISCLOSED BY INSTRUMENT RECORDED SEPTEMBER 14, 2001 UNDER RECORDING NUMBER 20010914001232, RECORDS OF KING COUNTY, WASHINGTON.
10. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY FOR ASSESSMENTS AS DISCLOSED BY INSTRUMENT RECORDED SEPTEMBER 24, 2001 UNDER RECORDING NUMBER 20010924001305 AND AMENDED AND/OR MODIFIED BY INSTRUMENT RECORDED DECEMBER 23, 2003 UNDER RECORDING NUMBER 200312223001554, BY INSTRUMENT RECORDED APRIL 16, 2004 UNDER RECORDING NUMBER 20040416001051, BY INSTRUMENT RECORDED JUNE 28, 2005 UNDER RECORDING NUMBER 20050628000474 AND BY INSTRUMENT RECORDED DECEMBER 13, 2005 UNDER RECORDING NUMBER 20051213002703, RECORDS OF KING COUNTY, WASHINGTON.
11. THIS PLAT IS SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF REGARDING PRE-ANNEXATION AGREEMENT FOR COUGAR MOUNTAIN EAST VILLAGE AS DISCLOSED BY INSTRUMENT RECORDED JUNE 17, 1996 UNDER RECORDING NUMBER 9606170285, RECORDS OF KING COUNTY, WASHINGTON.
12. THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT, AS DISCLOSED BY A MEMORANDUM THEREOF, AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED FEBRUARY 9, 2000 UNDER RECORDING NUMBER 20000209001923, RECORDS OF KING COUNTY, WASHINGTON.
13. THIS PLAT IS SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF REGARDING DECLARATION AND GRANT OF EASEMENTS BENEFICIAL TO SAID PREMISES AS DISCLOSED BY INSTRUMENT RECORDED DECEMBER 21, 2006 UNDER RECORDING NUMBER 20061221001088, RECORDS OF KING COUNTY, WASHINGTON.
14. THIS PLAT IS SUBJECT TO MATTERS REGARDING ACCESS TO THE VAULT FARM AS DISCLOSED BY SURVEY OF SAID PREMISES BY TRIAD ASSOCIATES DATED NOVEMBER 10, 2005 UNDER PROJECT NUMBER 04-304.



CITY OF ISSAQUAH FILE NO. FP07-001EV

TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
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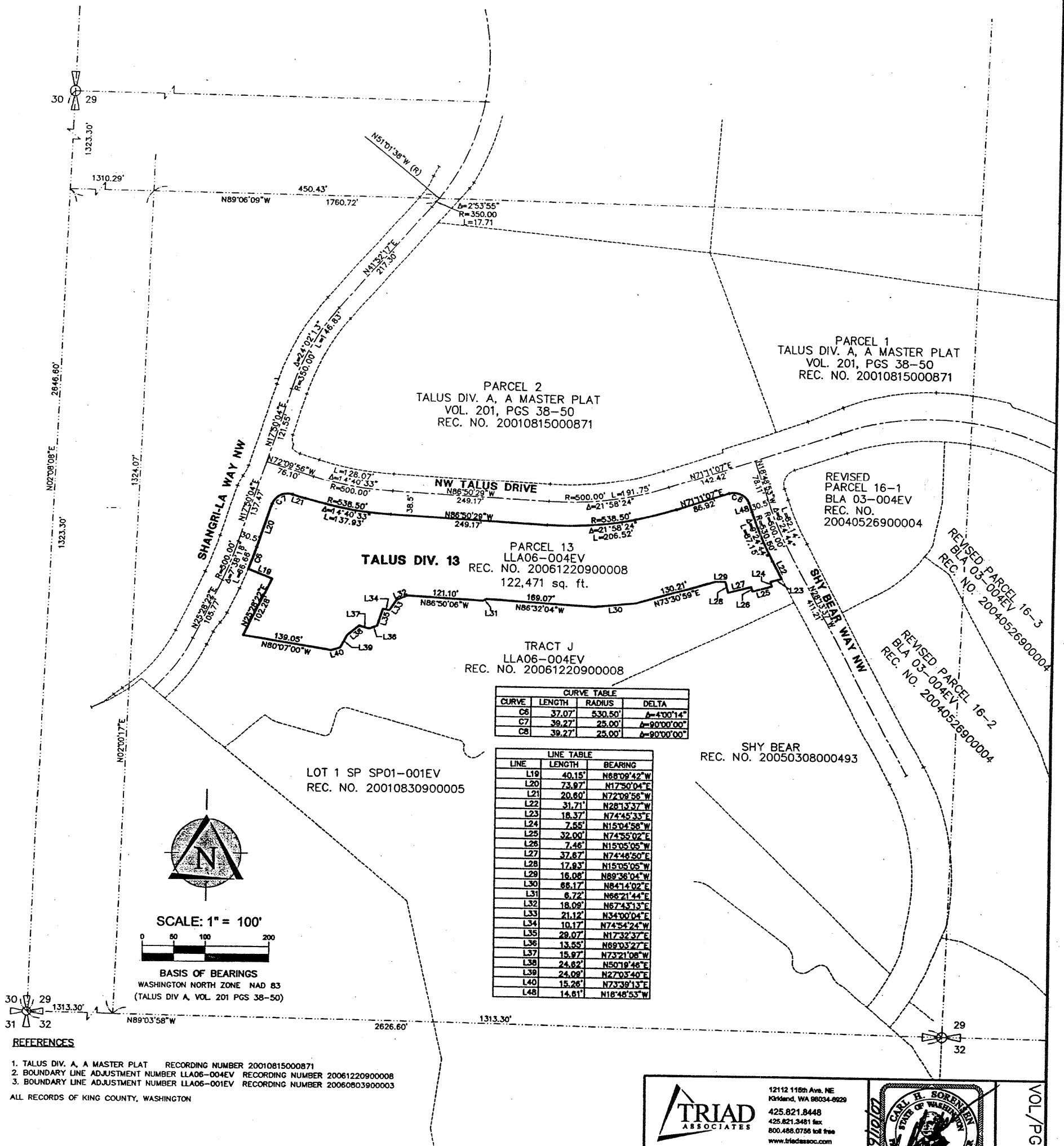
JOB NO 05-274
SHEET 3 OF 7



VOL/PG

TALUS DIV. 13

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





20070924002177

TALUS DIV. 13
PLAT 127.00
PAGE 005 OF 007
09/24/2007 14:06
KING COUNTY, WA

242-082

TALUS DIV. 13

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

PARCEL 2
TALUS DIV. A, A MASTER PLAT
VOL. 201, PGS 38-50
REC. NO. 20010815000871

SHANGRI-LA WAY NW

NW TALUS DRIVE

NW MORaine PLACE

NW HIDDEN LANE

TRACT J
LLA06-004EV
REC. NO. 20061220000008

TRACT C

TRACT C

TRACT F

LINE TABLE		
LINE	LENGTH	BEARING
L4	10.17'	S74°54'24"E
L5	13.55'	N69°03'27"E
L6	6.23'	S03°45'56"W
L7	5.00'	N19°53'59"W
L12	7.11'	N35°09'56"W
L13	4.31'	N35°09'56"W
L14	7.46'	N54°50'04"E
L15	11.17'	N17°50'04"E
L16	5.63'	N26°07'14"W
L41	3.99'	N62°49'51"E
L42	12.41'	N27°09'56"W
L43	2.75'	N42°45'41"W
L44	3.56'	N54°50'04"E
L45	11.95'	N45°20'55"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C2	3.73'	538.50'
C3	9.05'	530.50'
C5	16.09'	25.00'

- LEGEND**
- FOUND EXISTING REBAR W/CAP
 - "TRIAD" LS 18924
 - SET REBAR W/CAP OR MAG NAIL W/LS WASHER
 - "TRIAD" LS 18924
 - TACKS IN LEAD W/LS WASHER 18924 WILL BE SET WHERE LOT CORNERS FALL IN CONCRETE OR STONE SURFACES
 - MONUMENT IN CASE
 - BRASS SURFACE MONUMENT
 - ① SEE NOTE NUMBER UNDER NOTES AND RESTRICTIONS ON SHEET 2 ALSO SEE RESTRICTIONS NOTE AT RIGHT
 - ② SEE NOTE NUMBER UNDER EASEMENT PROVISIONS ON SHEET 2 ALSO SEE EASEMENT NOTE AT RIGHT
 - ③ ASTERISK INDICATES BUILDING SETBACK AREA FOUNDATION INTRUSION ALLOWED PER SEP07-003EV
- BSBL BUILDING SETBACK LINE
PE PARKING EASEMENT

RESTRICTIONS NOTE:
ALL LOTS AND TRACTS ARE SUBJECT TO NOTES AND RESTRICTIONS B, 9, 12 AND 13 AS SET FORTH ON SHEET 2

EASEMENT NOTE:
ALL LOTS ARE SUBJECT TO EASEMENT PROVISIONS 2, 3, 4, 8, 9 AND 15 AS SET FORTH ON SHEET 2

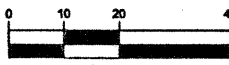
ALL LOTS AND TRACTS ARE SUBJECT TO EASEMENT PROVISION 3 AS SET FORTH ON SHEET 2

ALL LOTS ARE BENEFICIARIES OF EASEMENT PROVISIONS 9, 10, 11, 15 AND 18 AS SET FORTH ON SHEET 2

ALL TRACTS ARE SUBJECT TO EASEMENT PROVISION 18 AS SET FORTH ON SHEET 2



SCALE: 1" = 20'



BASIS OF BEARINGS
WASHINGTON NORTH ZONE NAD 83
(TALUS DIV A, VOL. 201 PGS 38-50)



12112 115th Ave. NE
Kirkland, WA 98034-8929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
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JOB NO 05-274
SHEET 5 OF 7



CITY OF ISSAQUAH FILE NO. FP07-001EV

SEE SHEET 6 OF 7



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TALUS DIV. 13
PLAT 127.88
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KING COUNTY, WA

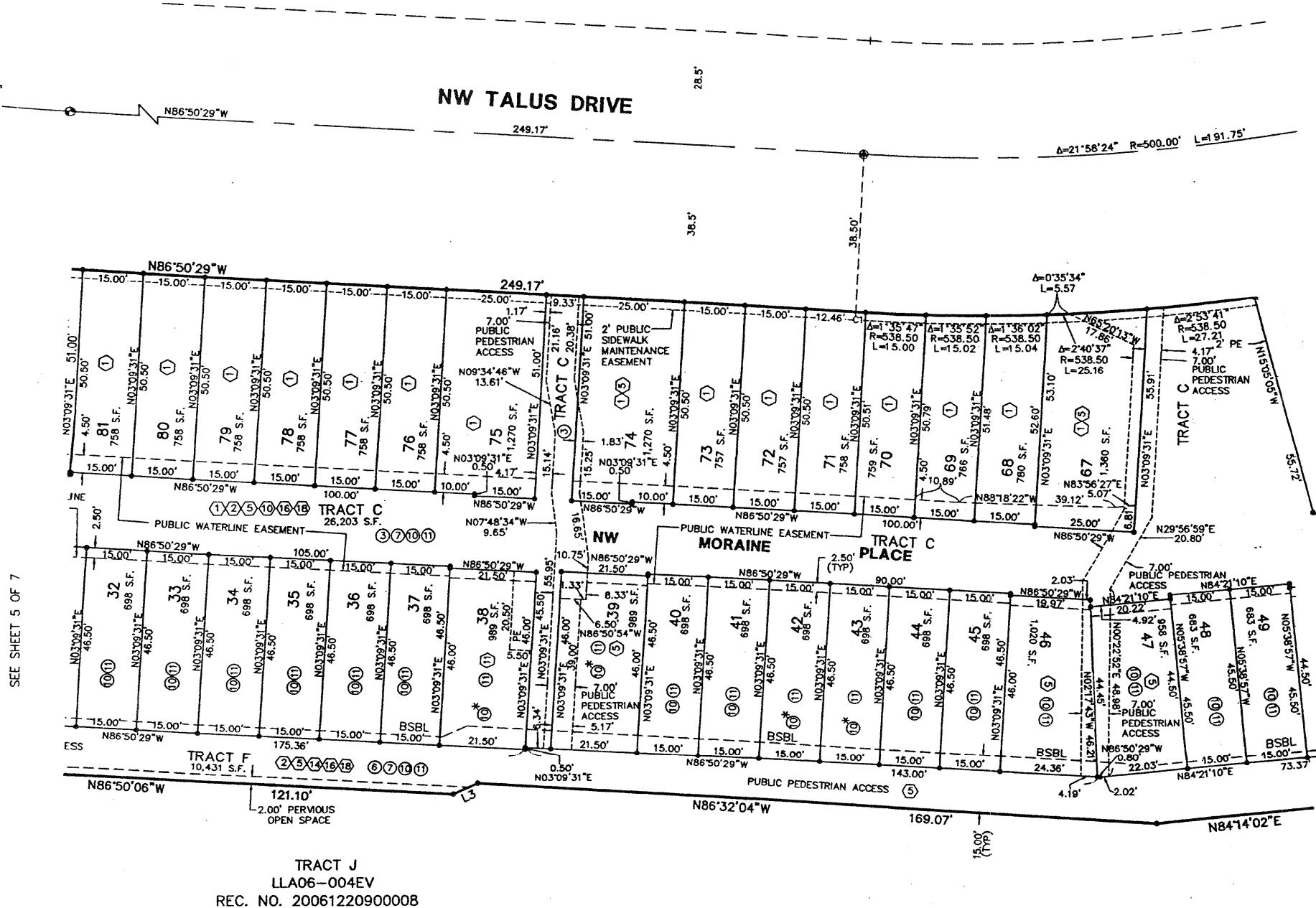
242-083

TALUS DIV. 13

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

PARCEL 2
TALUS DIV. A, A MASTER PLAT
VOL. 201, PGS 38-50
REC. NO. 20010815000871

NW TALUS DRIVE



SEE SHEET 5 OF 7

SEE SHEET 7 OF 7

TRACT J
LLA06-004EV
REC. NO. 20061220900008

LEGEND

- FOUND EXISTING REBAR W/CAP
"TRIAD" LS 18924
- SET REBAR W/CAP OR MAG NAIL W/LS WASHER
"TRIAD" LS 18924
- TACKS IN LEAD W/LS WASHER 18924 WILL BE SET WHERE
LOT CORNERS FALL IN CONCRETE OR STONE SURFACES
- ① MONUMENT IN CASE
- ② BRASS SURFACE MONUMENT
- ③ SEE NOTE NUMBER UNDER NOTES
AND RESTRICTIONS ON SHEET 2
ALSO SEE RESTRICTIONS NOTE AT RIGHT
- ④ SEE NOTE NUMBER UNDER
EASEMENT PROVISIONS ON SHEET 2
ALSO SEE EASEMENT NOTE AT RIGHT
- ⑤ * ASTERISK INDICATES BUILDING SETBACK AREA FOUNDATION
INTRUSION ALLOWED PER SEP07-003EV

BSBL BUILDING SETBACK LINE
PE PARKING EASEMENT

RESTRICTIONS NOTE:

ALL LOTS AND TRACTS ARE SUBJECT
TO NOTES AND RESTRICTIONS 8, 9, 12
AND 13 AS SET FORTH ON SHEET 2

EASEMENT NOTE:

ALL LOTS ARE SUBJECT TO EASEMENT
PROVISIONS 2, 3, 4, 8, 9 AND 15 AS
SET FORTH ON SHEET 2

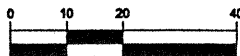
ALL LOTS AND TRACTS ARE SUBJECT
TO EASEMENT PROVISION 3 AS SET
FORTH ON SHEET 2

ALL LOTS ARE BENEFICIARIES OF
EASEMENT PROVISIONS 9, 10, 11, 15
AND 18 AS SET FORTH ON SHEET 2

ALL TRACTS ARE SUBJECT TO EASEMENT
PROVISION 18 AS SET FORTH ON SHEET 2



SCALE: 1" = 20'



BASIS OF BEARINGS
WASHINGTON NORTH ZONE NAD 83
(TALUS DIV A, VOL. 201 PGS 38-50)

LINE TABLE		
LINE	LENGTH	BEARING
L3	6.72'	N66°21'44"E
L10	5.00'	N03°09'31"E
L11	6.50'	N86°50'29"W
L18	8.33'	N84°21'03"E
L46	6.05'	N09°34'46"W
L47	11.79'	N03°09'45"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	2.55'	538.50'	Δ=07°16'11"

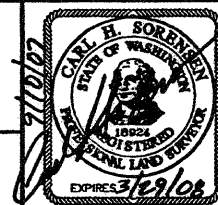
CITY OF ISSAQUAH FILE NO. FP07-001EV



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JOB NO 05-274

• SHEET 6 OF 7



VOL/PG



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TALUS VI
PAGE 007 OF 007
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KING COUNTY, WA

242-084

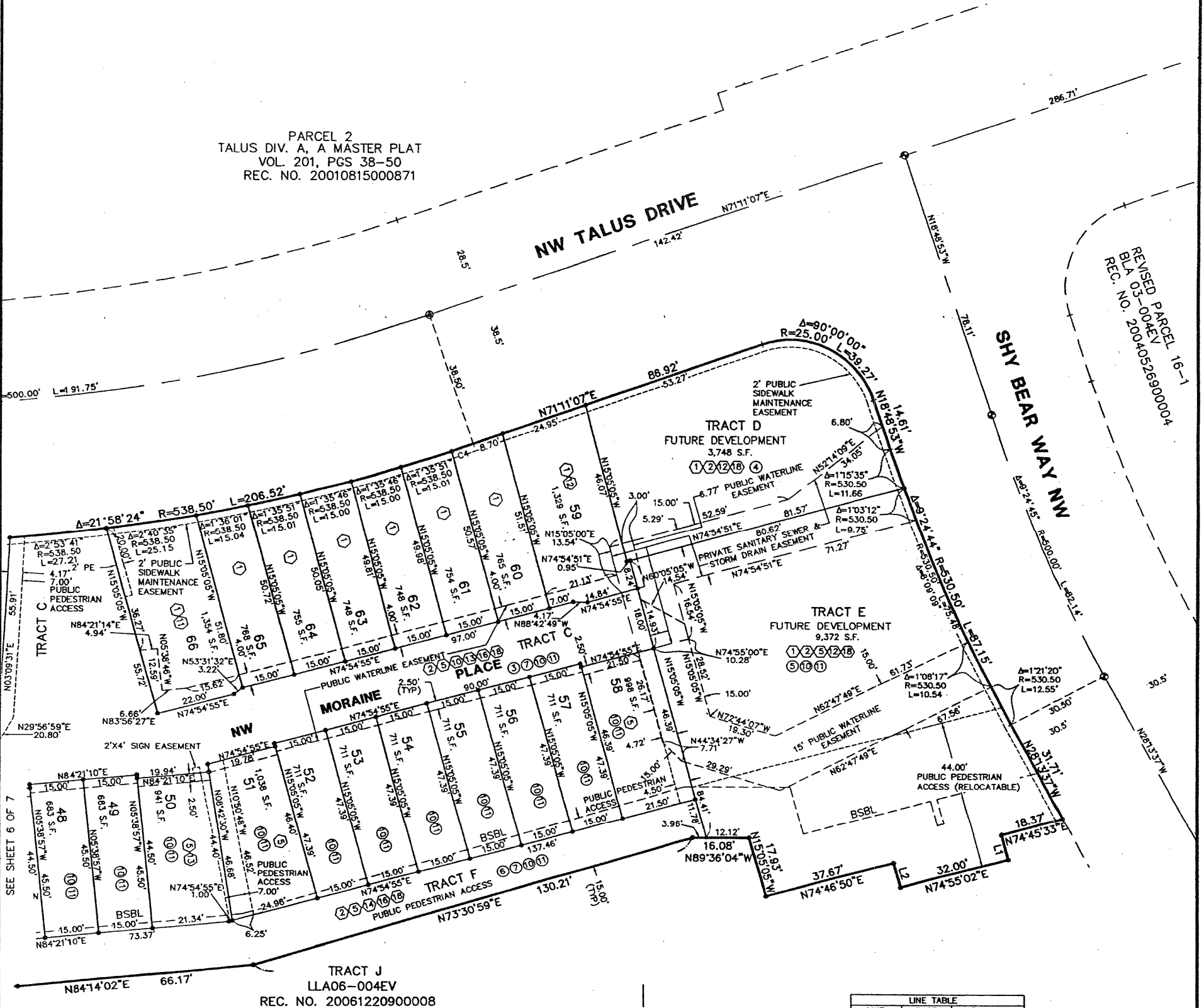
TALUS DIV. 13

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

PARCEL 2
TALUS DIV. A, A MASTER PLAT
VOL. 201, PGS 38-50
REC. NO. 20010815000871

NW TALUS DRIVE

SHY BEAR WAY NW



REVISED PARCEL 16-1
BLA 03-004EV
REC. NO. 20040526900004

LEGEND

- FOUND EXISTING REBAR W/CAP
"TRIAD" LS 18924
- SET REBAR W/CAP OR MAG NAIL W/LS WASHER
"TRIAD" LS 18924
TACKS IN LEAD W/LS WASHER 18924 WILL BE SET WHERE
LOT CORNERS FALL IN CONCRETE OR STONE SURFACES
- MONUMENT IN CASE
- BRASS SURFACE MONUMENT
- SEE NOTE NUMBER UNDER NOTES
AND RESTRICTIONS ON SHEET 2
ALSO SEE RESTRICTIONS NOTE AT RIGHT
- SEE NOTE NUMBER UNDER
EASEMENT PROVISIONS ON SHEET 2
ALSO SEE EASEMENT NOTE AT RIGHT
- ASTERISK INDICATES BUILDING SETBACK AREA FOUNDATION
INTRUSION ALLOWED PER SEP07-003EV
- BSBL BUILDING SETBACK LINE
- PE PARKING EASEMENT

RESTRICTIONS NOTE:

ALL LOTS AND TRACTS ARE SUBJECT
TO NOTES AND RESTRICTIONS 8, 9, 12
AND 13 AS SET FORTH ON SHEET 2

EASEMENT NOTE:

ALL LOTS ARE SUBJECT TO EASEMENT
PROVISIONS 2, 3, 4, 8, 9 AND 15 AS
SET FORTH ON SHEET 2

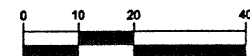
ALL LOTS AND TRACTS ARE SUBJECT
TO EASEMENT PROVISION 3 AS SET
FORTH ON SHEET 2

ALL LOTS ARE BENEFICIARIES OF
EASEMENT PROVISIONS 9, 10, 11, 15
AND 18 AS SET FORTH ON SHEET 2

ALL TRACTS ARE SUBJECT TO EASEMENT
PROVISION 18 AS SET FORTH ON SHEET 2



SCALE: 1" = 20'



BASIS OF BEARINGS
WASHINGTON NORTH ZONE NAD 83
(TALUS DIV A, VOL. 201 PGS 38-50)

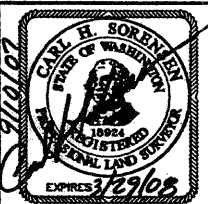
LINE TABLE		
LINE	LENGTH	BEARING
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L2	7.46'	S15°05'05"E
L17	2.44'	N84°21'09"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C4	6.33'	538.50'	Δ=0°40'24"



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SHEET 7 OF 7



VOL/PG

CITY OF ISSAQUAH FILE NO. FP07-001EV