TIMBERLAKE VILLAGE

VOLUME 241 PAGE 062

A PORTION OF THE NE 1/4, SW 1/4,
SECTION 18, T 24 N, R 6 E, W.M.
CITY OF ISSAQUAH
KING COUNTY, WASHINGTON
FILE NO. PLN06-00140

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SSHI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA D.R. HORTON, THE UNDERSIGNED OWNER 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 ALL 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 IDENTIFIED AS CITY OF ISSAQUAH EASEMENTS FOR PUBLIC UTILITIES IN FAVOR OF THE CITY OF ISSAQUAH; AND DEDICATE ALL PUBLICLY DESIGNATED EASEMENTS IDENTIFIED AS CITY OF BELLEVUE EASEMENTS FOR PUBLIC UTILITIES IN FAVOR OF THE CITY OF BELLEVUE; 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.

J. Matt Farris

J. MATT FARRIS, DIVISION PRESIDENT
SSHI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA D.R. HORTON

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF KING } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT J. MATT FARRIS IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE DIVISION PRESIDENT OF SSHI, LLC, A DELAWARE LIMITED LIABILITY COMPANY DBA D.R. HORTON TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED June 4, 2007
SIGNATURE OF NOTARY PUBLIC
(PRINT NAME) Shawnte Anderson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Everett
MY APPOINTMENT EXPIRES 11-15-2008

SHAWNTE ANDERSON
Notary Public
State of Washington
My Commission Expires
November 15, 2008

LEGAL DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 1094707 DATED FEBRUARY 1, 2005)

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE SOUTH 88°18'41" EAST ALONG THE QUARTER LINE 1578.99 FEET;
THENCE SOUTH 00°41'45" WEST 323.54 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00°17'24" WEST 777.87 FEET;
THENCE SOUTH 66°54'30" EAST 305.17 FEET;
THENCE NORTH 01°14'25" EAST 890.42 FEET;
THENCE 88°34'17" WEST 296.14 FEET TO THE TRUE POINT OF BEGINNING.

RESTRICTIONS

THE FOLLOWING RESTRICTIONS PERTAIN TO SCHEDULE B EXCEPTIONS OF CHICAGO TITLE INSURANCE COMPANY ORDER NO. 1094707 DATED FEBRUARY 1, 2005.

1. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 9111070396.
2. THIS PLAT IS SUBJECT TO TERMS AND CONDITIONS OF NOTICE OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES, RECORDED UNDER KING COUNTY RECORDING NO. 9612200938.
3. THIS PLAT IS SUBJECT TO AN EASEMENT TO PACIFIC NORTHWEST BELL TELEPHONE COMPANY FOR UNDERGROUND COMMUNICATIONS CABLE PER KING COUNTY RECORDING NO. 8610200934.

GENERAL NOTES

1. TRACTS A THROUGH F ARE HEREBY DEDICATED AND CONVEYED TO THE TIMBERLAKE VILLAGE HOMEOWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH. THE HOA SHALL REMAIN IN EXISTENCE UNLESS AND UNTIL ALL LOTS WITHIN THIS SUBDIVISION HAVE ASSUMED COMMON OWNERSHIP OF SAID TRACTS. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACTS PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACTS. MEMBERSHIP IN THE HOA AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP, AND SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOA, THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS.
2. THE LANDSCAPE MANAGEMENT PLAN CAN BE FOUND IN THE TIMBERLAKE VILLAGE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED UNDER KING COUNTY RECORDING NO. 20070620001924.
3. THIS PROPERTY HAS BEEN DESIGNATED ZONE X PER FEMA FLOOD INSURANCE RATE MAP NO. 53033C0680, DATED MAY 16, 1995 AND DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN.

EASEMENT PROVISIONS

1. A 15' EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UPON THE RECORDING OF THIS PLAT OVER A PORTION OF THE EASTERLY 15 FEET OF TRACT C AS SHOWN HEREON FOR PUBLIC STORM DRAINAGE PURPOSES.
2. A 15' EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UPON THE RECORDING OF THIS PLAT OVER A PORTION OF LOTS 15, 16 AND 17 AND TRACT A AS SHOWN HEREON FOR PUBLIC STORM DRAINAGE PURPOSES.
3. A 10' EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UPON THE RECORDING OF THIS PLAT OVER A PORTION OF TRACTS A AND B AS SHOWN HEREON FOR PUBLIC STORM DRAINAGE PURPOSES.
4. A PUBLIC UTILITY AND STORM DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THIS PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF LOTS 3 THROUGH 10, LOTS 13 THROUGH 18, TRACT F AND A PORTION OF TRACT G, AS SHOWN HEREON, IN WHICH TO LAY, INSTALL, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE, TELEVISION CABLE AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THE STORM DRAINAGE EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH, TOGETHER WITH THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN REPAIR, AND/OR REBUILD AN ENCLOSED STORM WATER CONVEYANCE SYSTEM.
5. A 10' PRIVATE STORM DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LOTS 1 THRU 12 UPON THE RECORDING OF THIS PLAT, MAINTENANCE OF SAID STORM DRAIN TO BE THE OBLIGATION OF LOTS 1 THRU 12.
6. A PRIVATE SANITARY SEWER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO TAX LOT NO. 182406-9058, OVER THE SOUTHWESTERLY CORNER OF LOT 1 AS SHOWN HEREON, UPON THE RECORDING OF THIS PLAT.
7. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE TIMBERLAKE VILLAGE HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT OVER THE SOUTHWESTERLY CORNER OF LOT 18 AND THE SOUTHEASTERLY CORNER OF TRACT B AS SHOWN HEREON, FOR INSTALLATION, MAINTENANCE AND OPERATION OF SIGNAGE AND LANDSCAPING.
8. A 5' WIDE NON-EXCLUSIVE MAINTENANCE EASEMENT OVER LOTS 1 THROUGH 14 AND LOTS 16 AND 17 AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO SAID LOTS FOR INGRESS/EGRESS ACCESS FOR MAINTENANCE AND UPKEEP OF BUILDING COMPONENTS ALONG THE TOWNHOUSE LINE.
9. AN ACCESS AND MAINTENANCE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH OVER THE ENTIRETY OF TRACT E FOR MAINTENANCE OF THE STORMWATER DETENTION SYSTEM LOCATED ON TRACT D.

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 20th DAY OF June, 2007.

Phil Sanders
MANAGER, FINANCE DIVISION
DEPUTY

HEARING EXAMINER'S DECISION

(HEARING DATE MARCH 25, 2005)

1. 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. PUB06-00177 ON FILE WITH THE CITY OF ISSAQUAH. THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION OF 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 PLANS ON FILE.
2. TRACT E IS A PRIVATE ACCESS AND UTILITY TRACT OWNED AND MAINTAINED BY THE TIMBERLAKE VILLAGE HOMEOWNERS ASSOCIATION. TRACT E SHALL ALSO INCLUDE AN ACCESS EASEMENT TO THE CITY OF ISSAQUAH FOR MAINTENANCE OF THE STORMWATER DETENTION FACILITY LOCATED ON TRACT D. TRACT E IS ALSO ENCUMBERED IN ITS ENTIRETY BY A SANITARY SEWER AND WATER EASEMENT TO THE CITY OF BELLEVUE.
3. TRACT G IS A JOINT USE DRIVEWAY TO BE JOINTLY OWNED AND MAINTAINED BY LOTS 1 AND 2.
4. RESTRICTIONS FOR SENSITIVE AREA TRACTS AND SENSITIVE AREAS AND BUFFERS:

DEDICATION OF A SENSITIVE AREA TRACT / SENSITIVE AREA AND BUFFER CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE TRACT / SENSITIVE AREA AND BUFFER. THIS INTEREST INCLUDES THE PRESERVATION OF NATIVE VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE SENSITIVE AREA TRACT / SENSITIVE AREA AND BUFFER IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE LAND SUBJECT TO THE TRACT / SENSITIVE AREA AND BUFFER THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY OF ISSAQUAH, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT / SENSITIVE AREA AND BUFFER. THE VEGETATION WITHIN THE TRACT / SENSITIVE AREA AND BUFFER MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT APPROVAL IN WRITING FROM THE CITY OF ISSAQUAH, UNLESS OTHERWISE PROVIDED BY LAW.

THE COMMON BOUNDARY BETWEEN THE TRACT / SENSITIVE AREA AND BUFFER AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE MARKED OR OTHERWISE FLAGGED TO THE SATISFACTION OF THE CITY OF ISSAQUAH PRIOR TO ANY CLEARING, GRADING, BUILDING CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITY ON A LOT SUBJECT TO THE SENSITIVE AREA TRACT / SENSITIVE AREA AND BUFFER. THE REQUIRED MARKING OR FLAGGING SHALL REMAIN IN PLACE UNTIL ALL DEVELOPMENT PROPOSAL ACTIVITIES IN THE VICINITY OF THE SENSITIVE AREA ARE COMPLETED.

NO BUILDING FOUNDATIONS ARE ALLOWED BEYOND THE REQUIRED 15 FOOT BUILDING SETBACK LINE UNLESS OTHERWISE PROVIDED BY LAW.

5. STREET TREES PLANTED AS A PART OF THE PLAT IMPROVEMENTS SHALL BE OWNED AND MAINTAINED BY THE TIMBERLAKE VILLAGE HOMEOWNERS ASSOCIATION.

A.F. NO._____

APPROVALS

CITY OF ISSAQUAH

DEPARTMENT OF PLANNING
EXAMINED AND APPROVED THIS 14TH DAY OF JUNE, 2007.
PLANNING DIRECTOR

DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS 14th DAY OF June, 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 19th DAY OF JUNE, 2007.
James R. Clarke
FINANCE DIRECTOR

MAYOR
EXAMINED AND APPROVED THIS 19th DAY OF June, 2007.
MAYOR ATTEST: Christine Lizza
CITY CLERK

ASSESSOR'S CERTIFICATE

KING COUNTY DEPARTMENT OF ASSESSMENTS
EXAMINED & APPROVED THIS 20TH DAY OF JUNE, 2007.
SCOTT NOBLE
KING COUNTY ASSESSOR
DEPUTY KING COUNTY ASSESSOR
182406-9035

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF TIMBERLAKE VILLAGE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 18, 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 THE LOT, BLOCK AND TRACT CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

Robert C. Hermann
ROBERT C. HERMANN - P.L.S. 18904
REGISTERED PROFESSIONAL LAND SURVEYOR

5-08-2007
DATE

DAVID EVANS AND ASSOCIATES, INC.
1620 W. MARINE VIEW DR. SUITE 200
EVERETT, WASHINGTON 98201
(425)259-4099

ROBERT C. HERMANN
STATE OF WASHINGTON
18904
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 12/6/2008

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D R HORTON PLAT 98.00
PAGE001 OF 004
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KING COUNTY, WA

SSOCIATES, INC. THIS _____DAY
ID RECORDED IN VOL._____OF
_____, RECORDS

Scott Bassmann
AUDITOR, KING COUNTY
BY: Walt Daska
DEPUTY COUNTY AUDITOR

A PORTION OF THE NE1/4, SW1/4,
SECTION 18, T 24 N, R 6 E, W.M.
KING COUNTY, WASHINGTON

DAVID EVANS AND ASSOCIATES, INC.
1620 W. MARINE VIEW DR., SUITE 200
EVERETT, WASHINGTON 98201
(425)259-4099

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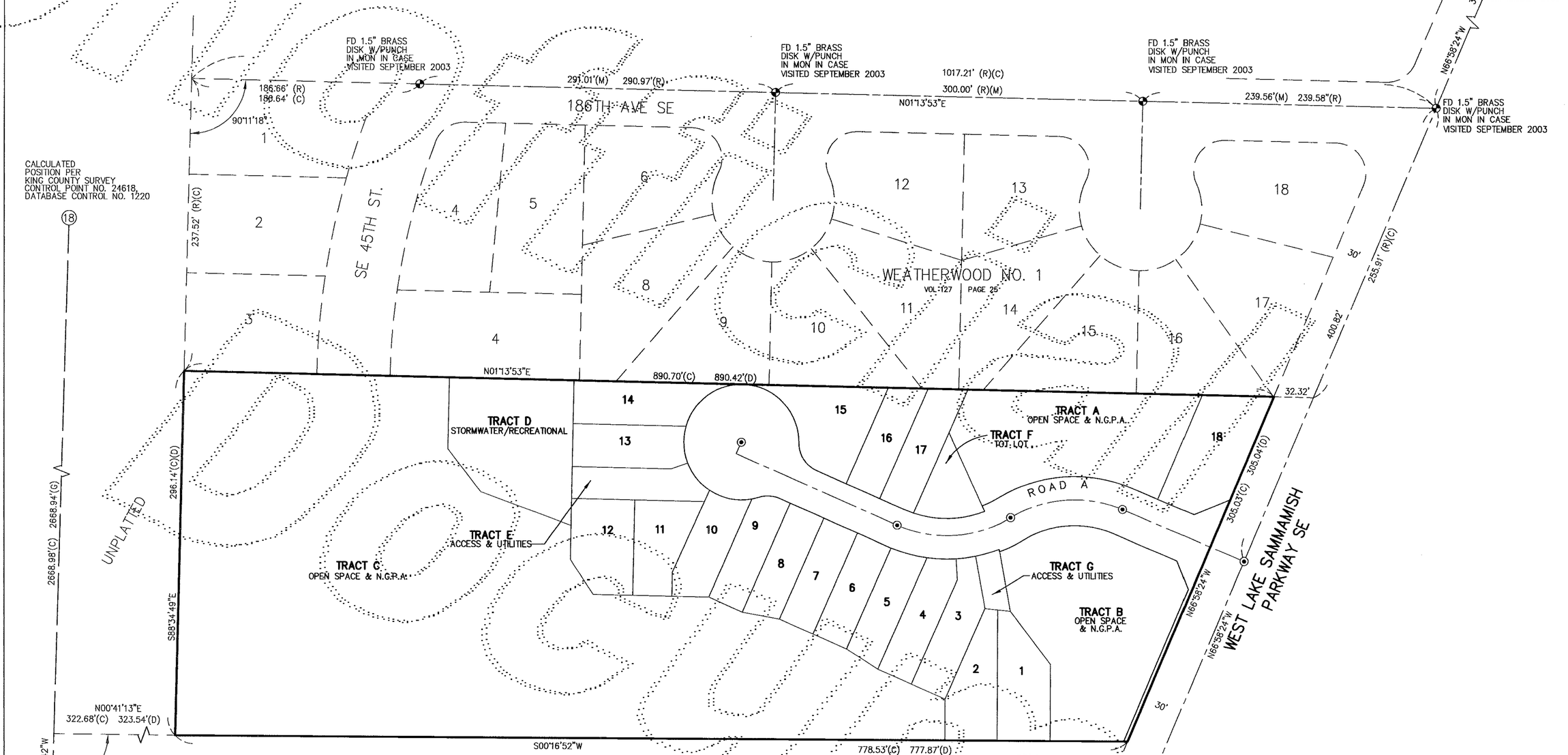
TIMBERLAKE VILLAGE

VOLUME 241 PAGE 063

A PORTION OF THE NE 1/4, SW 1/4,
SECTION 18, T 24 N, R 6 E, W.M.
CITY OF ISSAQUAH
KING COUNTY, WASHINGTON
FILE NO. PLN06-00140

NORTH
0 30 60 120
SCALE: 1"=60'



SURVEY NOTES

1. A ONE SECOND THEODOLITE AND ELECTRONIC DISTANCE METER, LEICA TCA 1100 TOTAL STATION, WAS USED FOR THIS SURVEY.
2. THIS SURVEY EXCEEDS THE MINIMUM REQUIRED SURVEY PRECISION FOR FIELD TRAVERSES, AS SET FORTH BY WAC 332-130-090.

BASIS OF BEARINGS

WASHINGTON COORDINATE SYSTEM, NORTH ZONE, 1983 (1991 ADJUSTMENT) REFERENCE CONTROL STATIONS.

REFERENCES

1. PLAT OF WEATHERWOOD NO. 1, VOL. 127 OF PLATS, PAGE 25, RECORDING NO. 8405290859, RECORDS OF KING COUNTY, WASHINGTON.
2. PLAT OF WEATHERWOOD EAST, VOL. 136 OF PLATS, PAGE 4, RECORDING NO. 8612304133, RECORDS OF KING COUNTY, WASHINGTON.
3. CRESTVIEW TOWNHOMES, A CONDOMINIUM, VOL. 95, PAGES 90-95, RECORDING NO. 9006110927, RECORDS OF KING COUNTY, WASHINGTON.
4. KING COUNTY PUBLIC WORKS ROAD PLAN OF WEST LAKE SAMMAMISH PARKWAY SE (SR-901 TO ISSAQUAH CITY LIMITS), SURVEY NO. 18-24-6-14, PROJECT NO. 200194, SHEETS 4 AND 5 OF 8.

LEGEND

- INDICATES STANDARD KING COUNTY MON IN CASE SET. (DEA 18904)
- INDICATES MONUMENT FOUND, AS NOTED

(C)=CALCULATED DISTANCE
(D)=DISTANCE PER LEGAL DESCRIPTION
(R)=RECORDED DISTANCE PER PLAT OF WEATHERWOOD NO. 1
(G)=GRID DISTANCE

ROBERT C. HERMANN
STATE OF WASHINGTON
18904
REGISTERED PROFESSIONAL LAND SURVEYOR
5-09-07
EXPIRES 12/6/2008

DAVID EVANS AND ASSOCIATES, INC.
1620 W. MARINE VIEW DR., SUITE 200
EVERETT, WASHINGTON 98201
(425)259-4099

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A.F. NO._____

SHEET 2 OF 4

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PAGE 002 OF 004
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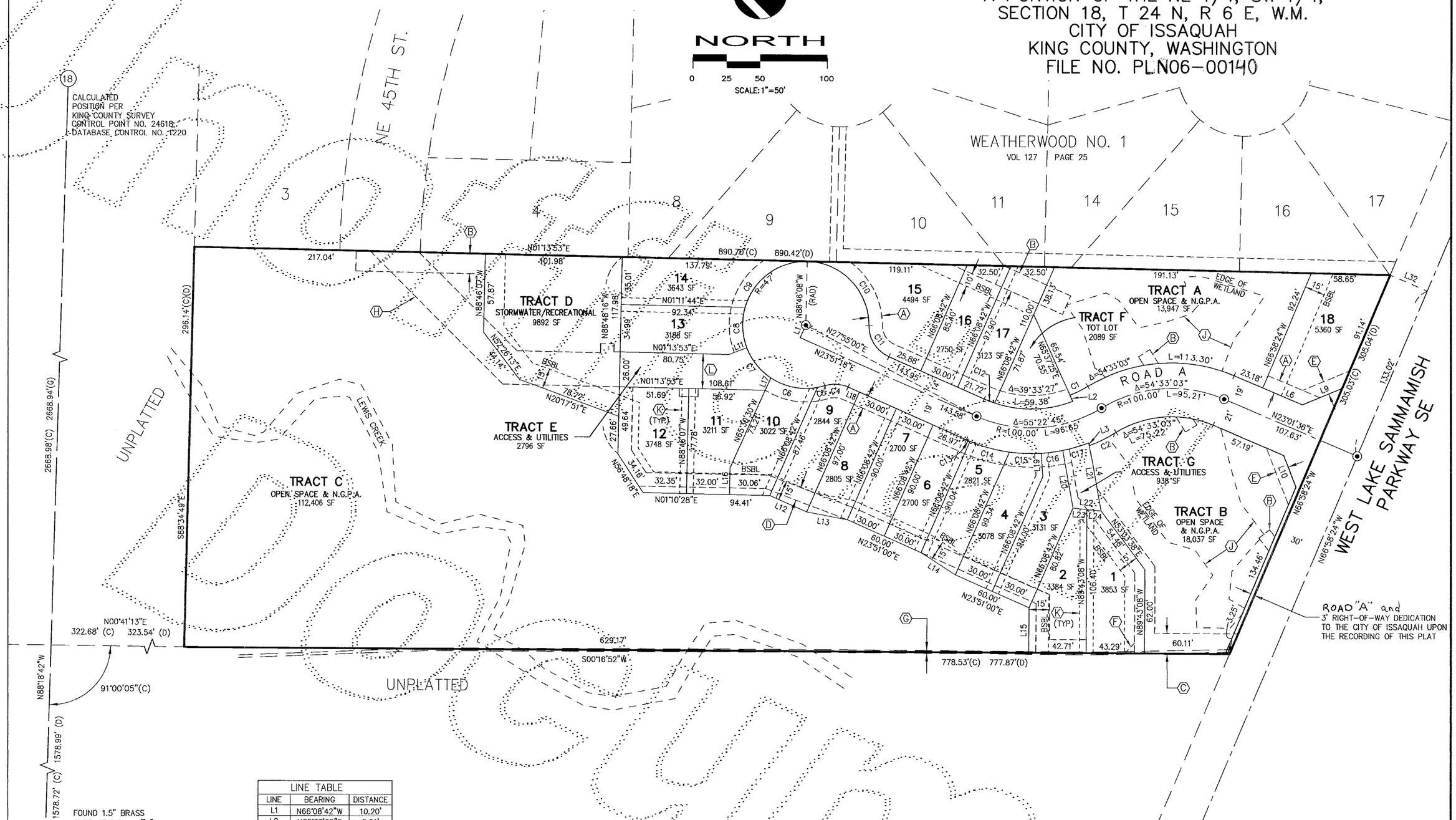
KING COUNTY, WA

TIMBERLAKE VILLAGE

VOLUME 241 PAGE 064

A PORTION OF THE NE 1/4, SW 1/4,
SECTION 18, T 24 N, R 6 E, W.M.
CITY OF ISSAQUAH
KING COUNTY, WASHINGTON
FILE NO. PLN06-00140



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N66°08'42"W	10.20'
L2	N65°37'25"E	5.01'
L3	N79°47'36"E	2.04'
L4	N79°47'36"E	49.10'
L6	N23°01'36"E	32.06'
L9	N22°34'54"W	32.01'
L10	N68°38'05"E	24.92'
L11	N19°48'46"W	14.47'
L12	N23°51'18"E	30.00'
L13	N10°43'32"E	30.81'
L14	N32°41'53"E	30.36'
L15	N89°43'08"W	33.32'
L16	N88°46'07"W	19.77'
L17	N65°30'30"W	10.10'
L18	N23°51'18"E	9.21'
L19	N86°16'30"E	17.13'
L20	N79°47'36"E	43.18'
L21	N79°47'36"E	51.14'
L22	N05°59'00"E	20.83'
L23	N05°59'00"E	10.42'
L24	N05°59'00"E	10.40'
L25	N56°48'18"E	24.16'
L32	N23°01'56"E	30.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	10°29'18"	81.00'	14.83'
C2	10°31'19"	121.00'	22.22'
C4	41°10'24"	25.00'	17.97'
C5	6°41'18"	47.00'	5.49'
C6	44°11'03"	47.00'	36.24'
C7	35°24'59"	47.00'	29.05'
C8	37°06'51"	47.00'	30.45'
C9	75°08'48"	47.00'	61.64'
C10	89°02'31"	47.00'	73.04'
C11	66°25'06"	25.00'	28.98'
C12	5°31'40"	86.00'	8.30'
C13	1°27'27"	119.00'	3.03'
C14	14°39'21"	119.00'	30.44'
C15	11°28'00"	119.00'	23.82'
C16	7°45'52"	119.00'	16.13'
C17	9°41'47"	119.00'	20.14'

Ⓐ 10' COMBINED PUBLIC UTILITY/DRAINAGE EASEMENT. SEE SHEET 4 OF 4 FOR ADDITIONAL DETAILS.

Ⓑ PUBLIC DRAINAGE EASEMENT TO THE CITY OF ISSAQUAH. SEE SHEET 4 OF 4 FOR ADDITIONAL DETAILS.

Ⓒ SEWER EASEMENT TO THE CITY OF BELLEVUE. SEE SHEET 4 OF 4 FOR ADDITIONAL DETAILS.

Ⓓ 10' PRIVATE STORM DRAINAGE EASEMENT. SEE SHEET 4 OF 4 FOR ADDITIONAL DETAILS.

Ⓔ 10' SIGNAGE & LANDSCAPING EASEMENT TO TIMBERLAKE VILLAGE HOMEOWNERS ASSOCIATION. SEE SHEET 4 OF 4 FOR ADDITIONAL DETAILS.

Ⓕ SEWER EASEMENT TO OWNERS OF ADJACENT PROPERTY. SEE SHEET 4 OF 4 FOR ADDITIONAL DETAILS.

Ⓖ 2' WIDE UNDERGROUND COMMUNICATIONS CABLE SEE SHEET 4 OF 4 FOR ADDITIONAL DETAILS.

Ⓗ SANITARY SEWER AND WATER EASEMENT TO THE CITY OF BELLEVUE. SEE SHEET 4 OF 4 FOR ADDITIONAL DETAILS.

Ⓙ NATIVE GROWTH PROTECTION AREA TRACT

Ⓚ 5 FOOT WIDE NON-EXCLUSIVE MAINTENANCE EASEMENT. SEE SHEET 4 OF 4 FOR ADDITIONAL DETAILS.

Ⓛ ACCESS AND MAINTENANCE EASEMENT TO THE CITY OF ISSAQUAH. SEE SHEET 4 OF 4 FOR ADDITIONAL DETAILS.

LEGEND

⊙ INDICATES STANDARD KING COUNTY MON IN CASE SET. (DEA 18904)

ALL LOT & TRACT CORNERS ESTABLISHED WITH A 1/2" DIA. BY 24" LONG REBAR WITH CAP. (DEA 18904) UNLESS NOTED OTHERWISE.

BSBL= BUILDING SETBACK LINE
(RAD)= RADIAL BEARING
(C)= CALCULATED DISTANCE
(D)= DISTANCE PER LEGAL DESCRIPTION
(R)= RECORDED DISTANCE PER PLAT OF WEATHERWOOD NO. 1
(G)= GRID DISTANCE

ROBERT C. HERMANN
STATE OF WASHINGTON
18904
REGISTERED PROFESSIONAL LAND SURVEYOR
3-02-07
EXPIRES 12/6/2008

DAVID EVANS AND ASSOCIATES, INC.
1620 W. MARINE VIEW DR., SUITE 200
EVERETT, WASHINGTON 98201
(425)259-4099

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A.F. NO.

SHEET 3 OF 4

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PAGE 003 OF 004 13:47
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KING COUNTY, WA
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TIMBERLAKE VILLAGE

VOLUME 241 PAGE 065

A PORTION OF THE NE 1/4, SW 1/4,
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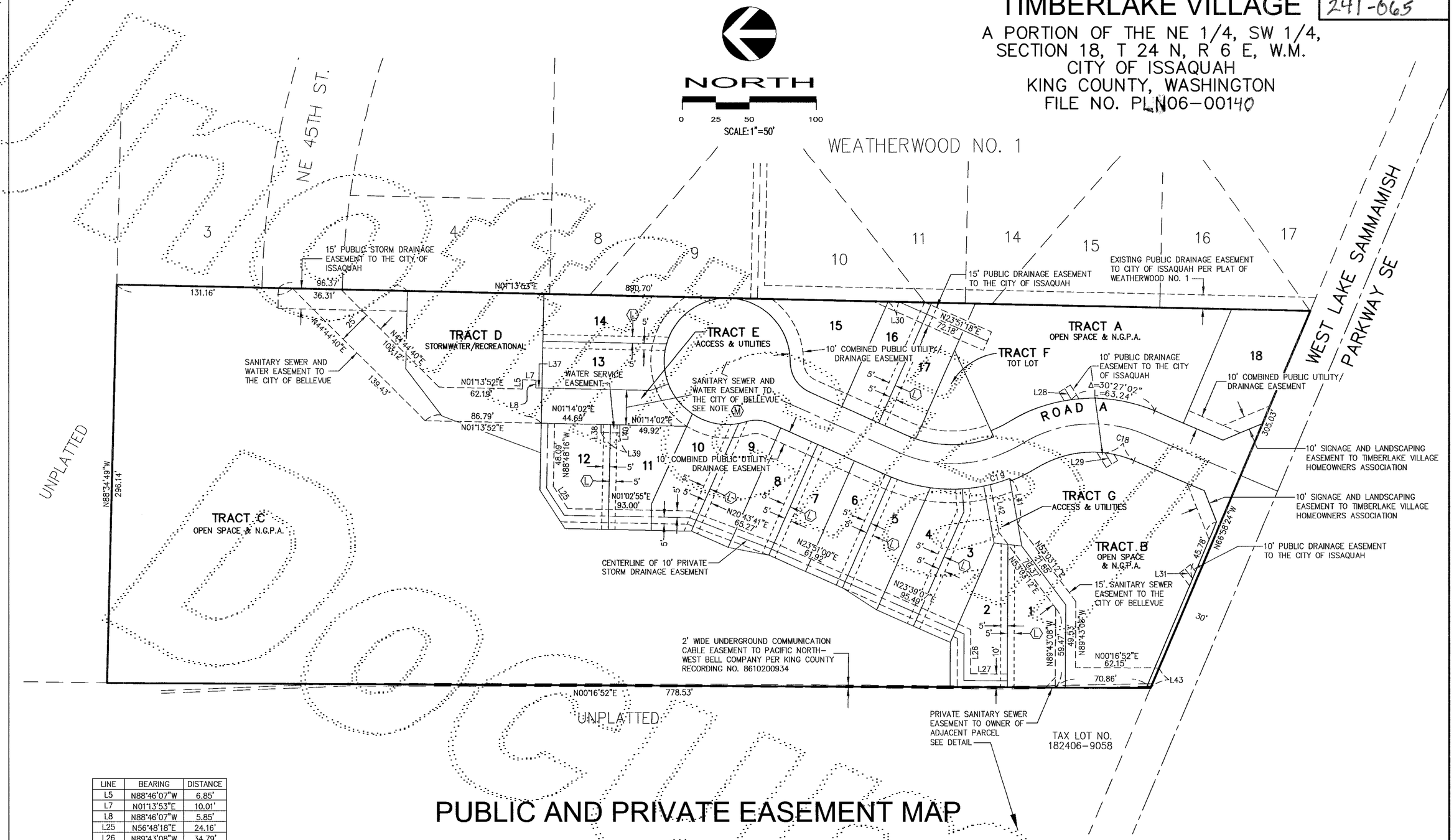
KING COUNTY, WASHINGTON
FILE NO. PLN06-00140



LINE	BEARING	DISTANCE
L5	N88°46'07"W	6.85'
L7	N01°13'53"E	10.01'
L8	N88°46'07"W	5.85'
L25	N56°48'18"E	24.16'
L26	N89°43'08"W	34.79'
L27	N00°16'52"E	32.42'
L28	N57°55'36"E	9.63'
L29	N57°55'36"E	9.68'
L30	N01°13'53"E	8.06'
L31	N52°19'08"E	9.34'
L33	N46°06'23"W	10.61'
L34	N00°16'52"E	7.32'
L35	N89°43'08"W	7.68'
L36	N00°16'52"E	28.48'
L37	N01°13'53"E	4.60'
L38	N88°46'09"W	6.00'
L39	N01°13'51"E	14.00'
L40	N88°46'09"W	6.00'
L41	N79°47'36"E	34.49'
L42	N79°47'36"E	36.12'
L43	N66°58'24"W	16.26'

CURVE	DELTA	RADIUS	LENGTH
C18	16°10'48"	79.00'	22.31'
C19	7°17'12"	119.00'	15.13'

PUBLIC AND PRIVATE EASEMENT MAP

NOTES

(L) THE 5 FOOT WIDE NON-EXCLUSIVE MAINTENANCE EASEMENT SHOWN HEREON GRANTS INGRESS/EGRESS ACCESS FOR MAINTENANCE AND UPKEEP OF BUILDING COMPONENTS ALONG THE TOWNHOUSE COMMON LOT LINE.

(M) AN ACCESS AND MAINTENANCE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH OVER THE ENTIRETY OF TRACT E FOR MAINTENANCE OF THE STORMWATER DETENTION SYSTEM LOCATED ON TRACT D.

5-07-07
ROBERT C. HERMANN
STATE OF WASHINGTON
18904
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 12/8/2008

DAVID EVANS AND ASSOCIATES, INC.
1620 W. MARINE VIEW DR., SUITE 200
EVERETT, WASHINGTON 98201
(425)259-4099

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A.F. NO.

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KING COUNTY, WA