

Talus Parcels 10, 11 & 12

A PORTION OF THE SE 1/4 & SW 1/4 OF THE SW 1/4 SECTION 29 AND NW 1/4 SECTION 32, TOWNSHIP 24 NORTH, RANGE 6 EAST, 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, WOONERFS, EASEMENTS AND RIGHTS OF WAY WHICH ARE SHOWN HEREON. ALSO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS 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.

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.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

STEVEN BURNSTEAD CONSTRUCTION CO., A WASHINGTON CORPORATION

BY: Leo Suver
ITS: VICE PRESIDENT

BANK OF AMERICA, N.A.

BY: Doug B. Sollitt
ITS: SENIOR VICE PRESIDENT

ACKNOWLEDGEMENTS

STATE OF WASHINGTON

COUNTY OF KING

ON THIS 18 DAY OF January, 2008 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED LEO SUVER TO ME KNOWN TO BE THE VICE PRESIDENT OF STEVEN BURNSTEAD CONSTRUCTION CO., A WASHINGTON CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Bellevue
MY APPOINTMENT EXPIRES 8-25-11
PRINT NAME Diana Gaines

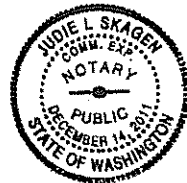


STATE OF WASHINGTON

COUNTY OF KING

ON THIS 22nd DAY OF January, 2008 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED DOUG SOLLITT TO ME KNOWN TO BE THE SENIOR VICE PRESIDENT OF BANK OF AMERICA, N.A. THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT North Bend
MY APPOINTMENT EXPIRES 12/14/2011
PRINT NAME Judie L Skagen



LEGAL DESCRIPTION

PARCEL A:

REVISED TRACT "H", CITY OF ISSAQUAH LOT LINE ADJUSTMENT NUMBER LL06-003EV, AS RECORDED UNDER RECORDING NO. 2006121590004, RECORDS OF KING COUNTY, WASHINGTON;

SAID TRACT BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

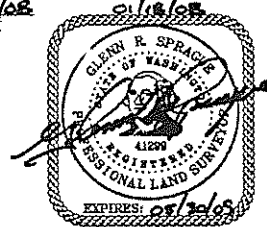
PARCEL B:

PARCEL 12, CITY OF ISSAQUAH SHORT PLAT NUMBER SP02-001EV, RECORDED UNDER RECORDING NO. 20030623900013, BEING AN AMENDMENT OF 20030226900037, IN KING COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF TALUS PARCELS 10, 11 AND 12, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 29 AND 32, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT ALL COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND TRACT CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

GLINN R. SPRAGUE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 41299
STATE OF WASHINGTON
CORE DESIGN, INC.
14711 N.E. 29TH PL., #101
BELLEVUE, WA 98007
PHONE NO. (425) 885-7877



CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 30th DAY OF JANUARY, 2008

KEITH GIVEN, PROGRAM MANAGER, CITY OF ISSAQUAH M.D.R.T.

EXAMINED AND APPROVED THIS 30th DAY OF JANUARY, 2008

BOB BROCK, PUBLIC WORKS ENGINEERING DIRECTOR, CITY OF ISSAQUAH

CITY OF ISSAQUAH FINANCE DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT ALL ASSESSMENTS AND DELINQUENT ASSESSMENTS FOR WHICH THE PROPERTY HEREIN DEDICATED FOR PUBLIC USE MAY BE LIABLE AS OF THE DATE OF CERTIFICATION HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED.

THIS 30th DAY OF JANUARY, 2008

CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 30th DAY OF JANUARY, 2008

AVA FRISINGER, MAYOR, CITY OF ISSAQUAH
CHRISTINE F. GINS, CLERK OF THE CITY OF ISSAQUAH

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS 8th DAY OF FEBRUARY, 2008

SCOTT NOBLE, KING COUNTY ASSESSOR
KHAUNT J. HARE, DEPUTY KING COUNTY ASSESSOR

292406-9157

292406-9156

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 OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 12th DAY OF Feb, 2008

FINANCE DIVISION

Phil Sanders, MANAGER, KING COUNTY FINANCE DIVISION

DEPUTY

RECORDING CERTIFICATE



20080212001328

CHICAGO TITLE PLAT 148.00
PAGE 001 OF 012
02/12/2008 13:16
KING COUNTY, WA

2008 AT Book of Plats 246
5 057 THROUGH 068

RECORDS



14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

ENGINEERING • PLANNING • SURVEYING

JOB NO. 06112

SHEET 1 OF 12

CITY FILE NO.: FP07-002EV

Talus Parcels 10, 11 & 12

A PORTION OF THE SE 1/4 & SW 1/4 OF THE SW 1/4 SECTION 29 AND NW 1/4 SECTION 32, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

EASEMENT PROVISIONS

1. A PRIVATE DRY UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, QWEST, COMCAST, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 5.00 FEET (4.00 FEET ADJACENT TO ANY ALLEYS) PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS. FURTHER EASEMENTS ARE RESERVED OVER PRIVATE LANDS FOR VAULTS, PEDESTALS AND RELATED FACILITIES ("VAULT EASEMENTS") ADJACENT TO THE 5-FOOT AND 4-FOOT WIDE PRIVATE UTILITY EASEMENTS RESERVED IN THE PRECEDING SENTENCE AS FOLLOWS: THE VAULT EASEMENT MAY OCCUPY UP TO AN ADDITIONAL 5.00 FEET IN WIDTH (FOR A TOTAL WIDTH OF 10.00 FEET, 9.00 FEET ADJACENT TO ANY ALLEYS) WITH THE LENGTH OF EACH VAULT EASEMENT EXTENDING 5.00 FEET FROM EACH END OF THE AS-BUILT VAULT(S). THE NUMBER AND LOCATION OF VAULT EASEMENTS WILL BE "AS INSTALLED" DURING THE UTILITY'S INITIAL INSTALLATION OF FACILITIES. THE EASEMENTS ARE RESERVED AND GRANTED IN ORDER TO INSTALL, LAY, CONSTRUCT, RENEW, REPLACE, REPAIR, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES, WIRES, VAULTS AND PEDESTALS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELECOMMUNICATION, DATA TRANSMISSION, AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. FURTHER, THESE ENTITIES ARE GRANTED AN EASEMENT UNDER AND UPON THE PUBLIC ALLEYS DEDICATED FOR THE SAME UTILITY PURPOSE DESCRIBED ABOVE, SUBJECT TO ANY APPLICABLE REGULATIONS OR FRANCHISE REQUIREMENTS. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION, NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE, CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION USES SHALL BE PLACED OR PERMITTED TO BE PLACED WITHIN THIS EASEMENT UNLESS THE SAME SHALL BE UNDERGROUND. NO PERMANENT STRUCTURE SHALL BE PLACED WITHIN THE EASEMENTS WITHOUT PERMISSION FROM EASEMENT OWNERS.
2. A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON A 2.00 FOOT WIDE STRIP OF PRIVATE LAND LYING PARALLEL WITH AND ADJACENT TO THE PUBLIC STREET, WOODNERF AND ALLEY FRONTAGE OF ALL LOTS AND TRACTS WITHIN THIS PLAT. THE EASEMENT IS FOR THE PURPOSE OF CITY ACCESS TO ANY PUBLIC IMPROVEMENT WITHIN THE RIGHT-OF-WAY WHICH ADJOINS THE EASEMENT AREA FOR MAINTENANCE, REPAIR, OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENT BY THE CITY OF ISSAQUAH. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.
3. A PUBLIC PEDESTRIAN ACCESS EASEMENT IS HEREBY RESERVED FOR PUBLIC PEDESTRIAN USE AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS AS SHOWN HEREON.
4. A PUBLIC ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON TRACTS I AND M FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF THE ADJACENT NATIVE GROWTH PROTECTION AREA (NGPA) AND NEIGHBORHOOD TRAIL.
5. A PUBLIC ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER A UPON TRACTS G, H AND I FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE, REPAIR AND/OR REPLACEMENT OF THE ROADS AND BRIDGES CROSSING SAID TRACTS.
6. (A) A PUBLIC WATER EASEMENT OVER AND UPON PORTIONS OF LOTS 6, 7, 55, 56, 59, 60-66, 68-72, 76-82 AND TRACTS E, F, H AND M IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC IMPROVEMENTS WITHIN THE EASEMENT AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.
6. (B) AN ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS FOR THE LOCKOUT FACILITIES TO DOMESTIC WATER LINES AS SHOWN HEREON. THE CITY HAS THE RIGHT TO LOCKOUT SAID FACILITIES WITHIN SAID EASEMENT.
7. AN EMERGENCY ACCESS EASEMENT FOR EMERGENCY VEHICULAR ACCESS IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS FOR OVER AND UPON A PORTION OF LOT 83 AS SHOWN HEREON.
8. THE 10-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN LOTS 2 THROUGH 6 AND TRACT H IS FOR THE BENEFIT OF LOTS 1 THROUGH 6. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.
9. THE 10-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN LOTS 8 THROUGH 10 AND TRACT H IS FOR THE BENEFIT OF LOTS 7 THROUGH 10. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.
10. THE 10-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN LOTS 12 THROUGH 17 AND TRACT H IS FOR THE BENEFIT OF LOTS 11 THROUGH 16. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.
11. THE 10-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN LOTS 19 THROUGH 20 AND TRACT H IS FOR THE BENEFIT OF LOTS 18 THROUGH 20. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.
12. THE 10-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN LOTS 22 THROUGH 24 AND TRACT I IS FOR THE BENEFIT OF LOTS 21 THROUGH 25. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.
13. THE 10-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN LOTS 27 THROUGH 30 IS FOR THE BENEFIT OF LOTS 26 THROUGH 31. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.
14. THE 10-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN LOTS 31 THROUGH 33 AND TRACT K IS FOR THE BENEFIT OF LOTS 32 AND 33. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.
15. THE 7-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN LOTS 47 THROUGH 50 IS FOR THE BENEFIT OF LOTS 48 THROUGH 51. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.
16. THE 10-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN LOTS 52 AND 53 IS FOR THE BENEFIT OF LOTS 52 AND 54. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.
17. THE PRIVATE STORM DRAIN EASEMENT WITHIN LOTS 56 AND 57 AND TRACT M IS FOR THE BENEFIT OF LOTS 56 THROUGH 58. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.
18. THE PRIVATE STORM DRAIN EASEMENT WITHIN LOTS 59 THROUGH 61 IS FOR THE BENEFIT OF LOTS 59 THROUGH 62. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.

EASEMENT PROVISIONS

(CONTINUED)

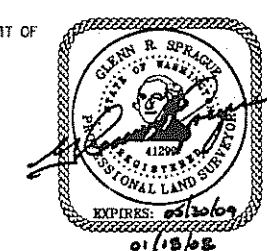
19. THE 10-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN LOTS 64 THROUGH 66 IS FOR THE BENEFIT OF LOTS 63 THROUGH 66. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.
20. THE 10-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN LOTS 68 THROUGH 72 AND TRACT G IS FOR THE BENEFIT OF LOTS 67 THROUGH 72. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.
21. THE 10-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN LOTS 73 THROUGH 75 FOR THE BENEFIT OF LOTS 73 THROUGH 76. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.
22. THE PRIVATE STORM DRAIN EASEMENT WITHIN LOTS 78 THROUGH 82 FOR THE BENEFIT OF LOTS 77 THROUGH 82. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.
23. THE 10-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN LOTS 84 THROUGH 90 AND TRACT A FOR THE BENEFIT OF LOTS 83 THROUGH 90. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.
24. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN LOTS 91 THROUGH 93 FOR THE BENEFIT OF LOTS 91 THROUGH 94. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.
25. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN LOTS 94 AND 95 FOR THE BENEFIT OF LOTS 95 AND 96. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.
26. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN LOTS 97 THROUGH 99 AND TRACT B FOR THE BENEFIT OF LOTS 97 THROUGH 100. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.
27. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN LOTS 102 AND 103 FOR THE BENEFIT OF LOTS 101 THROUGH 104. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.
28. THE 4.5-FOOT PRIVATE WATER EASEMENT WITHIN LOT 1 IS FOR THE BENEFIT OF LOT 2. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITY THEY HAVE BENEFIT OF USE.
29. THE 5-FOOT PRIVATE WATER EASEMENT WITHIN LOT 56 IS FOR THE BENEFIT OF LOT 57. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITY THEY HAVE BENEFIT OF USE.
30. THE PRIVATE WATER EASEMENT WITHIN LOT 59 IS FOR THE BENEFIT OF LOT 58. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITY THEY HAVE BENEFIT OF USE.
31. THE PRIVATE WATER EASEMENT WITHIN LOT 66 IS FOR THE BENEFIT OF LOT 67. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITY THEY HAVE BENEFIT OF USE.
32. THE 6.5-FOOT PRIVATE WATER EASEMENT WITHIN LOT 73 IS FOR THE BENEFIT OF LOT 74. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITY THEY HAVE BENEFIT OF USE.
33. THE 6.5-FOOT PRIVATE WATER EASEMENT WITHIN LOT 76 IS FOR THE BENEFIT OF LOT 75. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITY THEY HAVE BENEFIT OF USE.
34. THE PRIVATE WATER EASEMENT WITHIN LOTS 83 THROUGH 85 IS FOR THE BENEFIT OF LOTS 84 THROUGH 86. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITY THEY HAVE BENEFIT OF USE.
35. THE 10-FOOT PRIVATE SEWER EASEMENT WITHIN LOTS 2 THROUGH 5 IS FOR THE BENEFIT OF LOTS 1 THROUGH 5. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY THEY HAVE BENEFIT OF USE.
36. THE 10-FOOT PRIVATE SEWER EASEMENT WITHIN LOTS 8 THROUGH 11 AND TRACT H IS FOR THE BENEFIT OF LOTS 7 THROUGH 10. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY THEY HAVE BENEFIT OF USE.
37. THE 10-FOOT PRIVATE SEWER EASEMENT WITHIN LOTS 14 THROUGH 20 AND TRACT H IS FOR THE BENEFIT OF LOTS 13 THROUGH 20. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY THEY HAVE BENEFIT OF USE.
38. THE 10-FOOT PRIVATE SEWER EASEMENT WITHIN LOT 76 AND TRACT C IS FOR THE BENEFIT OF LOTS 75 AND 76. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY THEY HAVE BENEFIT OF USE.
39. THE 3-FOOT PRIVATE SEWER EASEMENT WITHIN LOTS 77 THROUGH 79 IS FOR THE BENEFIT OF LOTS 77 THROUGH 80. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY THEY HAVE BENEFIT OF USE.
40. THE 10-FOOT PRIVATE SEWER EASEMENT WITHIN LOTS 84 THROUGH 86 AND TRACT A IS FOR THE BENEFIT OF LOTS 83 THROUGH 86. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY THEY HAVE BENEFIT OF USE.
41. THE 9-FOOT PRIVATE SEWER EASEMENT WITHIN LOTS 56 AND 57 IS FOR THE BENEFIT OF LOTS 56 THROUGH 58. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY THEY HAVE BENEFIT OF USE.
42. THE 10-FOOT PRIVATE SEWER EASEMENT WITHIN LOTS 88 AND 89 AND TRACT A IS FOR THE BENEFIT OF LOTS 87 THROUGH 90. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY THEY HAVE BENEFIT OF USE.

EASEMENT PROVISIONS

(CONTINUED)

43. THE PRIVATE SEWER EASEMENT WITHIN LOTS 21, 23, 25, 27, 29, 31, 34, 45, 48, 50, 52, 54, 64, 68, 72, 73, 82, 99, 101 AND 103 IS FOR THE BENEFIT OF LOTS 22, 24, 26, 28, 30, 32, 35, 46, 49, 51, 53, 55, 63, 67, 71, 74, 81, 100, 102, 104 RESPECTIVELY. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY THEY HAVE BENEFIT OF USE.
44. THE PRIVATE ACCESS AND UTILITY EASEMENT OVER AND UPON TRACT E IS FOR THE BENEFIT OF LOTS 56 THROUGH 58. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY FACILITIES THEY HAVE BENEFIT OF USE.
45. THE PRIVATE ACCESS AND UTILITY EASEMENT OVER AND UPON TRACT F IS FOR THE BENEFIT OF LOTS 56 THROUGH 69. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY FACILITIES THEY HAVE BENEFIT OF USE.
46. THE PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 36 AND 39 IS FOR THE BENEFIT OF LOTS 36 THROUGH 39. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY FACILITIES THEY HAVE BENEFIT OF USE.
47. THE PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 40 AND 43 IS FOR THE BENEFIT OF LOTS 40 THROUGH 43. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY FACILITIES THEY HAVE BENEFIT OF USE.
48. THE PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 44 AND 47 IS FOR THE BENEFIT OF LOTS 44 THROUGH 47. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY FACILITIES THEY HAVE BENEFIT OF USE.
49. A PRIVATE PEDESTRIAN ACCESS EASEMENT IS HEREBY RESERVED OVER AND UPON TRACT A FOR THE BENEFIT OF LOTS 83 THROUGH 90. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS FACILITIES THEY HAVE EXCLUSIVE BENEFIT OF USE.
50. A PRIVATE PEDESTRIAN ACCESS EASEMENT IS HEREBY RESERVED OVER AND UPON TRACT C FOR THE BENEFIT OF LOTS 73 THROUGH 76. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS FACILITIES THEY HAVE EXCLUSIVE BENEFIT OF USE.
51. THE PRIVATE WATER EASEMENT WITHIN LOTS 88 THROUGH 90 IS FOR THE BENEFIT OF LOTS 87 THROUGH 90. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITY THEY HAVE BENEFIT OF USE.
52. (A) AN ACCESS AND MAINTENANCE EASEMENT OVER TRACTS M AND D AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 55-67 FOR THE PURPOSE OF ACCESSING AND MAINTAINING THE SLOPE, ROCKERY/WALL AREA AND ROCKERY/WALL DRAINAGE SYSTEMS UPON THEIR LOTS AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES. THE TALUS RESIDENTIAL ASSOCIATION SHALL REQUIRE A 36-HOUR NOTICE OF SUCH WORK DESCRIBING WHAT THE WORK WILL ENTAIL PRIOR TO ENTERING THE PROPERTY. THE CITY OF ISSAQUAH (CITY) SHALL LIKEWISE REQUIRE A 36-HOUR NOTICE OF SUCH WORK DESCRIBING WHAT THE WORK WILL ENTAIL PRIOR TO ENTERING TRACT D.
52. (B) AN ACCESS AND MAINTENANCE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE TALUS RESIDENTIAL ASSOCIATION OVER LOTS 20-26, 29-32, 37-38, 41-42, 45-46, 48-50, 53-67 AND 90 FOR THE PURPOSE OF ACCESSING AND MAINTAINING THE SLOPE, ROCKERY/WALL AREA AND ROCKERY/WALL DRAINAGE SYSTEMS IN THE EVENT THAT THE OWNERS OF SAID LOTS FAIL TO MAINTAIN SUCH EASEMENT AREA AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.
52. (C) AN ACCESS AND MAINTENANCE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE TALUS RESIDENTIAL ASSOCIATION (TRA) AND OWNERS OF LOTS 29-31, 37-38, 41-42, 45-46, 48-50 AND 53-55 OVER AND UPON TRACTS J, K AND L (EASEMENT AREA) FOR THE PURPOSE OF ACCESSING AND MAINTAINING THE SLOPE ON THE LOTS, ROCKERY/WALL AREA AND ROCKERY/WALL DRAINAGE SYSTEMS. THE CITY SHALL REQUIRE A 36-HOUR NOTICE OF SUCH WORK DESCRIBING WHAT THE WORK WILL ENTAIL PRIOR TO ENTERING THE PROPERTY AND SHALL BE INDEMNIFIED AND HELD HARMLESS FROM ANY DAMAGES OR INJURY RESULTING FROM SAID WORK AS DESCRIBED BELOW.
52. C.1 INDEMNIFICATION. THE TRA OR LOT OWNER(S) SHALL INDEMNIFY AND HOLD THE CITY OF ISSAQUAH AND ITS AGENTS, EMPLOYEES, AND/OR OFFICERS, HARMLESS FROM AND SHALL PROCEED AND DEFEND AT ITS OWN EXPENSE ANY AND ALL CLAIMS, DEMANDS, SUITS, AT LAW OR EQUITY, ACTIONS, PENALTIES, LOSS, DAMAGES, OR COSTS, OF WHATSOEVER KIND OR NATURE, BROUGHT AGAINST THE CITY ARISING OUT OF, OR IN CONNECTION WITH, OR INCIDENT TO THE TRA OR LOT OWNER(S)'S PERFORMANCE OR FAILURE TO PERFORM ANY OF TRA OR LOT OWNER(S)'S OBLIGATIONS UNDER THIS EASEMENT PROVISION; PROVIDED, HOWEVER, THAT IF SUCH CLAIMS ARE CAUSED BY OR RESULT FROM THE CONCURRENT NEGLIGENCE OF THE CITY, ITS AGENTS, EMPLOYEES, AND/OR OFFICERS, THIS INDEMNITY PROVISIONS SHALL BE VALID AND ENFORCEABLE ONLY TO THE EXTENT OF THE NEGLIGENCE OF THE TRA OR LOT OWNER(S); AND PROVIDED FURTHER, THAT NOTHING HEREIN SHALL REQUIRE THE TRA OR LOT OWNER(S) TO HOLD HARMLESS OR DEFEND THE CITY, ITS AGENTS, EMPLOYEES, AND/OR OFFICERS FOR DAMAGES OR LOSS CAUSED BY THE CITY'S SOLE NEGLIGENCE. CITY SHALL INDEMNIFY AND HOLD TRA OR LOT OWNER(S) AND ITS AGENTS, EMPLOYEES AND OFFICERS HARMLESS FROM ALL CLAIMS, DEMANDS, SUITS, AT LAW OR EQUITY, ACTIONS, PENALTIES, LOSS, DAMAGES, OR COSTS, OF WHATSOEVER KIND OR NATURE, BROUGHT AGAINST TRA OR LOT OWNER(S), TO THE EXTENT OF THE CITY'S SOLE OR CONCURRENT NEGLIGENCE. THE TRA OR LOT OWNER(S) AND CITY EXPRESSLY AGREE THAT THE INDEMNIFICATION PROVIDED HEREIN CONSTITUTES THE CONTRACTOR'S WAIVER OF IMMUNITY UNDER TITLE 51 R.C.W., FOR THE PURPOSES OF THIS EASEMENT PROVISION. THIS WAIVER HAS BEEN MUTUALLY NEGOTIATED BY THE PARTIES. THE PROVISIONS OF THIS SECTION SHALL SURVIVE THE EXPIRATION OR TERMINATION OF THIS EASEMENT PROVISION. NO LIABILITY SHALL ATTACH CITY OR TRA OR LOT OWNER(S) BY REASON OF ENTERING INTO THIS AGREEMENT EXCEPT AS EXPRESSLY PROVIDED HEREIN. TRA OR LOT OWNER(S) AGREES TO RESTORE TO SUBSTANTIALLY THE ORIGINAL CONDITION, AS REASONABLY DETERMINED BY THE CITY, SUCH IMPROVEMENTS AND LANDSCAPING AS ARE DISTURBED DURING TRA OR LOT OWNER(S) CONSTRUCTION, MAINTENANCE, REPLACEMENT OR REPAIR WITHIN SAID EASEMENT AREA AT THE SOLE COST OF THE TRA OR LOT OWNER(S).

20080212001328
CHICAGO TITLE PLAT
140 86
PREPARED BY
01/13/2008
KING COUNTY, WA



14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

Talus Parcels 10, 11 & 12

A PORTION OF THE SE 1/4 & SW 1/4 OF THE SW 1/4 SECTION 29 AND NW 1/4 SECTION 32, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

EASEMENT PROVISIONS

(CONTINUED FROM SHEET 2)

52. C.2 INSURANCE. THE TRA OR LOT OWNER(S) SHALL PROCURE AND MAINTAIN FOR THE DURATION OF THE CONSTRUCTION, MAINTENANCE REPLACEMENT OR REPAIR WITHIN SAID EASEMENT AREA, INSURANCE AGAINST CLAIMS FOR INJURIES TO PERSONS OR DAMAGE TO PROPERTY WHICH MAY ARISE FROM OR IN CONNECTION WITH THE PERFORMANCE OF THE WORK HEREUNDER BY THE TRA OR LOT OWNER(S), THEIR AGENTS, REPRESENTATIVE, EMPLOYEES OR SUBCONTRACTORS. TRA OR LOT OWNER(S) MAINTENANCE OF INSURANCE AS REQUIRED SHALL NOT BE CONSTRUED TO LIMIT THE LIABILITY OF THE CONTRACTOR TO THE COVERAGE PROVIDED BY SUCH INSURANCE, OR OTHERWISE LIMIT THE CITY'S RECOURSE TO ANY REMEDY AVAILABLE AT LAW OR IN EQUITY. INSURANCE IS TO BE PLACED WITH INSURERS WITH A CURRENT A.M. BEST RATING OF NOT LESS THAN A:VI. ANY PAYMENT OF DEDUCTIBLE OR SELF-INSURED RETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE TRA OR LOT OWNER(S).

THE CITY RESERVES THE RIGHT TO INCREASE THE AMOUNT OF INSURANCE REQUIRED FOR THE EASEMENT IN THE FUTURE IF CITY STANDARDS CHANGE AND COVERAGE LIMITS ARE INCREASED, OR IF INSURANCE REQUIREMENTS ARE MODIFIED.

THE TRA OR LOT OWNER(S) SHALL PROVIDE A CERTIFICATE OF INSURANCE AND ADDITIONAL INSURED ENDORSEMENT PAGE(S) EVIDENCING:

1. **AUTOMOBILE LIABILITY.** INSURANCE WITH LIMITS NO LESS THAN \$1,000,000 COMBINED SINGLE LIMIT PER ACCIDENT FOR BODILY INJURY AND PROPERTY DAMAGE ON ALL OWNED, NON-OWNED, HIRED AND LEASED VEHICLES. IF NECESSARY, THE POLICY SHALL BE ENDORSED TO PROVIDE CONTRACTUAL LIABILITY COVERAGE.

2. **COMMERCIAL GENERAL LIABILITY.** INSURANCE WRITTEN ON AN ISO OCCURRENCE BASIS FORM CG 00 01 AND SHALL COVER LIABILITY ARISING FROM PREMISES, OPERATIONS, PROPERTY DAMAGE, INDEPENDENT CONTRACTORS AND PERSONAL INJURY AND ADVERTISING INJURY, WITH LIMITS NO LESS THAN \$1,000,000 COMBINED SINGLE LIMIT PER OCCURRENCE AND \$2,000,000 AGGREGATE.

3. **WORKER'S COMPENSATION.** COVERAGE AS REQUIRED BY THE INDUSTRIAL INSURANCE LAWS OF THE STATE OF WASHINGTON.

THE CITY, ITS OFFICERS, VOLUNTEERS, AND AGENTS SHALL BE NAMED AS AN ADDITIONAL INSURED ON THE INSURANCE POLICY, AS RESPECTS WORK PERFORMED BY OR ON BEHALF OF THE TRA OR LOT OWNER(S) AND A COPY OF THE ENDORSEMENT NAMING THE CITY OF ISSAQUAH AS ADDITIONAL INSURED SHALL BE ATTACHED TO THE CERTIFICATE OF INSURANCE AND PROVIDED TO THE CITY BEFORE THE COMMENCEMENT OF ANY WORK ON THE EASEMENT AREA, A COPY OF THE CERTIFICATE AND ENDORSEMENT SHALL BE PROVIDED TO THE CITY PRIOR TO COMMENCEMENT OF THE WORK. THE CITY RESERVES THE RIGHT TO REQUEST CERTIFIED COPIES OF ANY REQUIRED INSURANCE POLICIES.

THE TRA OR LOT OWNER(S) INSURANCE SHALL CONTAIN A CLAUSE STATING THAT COVERAGE SHALL APPLY SEPARATELY TO EACH INSURED AGAINST WHOM CLAIM IS MADE OR SUIT IS BROUGHT, EXCEPT WITH RESPECTS TO THE LIMITS OF THE INSURER'S LIABILITY. THE TRA OR LOT OWNER(S) INSURANCE SHALL BE PRIMARY INSURANCE WITH RESPECT TO THE CITY AND THE CITY SHALL BE GIVEN THIRTY (30) DAYS PRIOR WRITTEN NOTICE OF ANY CANCELLATION, SUSPENSION OR MATERIAL CHANGE IN COVERAGE.

53. A PUBLIC STORM DRAINAGE EASEMENT OVER, UNDER AND UPON A PORTION OF LOTS B, 55, 72, 83, 88, 89, 90 AND 104 AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC IMPROVEMENTS WITHIN THE EASEMENT AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.

54. A PUBLIC SEWER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON A PORTION OF LOTS 20, 77, 82, 91, 92, 94-104 AND TRACT B, AS SHOWN HEREON. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN THE SEWER FACILITIES WITHIN SAID EASEMENT AND SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION.

55. A PUBLIC ACCESS AND UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON TRACTS E AND F. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN THE UTILITIES WITHIN SAID EASEMENT AND SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION.

56. A 5.00-FOOT BY 5.00-FOOT PUBLIC TRAIL SIGN EASEMENT IS GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS AS APPROXIMATELY SHOWN HEREON OR AS OTHERWISE MODIFIED BY THE CITY OF ISSAQUAH. SAID EASEMENT SHALL BE CENTERED OVER THE PUBLIC TRAIL SIGN LOCATION AS-CONSTRUCTED UPON A PORTION OF TRACTS A, B AND C AND LOT 72. THE TALUS RESIDENTIAL ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRAIL SIGNS.

57. A 5.00-FOOT BY 5.00-FOOT PUBLIC STREET SIGN EASEMENT IS GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS AS APPROXIMATELY SHOWN HEREON OR AS OTHERWISE MODIFIED BY THE CITY OF ISSAQUAH. SAID EASEMENT SHALL BE CENTERED OVER THE PUBLIC STREET SIGN LOCATION AS-CONSTRUCTED UPON A PORTION OF THE FOLLOWING LOTS: 20, 55, 56, 60, 64, 70, 76, 77, 82, 83, 86, 89, 91, 92, 99, 103 AND TRACTS M AND B AS APPROXIMATELY SHOWN HEREON AND UPON LOTS 59, 61-63, 65, 66, 69, 71-75, 78-81, 84, 87, 88, 90, 93-98, 100-102 AND 104 FOR PLACEMENT OF ADDITIONAL AND/OR RELOCATED SIGNS. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN THE PUBLIC STREET SIGNS WITHIN SAID EASEMENT AND SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION.

58. A PUBLIC PEDESTRIAN ACCESS EASEMENT IS HEREBY RESERVED FOR PUBLIC PEDESTRIAN USE AND GRANTED TO THE CITY OF ISSAQUAH (CO) OVER AND UPON TRACTS A, B, C, AND M. SAID EASEMENT SHALL BE A STRIP OF LAND 6.00 FEET IN WIDTH, HAVING 3.00 FEET ON EACH SIDE OF THE CENTERLINE OF THE TRAIL AS CONSTRUCTED, UNLESS DEPICTED OTHERWISE.

59. A PERMANENT CONSERVATION EASEMENT OVER TRACTS G, H AND I AND THE CRITICAL AREA PORTIONS AS SHOWN ON TRACTS D AND M IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH TO PROTECT SAID CRITICAL AREAS CONSISTENT WITH THE APPENDIX E PROVISIONS. THIS EASEMENT PROHIBITS FURTHER CONSTRUCTION OR ALTERATION OF VEGETATION IN THE CRITICAL AREA WITHOUT PRIOR APPROVAL OF THE CITY, EXCEPT APPROVAL FROM THE CITY WILL NOT BE REQUIRED FOR ROUTINE MAINTENANCE OF EXISTING STRUCTURES AND FEATURES AND TO REDRESS LIFE SAFETY ISSUES. ALSO SEE GENERAL NOTES AND RESTRICTIONS 16.

60. A 5.00-FOOT BY 5.00-FOOT PRIVATE ADDRESS SIGN EASEMENT OVER LOT 56 IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 56-58 AND THEIR SUCCESSORS AND ASSIGNS AS APPROXIMATELY SHOWN HEREON OR OTHERWISE RELOCATED UPON SAID LOT 56. SAID EASEMENT SHALL BE CENTERED OVER ADDRESS SIGN LOCATION AS-CONSTRUCTED. SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID ADDRESS SIGNS.

61. A 5.00-FOOT BY 5.00-FOOT PRIVATE ADDRESS SIGN EASEMENT OVER LOT 69 IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 66-69 AND THEIR SUCCESSORS AND ASSIGNS AS APPROXIMATELY SHOWN HEREON OR OTHERWISE RELOCATED UPON SAID LOT 69. SAID EASEMENT SHALL BE CENTERED OVER ADDRESS SIGN LOCATION AS-CONSTRUCTED. SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID ADDRESS SIGNS.

RESTRICTIONS FROM TITLE

1. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A DECLARATION OF EASEMENTS, AND COVENANT TO SHARE COST FOR TALUS RECORDED SEPTEMBER 13, 2001 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20010913001304. SAID INSTRUMENT HAS BEEN MODIFIED AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20031223001555. AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS RECORDED APRIL 16, 2004 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040416001050. AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS RECORDED MARCH 15, 2005 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050315001242. ASSIGNMENT AND/OR MODIFICATION OF SAID RESTRICTIONS RECORDED JULY 10, 2007 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20070710000991.

2. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR ACCESS AFFECTING A PORTION OF PARCEL B RECORDED JANUARY 26, 2005 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050126001296.

3. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO CITY OF ISSAQUAH FOR WATER LINE AFFECTING A PORTION OF PARCEL B RECORDED JANUARY 26, 2005 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050126001297.

4. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO QWEST FOR TELECOMMUNICATIONS FACILITIES RECORDED OCTOBER 10, 2002 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20021010002642.

5. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO TCI CABLEVISION OF WASHINGTON FOR COMMUNICATION FACILITIES RECORDED JANUARY 21, 2003 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030121002114.

6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO PUGET SOUND ENERGY FOR UTILITY SYSTEMS RECORDED OCTOBER 4, 2004 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20041004000027.

7. THIS SITE IS SUBJECT TO A COVENANT TO BEAR PART OF ALL COSTS OF CONSTRUCTION OR REPAIR OF EASEMENT GRANTED OVER ADJACENT PROPERTY FOR UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20061219000537.

8. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO PUGETS SOUND POWER & LIGHT COMPANY FOR UTILITY SYSTEMS RECORDED AUGUST 10, 2007 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20070810000403.

9. THIS SITE IS SUBJECT TO EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM NORTHERN PACIFIC RAILROAD COMPANY RECORDED JULY 6, 1091 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO.'S 212072 AND 212073 AND AMENDED BY INSTRUMENT RECORDED MARCH 16, 1977 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 7703160431. AS FOLLOWS: EXCEPTING AND RESERVING UNTO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, FOREVER, ALL MINERALS OF EVERY NATURE WHATSOEVER, INCLUDING BUT NOT LIMITED TO URANIUM, COAL, IRON, NATURAL GAS AND OIL, IN, UPON OR UNDER SAID LAND, AND INCLUDING ALL STEAM AND WATERS AND THE MINERALS THEREIN, TOGETHER WITH THE RIGHT TO THE USE OF SUCH PART OF THE SURFACE AS MAY BE NECESSARY OR CONVENIENT FOR THE PURPOSE OF EXPLORING FOR (BY GEOLOGICAL, GEOPHYSICAL OR OTHER METHODS), AND DRILLING FOR, PRODUCING, MINING, EXTRACTING, TAKING, STORING AND TRANSPORTING THE SAME AND FOR CONSTRUCTING AND OPERATING AN ELECTRIC GENERATING PLANT OR THEIR FACILITY FOR UTILIZATION OF GEOTHERMAL WATERS OR STEAM FOUND OR UNDER SAID LAND TOGETHER WITH THE RIGHT THE USE OF SUCH SUBSURFACE STRATA AS MAY BE NECESSARY OR CONVENIENT FOR THE PURPOSE OF UNDERGROUND STORAGE OR INJECTION OF OIL, GAS OR OTHER HYDROCARBONS, WATER, OR OTHER SUBSTANCES THEREIN, WHETHER PRODUCED FROM THE LAND OR ELSEWHERE. GRANTEE SHALL HAVE THE RIGHT TO USE SUCH WATER, EXCEPT GEOTHERMAL WATERS AND STEAM FOUND IN OR UPON OR PRODUCED FROM SAID PREMISES AS IS NECESSARY OR CONVENIENT FOR ITS OPERATIONS.

THE GRANTOR, ITS SUCCESSORS OR ASSIGNS, SHALL BE OBLIGATED TO REASONABLY COMPENSATE THE GRANTEE OR ITS SUCCESSORS OR ASSIGNS ONLY FOR ACTUAL PHYSICAL DAMAGE TO GROWING CROPS, TREES, BUILDING, FENCES OR OTHER STRUCTURE UPON SAID LANDS, SUSTAINED AS A RESULT OF THE USE THEREOF BY GRANTOR, ITS SUCCESSORS OR ASSIGNS.

10. THIS SITE IS SUBJECT TO DEDICATION, COVENANTS, RESTRICTIONS, NOTES AND EASEMENTS, 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.

11. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON THE CITY OF ISSAQUAH SHORT PLAT NO. SP02-001EV, RECORDED UNDER RECORDING NO. 20030623900013, BEING AN AMENDMENT OF 20030226900037.

12. THIS SITE 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. LLA04-001EV, RECORDED UNDER RECORDING NO. 20040301900017.

13. THIS SITE 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. LLA04-002EV, RECORDED UNDER RECORDING NO. 20050126900005.

14. THIS SITE 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. LLA06-003EV, RECORDED UNDER RECORDING NO. 20061215900004.

15. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW RECORDED SEPTEMBER 14, 2001 AS DISCLOSED BY INSTRUMENT REGARDING DEVELOPMENT COVENANT RECORDED UNDER RECORDING NO. 20010914001232.

16. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY FOR ASSESSMENTS CONTAINED IN INSTRUMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW RECORDED SEPTEMBER 24, 2001 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20010924001305. AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS RECORDED DECEMBER 23, 2003 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200301223001554. AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS RECORDED APRIL 16, 2004 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 2004041601051. AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS RECORDED JUNE 28, 2005 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050628000474. AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS RECORDED DECEMBER 13, 2005 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20051213002703. ASSIGNMENT OF DECLARANT RIGHTS RECORDED JULY 10, 2007 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20070710000990.

RESTRICTIONS FROM TITLE (CONTINUED)

17. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN NORTHWEST PROPERTY INVESTORS, II, A WASHINGTON LIMITED PARTNERSHIP AND CITY OF ISSAQUAH REGARDING PRE-ANNEXATION AGREEMENT FOR COUGAR MOUNTAIN EAST VILLAGE RECORDED JUNE 17, 1996 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9806170285.

18. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A DEVELOPMENT AGREEMENT, DISCLOSED BY MEMORANDUM BETWEEN COUGAR MOUNTAIN EAST VILLAGE PARTNERSHIP AND CITY OF ISSAQUAH RECORDED FEBRUARY 9, 2000 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20000209001923.

GENERAL NOTES AND RESTRICTIONS

1. NO EXISTING LOT OR TRACT 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 WHICH IT IS LOCATED.

2. ALL LOTS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO A DEVELOPMENT AGREEMENT AS DISCLOSED BY AND SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM THEREOF BETWEEN COUGAR MOUNTAIN EAST VILLAGE PARTNERSHIP AND THE CITY OF ISSAQUAH AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20000209001923.

3. ALL LOTS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TALUS RESIDENTIAL PROPERTIES OWNERS RECORDED SEPTEMBER 24, 2001 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20010924001305.

4. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE, CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION USES SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

5A. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SCHOOL MITIGATION AGREEMENT BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411.

5B. A SCHOOL MITIGATION PAYMENT SHALL BE PAID TO ISSAQUAH SCHOOL DISTRICT NO. 411 AT THE TIME THE BUILDING PERMIT FOR EACH DWELLING UNIT IN THE PLAT IS ISSUED.

6. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES OR CERTAIN FERTILIZERS IS PROHIBITED IN THE 15' BUILDING SETBACK LINE FROM STREAM AND WETLAND BUFFERS WITHIN LOTS 1 THROUGH 26 AND 67 THROUGH 72; ORGANIC, SLOW-RELEASE FERTILIZERS ARE PERMITTED.

7. TRACT A IS HEREBY CONVEYED TO THE TALUS RESIDENTIAL ASSOCIATION (TRA) FOR THE PURPOSES OF OPEN SPACE, RECREATION AND NEIGHBORHOOD TRAIL. THE TRA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.

8. TRACT B IS HEREBY CONVEYED TO THE TALUS RESIDENTIAL ASSOCIATION (TRA) FOR THE PURPOSES OF OPEN SPACE AND NEIGHBORHOOD TRAIL. THE TRA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.

9. TRACT C IS HEREBY CONVEYED TO THE TALUS RESIDENTIAL ASSOCIATION (TRA) FOR THE PURPOSES OF OPEN SPACE, TRAIL AND RECREATION. THE TRA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.

10. TRACT D IS HEREBY CONVEYED TO THE TALUS RESIDENTIAL ASSOCIATION (TRA) FOR THE PURPOSES OF A VEGETATIVE BUFFER, STEEP SLOPE AND ACCESS RIGHTS PER EASEMENT PROVISION 52, SHEET 2. THE TRA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.

11. TRACTS E AND F ARE HEREBY CONVEYED TO TALUS RESIDENTIAL ASSOCIATION (TRA) FOR THE PURPOSES OF PUBLIC AND PRIVATE ACCESS AND PRIVATE UTILITIES FOR THE BENEFIT OF LOTS 56 THROUGH 58 AND 67 THROUGH 69. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ACCESS FACILITIES AND UTILITIES WITHIN SAID TRACT. THE TRA HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN FACILITIES.

12. TRACTS G, H AND I ARE HEREBY CONVEYED TO THE TALUS RESIDENTIAL ASSOCIATION (TRA) FOR THE PURPOSES OF OPEN SPACE AND CRITICAL AREAS. THE TRA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS.

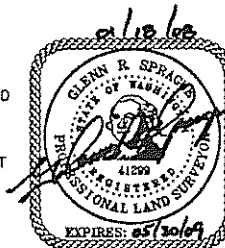
13. TRACTS J, K AND L ARE HEREBY CONVEYED TO THE CITY OF ISSAQUAH (CO) AS A NATIVE GROWTH PROTECTION AREA.

14. TRACT M IS HEREBY CONVEYED TO THE TALUS RESIDENTIAL ASSOCIATION (TRA) FOR THE PURPOSES OF OPEN SPACE, CRITICAL AREA AND NEIGHBORHOOD TRAIL. THE TRA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.

15. ALTHOUGH FENCES ARE LIKELY TO BE CONSTRUCTED ALONG REAR LOT LINES ELSEWHERE, HOMES ADJACENT TO THE WESTERLY BUFFER TO THE COUGAR WILDLANDS REGIONAL PARK AND THE NGPA SHALL PROVIDE A 4.00-FOOT TALL, OPEN FENCE TO DISCOURAGE BACKYARD CREEP AND DUMPING OF DEBRIS, UNLESS THE LOT IS BELOW A ROCKERY, 5.00-FOOT TALL OR MORE, THEN NO FENCE IS REQUIRED. THEREFORE, HOMES LOCATED UPON LOTS 28 THROUGH 38, 41, 42, 45, 46 AND 48 THROUGH 61 SHALL BE REQUIRED TO PROVIDE SAID FENCE.

16. TRACTS D, G, H, I AND M CONTAIN CRITICAL AREAS: STEEP SLOPES IN TRACTS D, I, AND M; STREAMS IN TRACTS G, H AND I. SEE EASEMENT PROVISION 59.

17. THE BUILDING SETBACK LINE SHOWN ON LOTS 49, 70 AND 71 IS A MODIFICATION OF THE CRITICAL AREA BUFFER SETBACK APPROVED BY THE CITY OF ISSAQUAH.



14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

ENGINEERING • PLANNING • SURVEYING

JOB NO. 06112
SHEET 3 OF 12

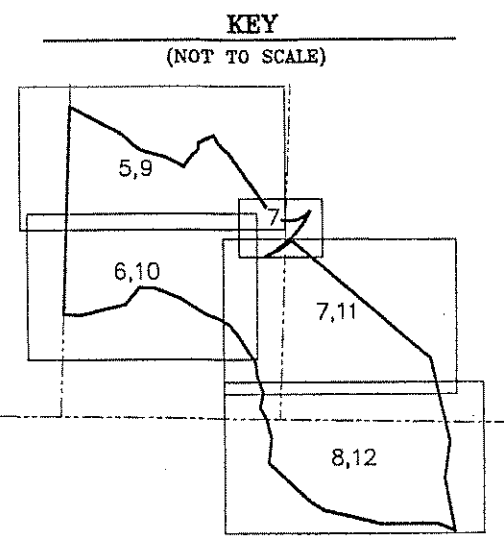
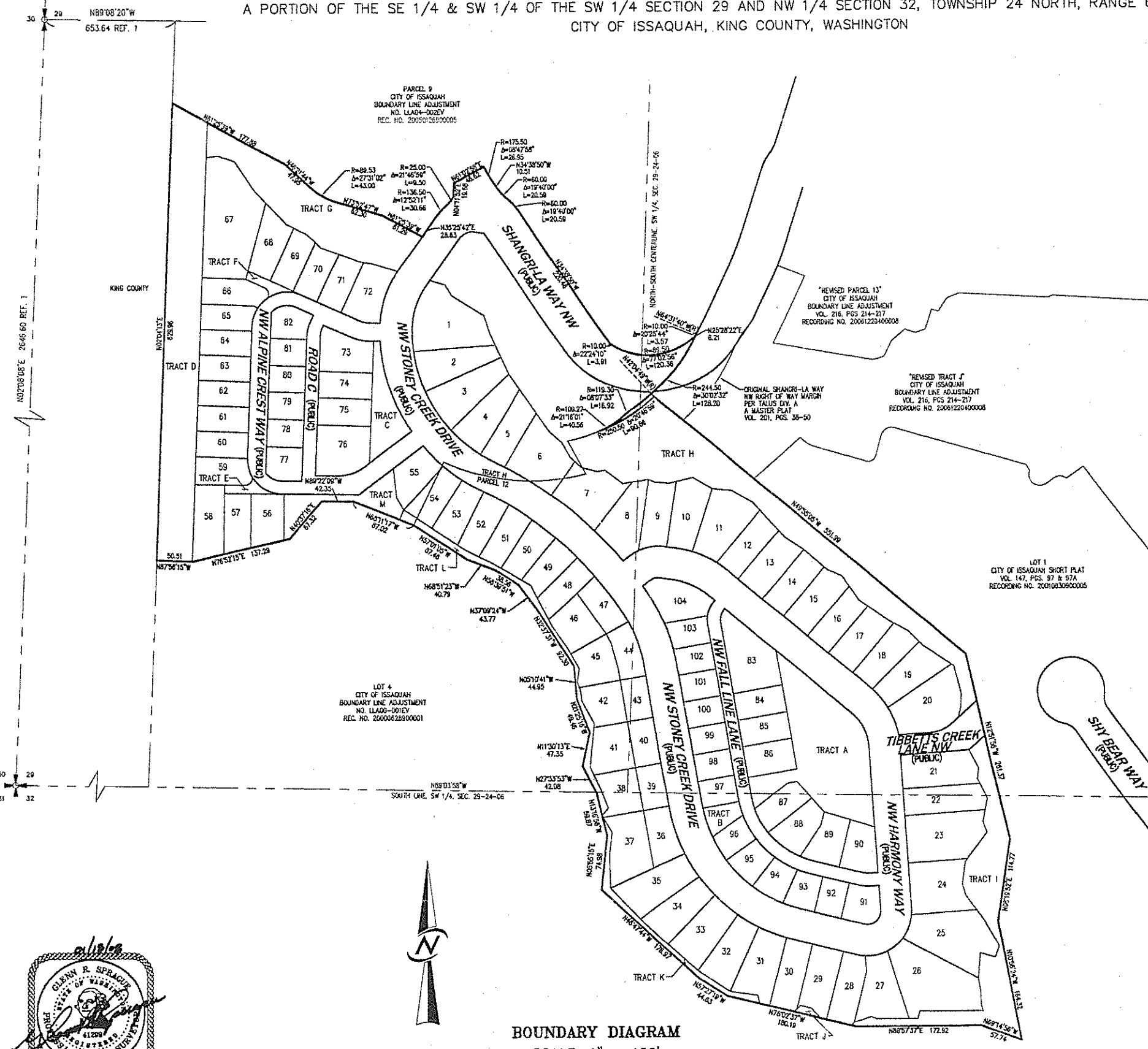
CITY FILE NO.: FP07-002EV

20080212001328
CHICAGO TITLE PLAT
PROCESSED BY
KING COUNTY, WA

246/060

Talus Parcels 10, 11 & 12

A PORTION OF THE SE 1/4 & SW 1/4 OF THE SW 1/4 SECTION 29 AND NW 1/4 SECTION 32, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SHEETS 5-8: PLAT GEOMETRY
SHEETS 9-12: PLAT EASEMENTS

BASIS OF BEARINGS

N020°08'08"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 24N, RANGE 6E, WM, PER REFERENCE 1.

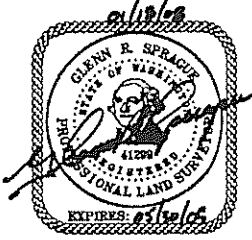
REFERENCES

1. TALUS DIV. A, A MASTER PLAT, RECORDED IN VOLUME 201, PAGES 38 THROUGH 50, RECORDING NO. 20010815000871.
2. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA06-003EV, RECORDED IN VOLUME 216, PAGES 161-165, RECORDING NO. 20061215900004.

NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY PLAT CERTIFICATE ORDER NO. 1247730, DATED AUGUST 30, 2007. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE INSURANCE COMPANY COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. PROPERTY AREA: TOTAL SITE = 661,949± SQUARE FEET (15.70± ACRES)
R.O.W. = 144,723± SQUARE FEET (3.32± ACRES)
3. ALL DISTANCES ARE IN FEET.
4. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

20080212001328
140.06
CHICAGO TITLE PLAT
52/12/2008 11:10
KING COUNTY, WA



CITY FILE NO.: FP07-002EV

BOUNDARY DIAGRAM
SCALE: 1" = 100'



ENGINEERING • PLANNING • SURVEYING

JOB NO. 06112
SHEET 4 OF 12

14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

246/061

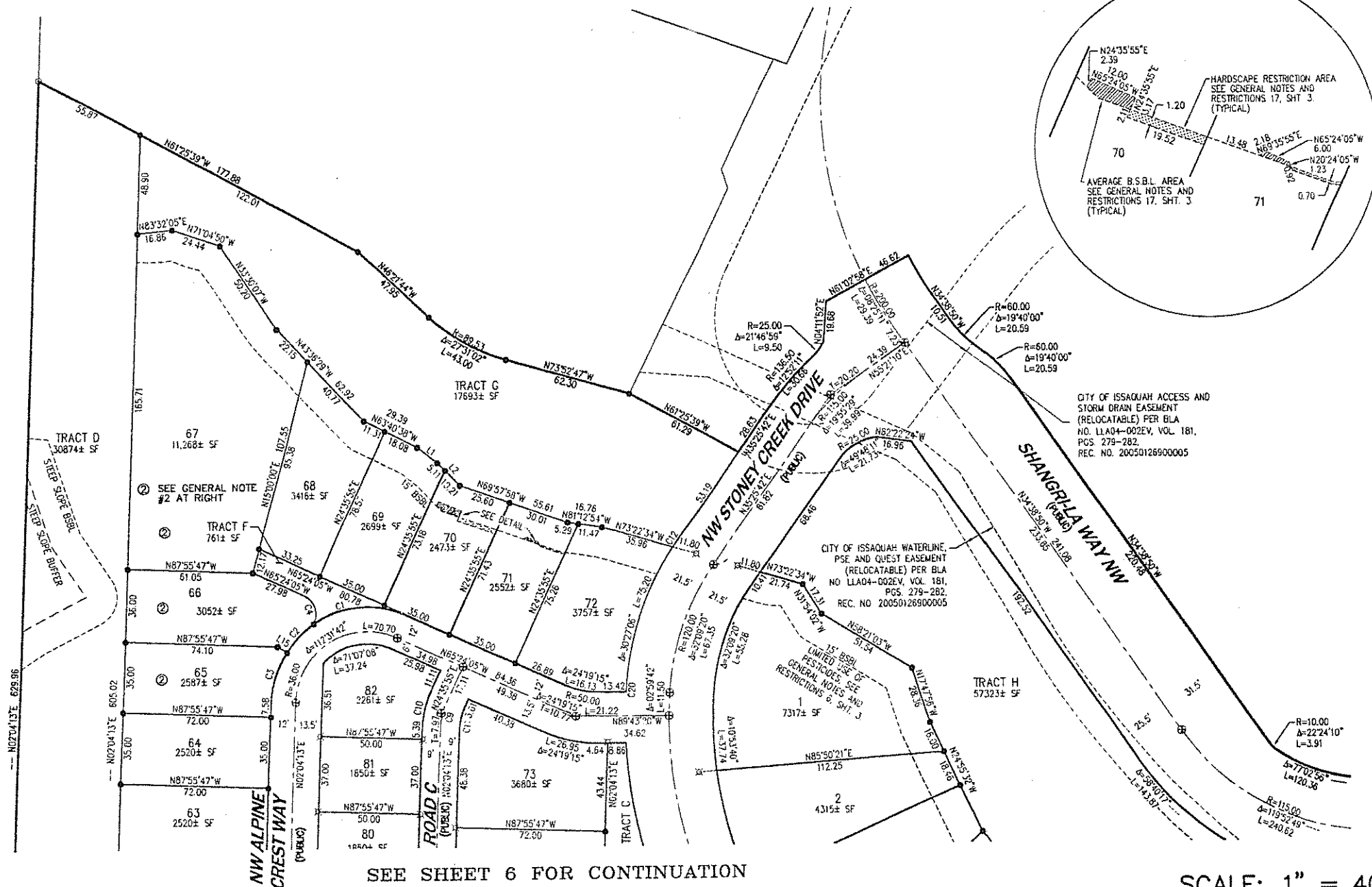
Talus Parcels 10, 11 & 12

A PORTION OF THE SE 1/4 & SW 1/4 OF THE SW 1/4 SECTION 29 AND NW 1/4 SECTION 32, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DETAIL N.T.S.

GENERAL NOTE

2. LOTS 65 THROUGH 67 CONTAIN A REDUCED OR MODIFIED STEEP SLOPE BUFFER PER SEP07-001EV IN ACCORDANCE WITH THE APPENDIX E - CRITICAL AREAS REGULATIONS OF THE EAST VILLAGE DEVELOPMENT AGREEMENT DATED DEC. 6, 1999 BETWEEN THE CITY OF ISSAQUAH AND THE COUGAR MOUNTAIN EAST VILLAGE PARTNERSHIP.



SEE SHEET 6 FOR CONTINUATION

BASIS OF BEARINGS

N02°08'08"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 24N, RANGE 6E, WM, PER REFERENCE 1, SHEET 4.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N51°48'36"W	12.53
L2	N43°37'38"W	15.32

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	48.00	58°11'00"	48.74
C2	48.00	23°28'04"	19.66
C3	48.00	30°52'38"	25.87
C4	10.00	93°58'50"	16.40
C9	40.00	22°31'42"	15.73
C10	49.00	22°31'42"	19.27
C12	141.50	01°42'14"	4.21
C11	31.00	22°31'42"	12.19
C20	241.50	00°08'49"	0.62

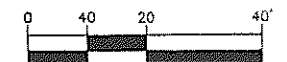
SEE SHEETS 9-12 FOR EASEMENTS ESTABLISHED BY THIS PLAT

LEGEND

- ⊕ MONUMENT SET PER CITY OF ISSAQUAH STANDARDS
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 41299" AT CORNER
- FOUND REBAR WITH PLASTIC SURVEY CAP STAMPED "TRIAD 21467, 38011, 18924, 22335 PER REF. 1, SHT. 4.
- ⊞ SET TACK IN LEAD WITH WASHER STAMPED "CORE 41299" IN LIEU OF FRONT CORNER AT:
0.60' OFFSET TO CORNER ALONG ROAD A,
0.30' OFFSET TO CORNER ALONG ROAD B,
0.50' OFFSET TO CORNER ALONG ROAD C,
UNLESS NOTED OTHERWISE.

B.S.B.L. BUILDING SETBACK LINE

SCALE: 1" = 40'



CORE
DESIGN

ENGINEERING • PLANNING • SURVEYING

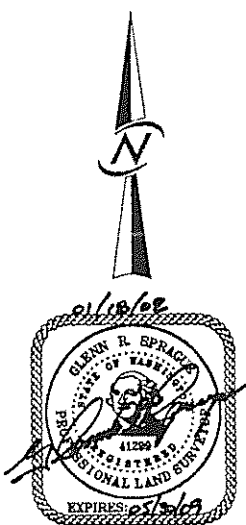
JOB NO. 06112

SHEET 5 OF 12

14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

CITY FILE NO.: FP07-002EV

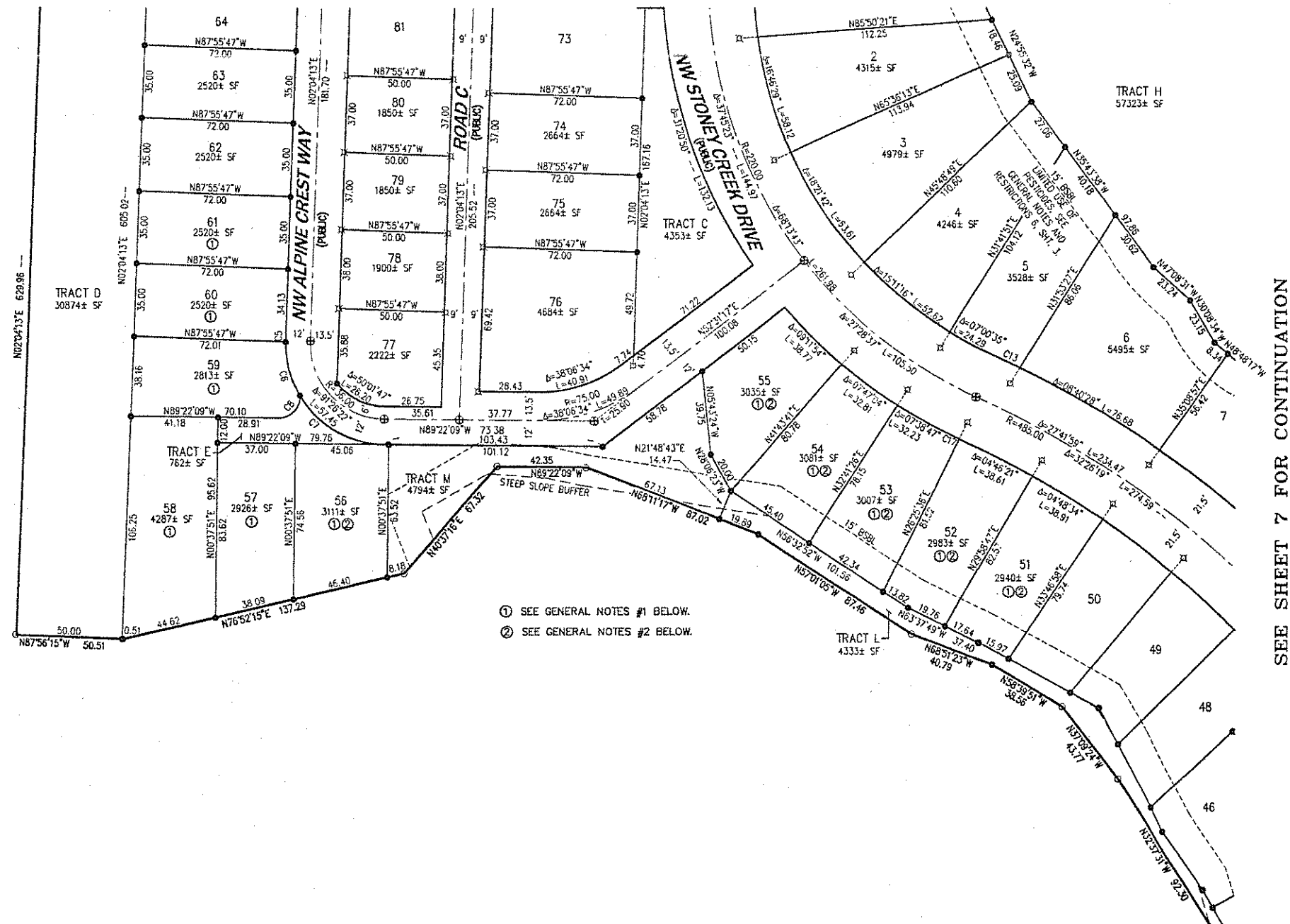
20080212001328
PLAT
ISSUED
02/13/2008 13:16
KING COUNTY, WA



Talus Parcels 10, 11 & 12

A PORTION OF THE SE 1/4 & SW 1/4 OF THE SW 1/4 SECTION 29 AND NW 1/4 SECTION 32, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 5 FOR CONTINUATION



- ① SEE GENERAL NOTES #1 BELOW.
② SEE GENERAL NOTES #2 BELOW.

SEE SHEET 7 FOR CONTINUATION

BASIS OF BEARINGS

N020°08'08"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 24N, RANGE 6E, WM, PER REFERENCE 1, SHEET 4.

GENERAL NOTES

- FENCE REQUIREMENT FOR LOTS 46 AND 48 THROUGH 61. SEE GENERAL NOTES AND RESTRICTIONS 15, SHT. 3.
- LOTS 54 THROUGH 56 CONTAIN A REDUCED OR MODIFIED STEEP SLOPE BUFFER PER SEP07-001EV IN ACCORDANCE WITH THE APPENDIX E - CRITICAL AREAS REGULATIONS OF THE EAST VILLAGE DEVELOPMENT AGREEMENT DATED DEC. 6, 1999 BETWEEN THE CITY OF ISSAQUAH AND THE COUGAR MOUNTAIN EAST VILLAGE PARTNERSHIP.

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C5	48.00	01°02'22"	0.87
C6	48.00	32°00'24"	26.81
C7	48.00	58°23'36"	48.92
C8	10.00	94°49'04"	16.55
C13	506.5	01°25'50"	12.65
C17	463.5	00°09'47"	1.32

SEE SHEETS 9-12 FOR EASEMENTS ESTABLISHED BY THIS PLAT

LEGEND

- ⊕ MONUMENT SET PER CITY OF ISSAQUAH STANDARDS
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 41299" AT CORNER
- FOUND REBAR WITH PLASTIC SURVEY CAP STAMPED "TRIAD 21467, 38011, 18924, 22335 PER REF. 1, SHT. 4.
- ⊗ SET TACK IN LEAD WITH WASHER STAMPED "CORE 41299" IN LIEU OF FRONT CORNER AT:
8.80' OFFSET TO CORNER ALONG NW STONEY CREEK DRIVE,
0.30' OFFSET TO CORNER ALONG NW ALPINE CREST WAY,
0.50' OFFSET TO CORNER ALONG ROAD C,
UNLESS NOTED OTHERWISE.

BSOL BUILDING SETBACK LINE

SCALE: 1" = 40'



CORE
DESIGN

ENGINEERING · PLANNING · SURVEYING

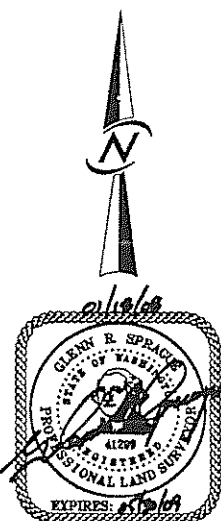
JOB NO. 06112

SHEET 6 OF 12

14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

CITY FILE NO.: FP07-002EV

20080212001328

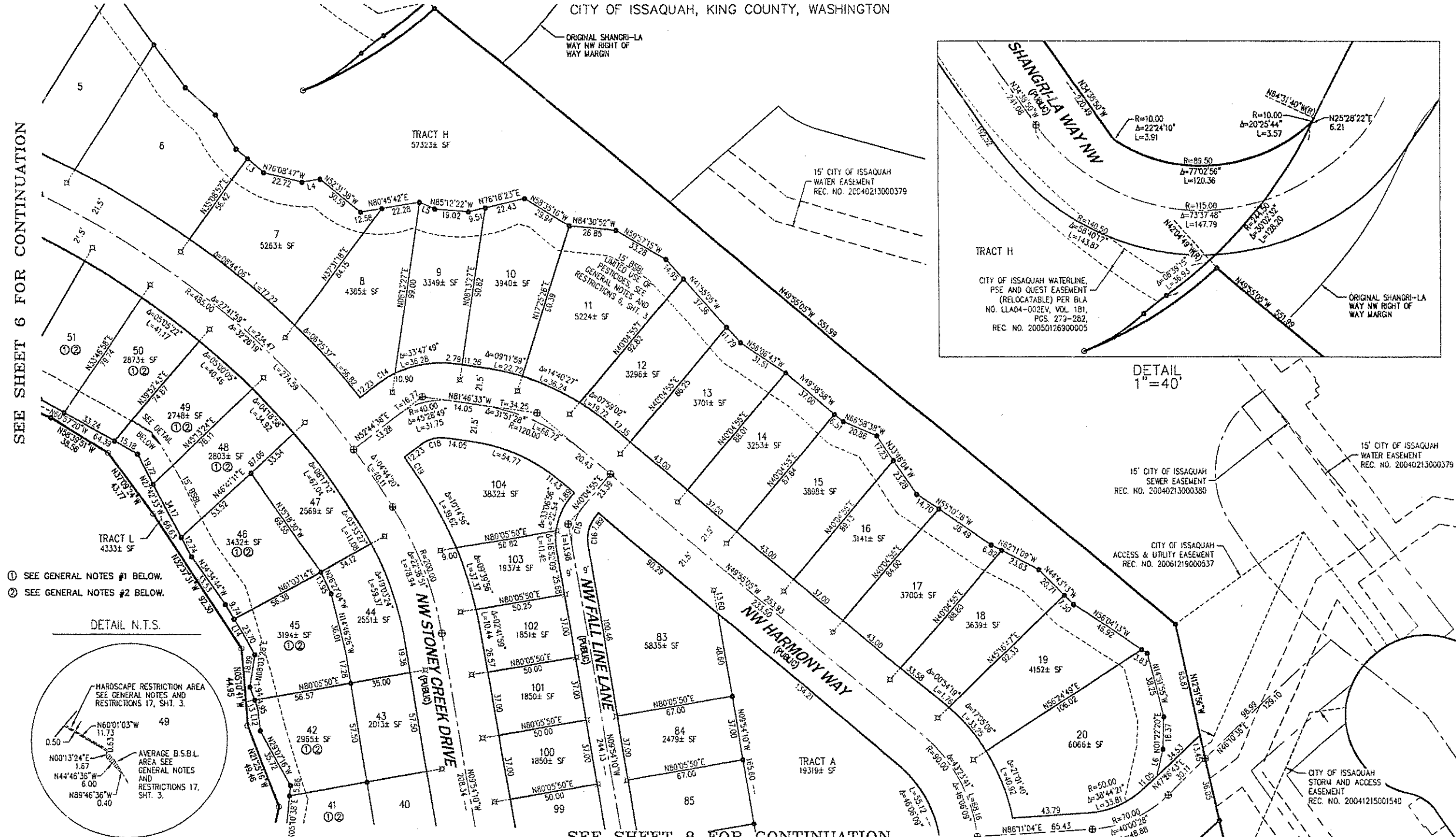


246/063

Talus Parcels 10, 11 & 12

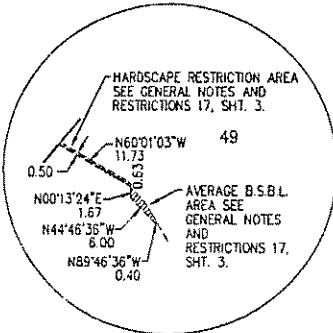
A PORTION OF THE SE 1/4 & SW 1/4 OF THE SW 1/4 SECTION 29 AND NW 1/4 SECTION 32, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 6 FOR CONTINUATION



- ① SEE GENERAL NOTES #1 BELOW.
② SEE GENERAL NOTES #2 BELOW.

DETAIL N.T.S.



BASIS OF BEARINGS

N02°08'08\"/>

GENERAL NOTES

- FENCE REQUIREMENT FOR LOTS 41, 42, 45, 46 AND 48 THROUGH 51, SEE GENERAL NOTES AND RESTRICTIONS 15, SHT. 3.
- LOTS 41, 42, 45, 46 AND 48-51 CONTAIN A REDUCED OR MODIFIED STEEP SLOPE BUFFER PER SEP07-001EV IN ACCORDANCE WITH THE APPENDIX E - CRITICAL AREAS REGULATIONS OF THE EAST VILLAGE DEVELOPMENT AGREEMENT DATED DEC. 6, 1999 BETWEEN THE CITY OF ISSAQUAH AND THE COUGAR MOUNTAIN EAST VILLAGE PARTNERSHIP.

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C14	61.50	11°41'00"	12.54
C15	30.00	49°59'05"	26.17
C16	21.00	49°59'05"	18.32
C18	18.50	45°28'49"	14.68
C19	506.50	02°18'22"	20.39

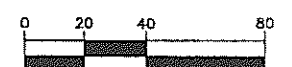
LINE TABLE

LINE	BEARING	DISTANCE
L3	N48°48'17\"/>	12.34
L4	N80°43'18\"/>	10.38
L5	N66°43'07\"/>	9.51
L6	N13°20'13\"/>	16.05
L12	N07°38'37\"/>	13.26
L13	N20°48'07\"/>	12.89
L14	N22°54'44\"/>	33.44

LEGEND

- MONUMENT SET PER CITY OF ISSAQUAH STANDARDS
- SET 1/2\"/>
- FOUND REBAR WITH PLASTIC SURVEY CAP STAMPED \"TRIAD 21467, 38011, 18924, 22335 PER REF. 1, SHT. 4.
- SET TACK IN LEAD WITH WASHER STAMPED \"CORE 41299\" IN LIEU OF FRONT CORNER AT: 8.80' OFFSET TO CORNER ALONG NW HARMONY WAY & NW STONEY CREEK DRIVE 0.50' OFFSET TO CORNER ALONG NW FALL LINE LANE UNLESS NOTED OTHERWISE.
- B.S.L. BUILDING SETBACK LINE

SCALE: 1\"/>



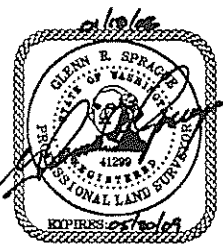
14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

ENGINEERING • PLANNING • SURVEYING

JOB NO. 06112
SHEET 7 OF 12

CITY FILE NO.: FP07-002EV

20080212001328
CITY OF ISSAQUAH
KING COUNTY, WA



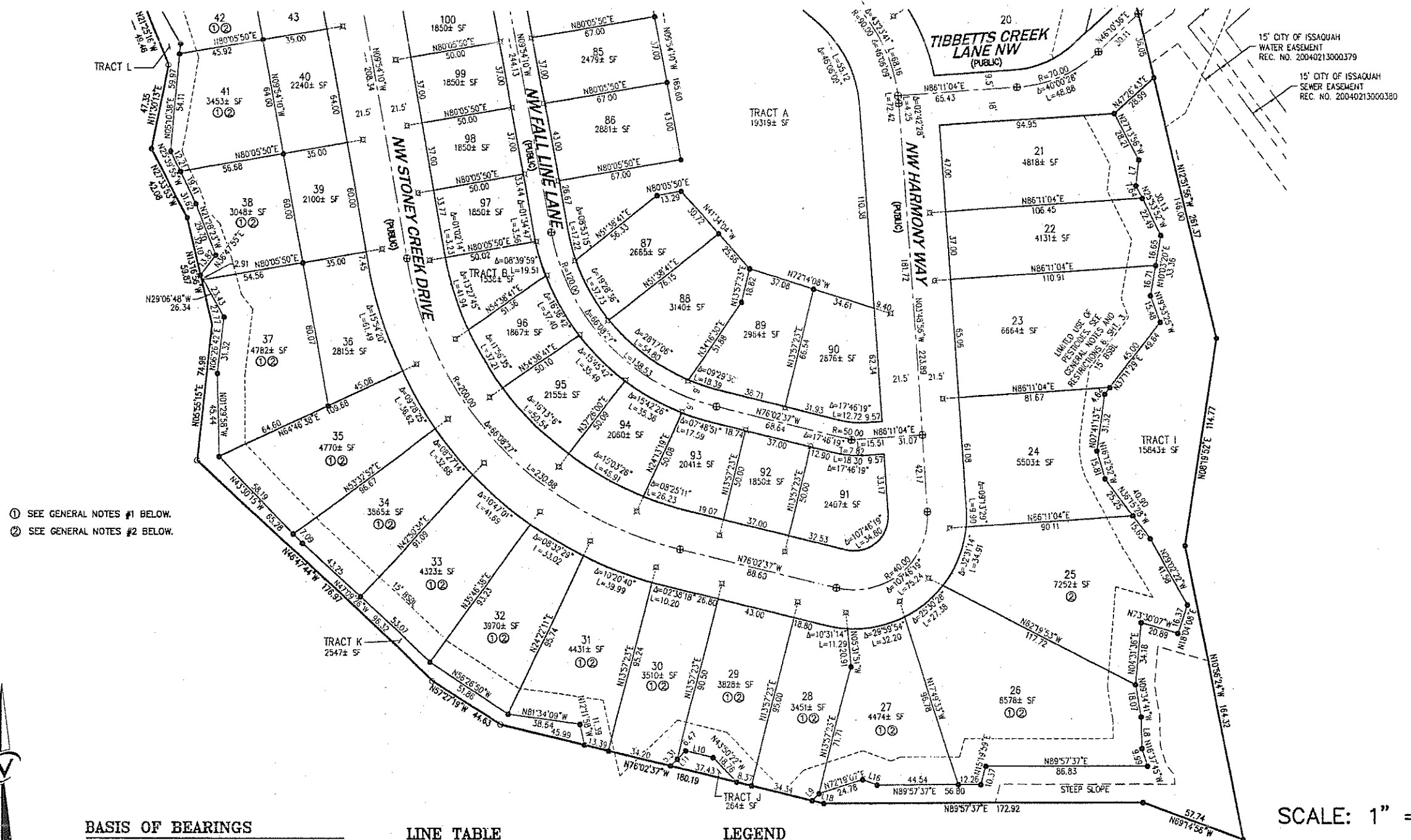
SEE SHEETS 9-12 FOR EASEMENTS
ESTABLISHED BY THIS PLAT

246/064

Talus Parcels 10, 11 & 12

A PORTION OF THE SE 1/4 & SW 1/4 OF THE SW 1/4 SECTION 29 AND NW 1/4 SECTION 32, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 7 FOR CONTINUATION



- ① SEE GENERAL NOTES #1 BELOW.
② SEE GENERAL NOTES #2 BELOW.

BASIS OF BEARINGS

N02°08'08"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 24N, RANGE 6E, WM, PER REFERENCE 1, SHEET 4.

GENERAL NOTES

- FENCE REQUIREMENT FOR LOTS 26 THROUGH 35, 37, 41 AND 42, SEE GENERAL NOTES AND RESTRICTIONS 15, SHT. 3.
- LOTS 25-35, 37, 38, 41 AND 42 CONTAIN A REDUCED OR MODIFIED STEEP SLOPE BUFFER PER SEP07-001EV IN ACCORDANCE WITH THE APPENDIX E - CRITICAL AREAS REGULATIONS OF THE EAST VILLAGE DEVELOPMENT AGREEMENT DATED DEC. 6, 1999 BETWEEN THE CITY OF ISSAQUAH AND THE COUGAR MOUNTAIN EAST VILLAGE PARTNERSHIP.

LINE TABLE

LINE	BEARING	DISTANCE
L7	N06°36'20"E	14.27
L8	N01°04'48"W	17.22
L9	N43°57'21"E	5.33
L10	N76°02'37"E	15.33
L11	N45°49'49"E	11.78
L16	N69°58'54"W	8.46
L18	N76°02'37"W	6.47

SEE SHEETS 9-12 FOR EASEMENTS ESTABLISHED BY THIS PLAT

LEGEND

- ⊕ MONUMENT SET PER CITY OF ISSAQUAH STANDARDS
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 41299" AT CORNER
- FOUND REBAR WITH PLASTIC SURVEY CAP STAMPED "TRIAD 21467, 38011, 18924, 22335 PER REF. 1, SHT. 4.
- ▬ SET TACK IN LEAD WITH WASHER STAMPED "CORE 41299" IN LIEU OF FRONT CORNER AT:
8.80' OFFSET TO CORNER ALONG NW HARMONY WAY & NW STONEY CREEK DRIVE
0.50' OFFSET TO CORNER ALONG NW FALL LINE LANE UNLESS NOTED OTHERWISE.
- BSBL BUILDING SETBACK LINE

SCALE: 1" = 40'

CORE
DESIGN

ENGINEERING · PLANNING · SURVEYING

JOB NO. 06112

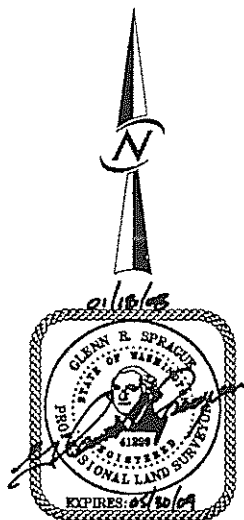
SHEET 8 OF 12

14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

CITY FILE NO.: FP07-002EV

20080212001328

CHICAGO TITLE PLAT
PREPARED BY
KING COUNTY, WA

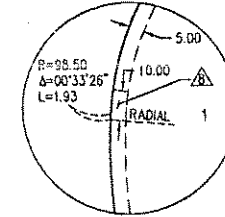
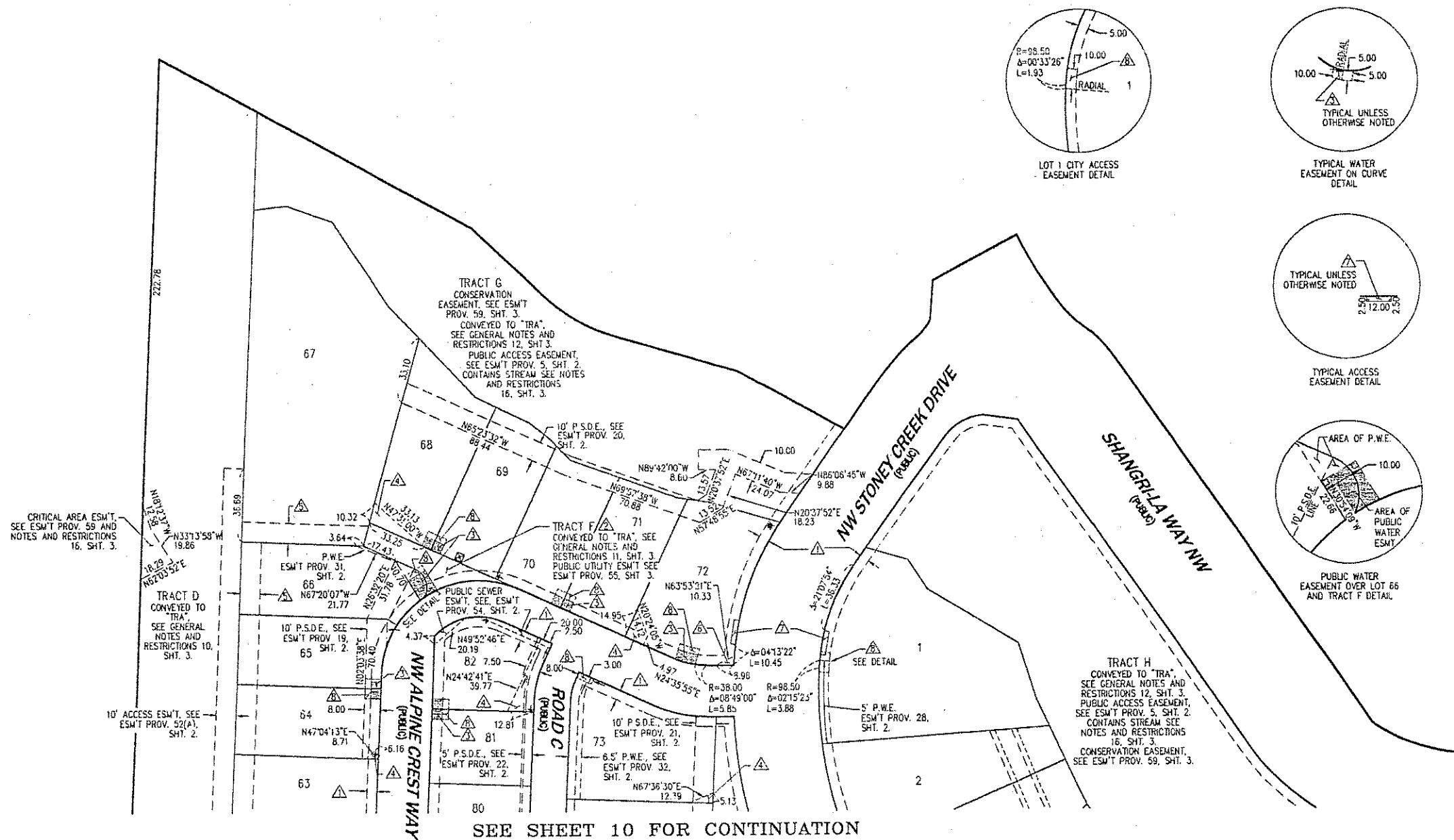


246/065

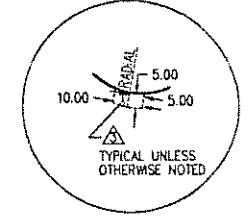
Talus Parcels 10, 11 & 12

A PORTION OF THE SE 1/4 & SW 1/4 OF THE SW 1/4 SECTION 29 AND NW 1/4 SECTION 32, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

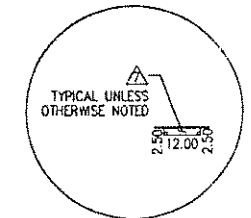
DETAILS N.T.S.



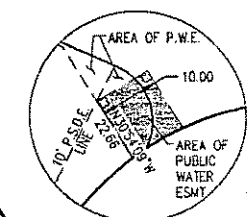
LOT 1 CITY ACCESS EASEMENT DETAIL



TYPICAL WATER EASEMENT ON CURVE DETAIL



TYPICAL ACCESS EASEMENT DETAIL



PUBLIC WATER EASEMENT OVER LOT 66 AND TRACT F DETAIL

SEE SHEET 10 FOR CONTINUATION

LEGEND

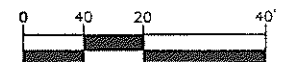
P.S.E.	PRIVATE SEWER EASEMENT	△	PRIVATE DRY UTILITY EASEMENT. SEE EASEMENT PROVISION 1, SHEET 2.
P.S.D.E.	PRIVATE STORM DRAINAGE EASEMENT	△	PRIVATE ACCESS AND UTILITY EASEMENT. SEE EASEMENT PROVISIONS 44 AND 45, SHEET 2.
P.W.E.	PRIVATE WATER EASEMENT	△	PUBLIC WATER EASEMENT. SEE EASEMENT PROVISION 6(A), SHEET 2. 5'x10' CENTERED UPON COMMON LOT LINE UNLESS OTHERWISE NOTED.
P.A.U.E.	PRIVATE ACCESS AND UTILITY EASEMENT	△	PRIVATE SEWER EASEMENT. SEE EASEMENT PROVISION 43, SHEET 2.
+	APPROXIMATE LOCATION SIGN, SEE EASEMENT PROVISION 57, SHEET 3 FOR EASEMENT DESCRIPTION.	△	10' PRIVATE ROCKERY EASEMENT UNLESS OTHERWISE NOTED. SEE EASEMENT PROVISION 52(B), SHEET 2.
+	APPROXIMATE LOCATION TRAILHEAD SIGN, SEE EASEMENT PROVISION 56, SHEET 3 FOR EASEMENT DESCRIPTION.	△	PUBLIC STORM DRAIN EASEMENT. SEE EASEMENT PROVISION 53, SHEET 2.
⊠	APPROXIMATE LOCATION ADDRESS SIGN, SEE EASEMENT PROVISION 61, SHEET 3 FOR EASEMENT DESCRIPTION.	△	PUBLIC ACCESS EASEMENT. SEE EASEMENT PROVISION 3, SHEET 2.
		△	CITY OF ISSAQUAH ACCESS EASEMENT. SEE EASEMENT PROVISION 6(B), SHEET 2. FOR LOTS 64-66, 68-72, 81-82 AND TRACT F, THE EASEMENT IS A 3-FOOT EXTENSION OF EASEMENT PROVISION 6(A).

BASIS OF BEARINGS

N02°08'08\"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 24N, RANGE 6E, WM, PER REFERENCE 1, SHEET 4.

SEE SHEETS 5-8 FOR PLAT GEOMETRY

SCALE: 1" = 40'



ENGINEERING · PLANNING · SURVEYING

JOB NO. 06112

SHEET 9 OF 12

14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963



CITY FILE NO.: FP07-002EV

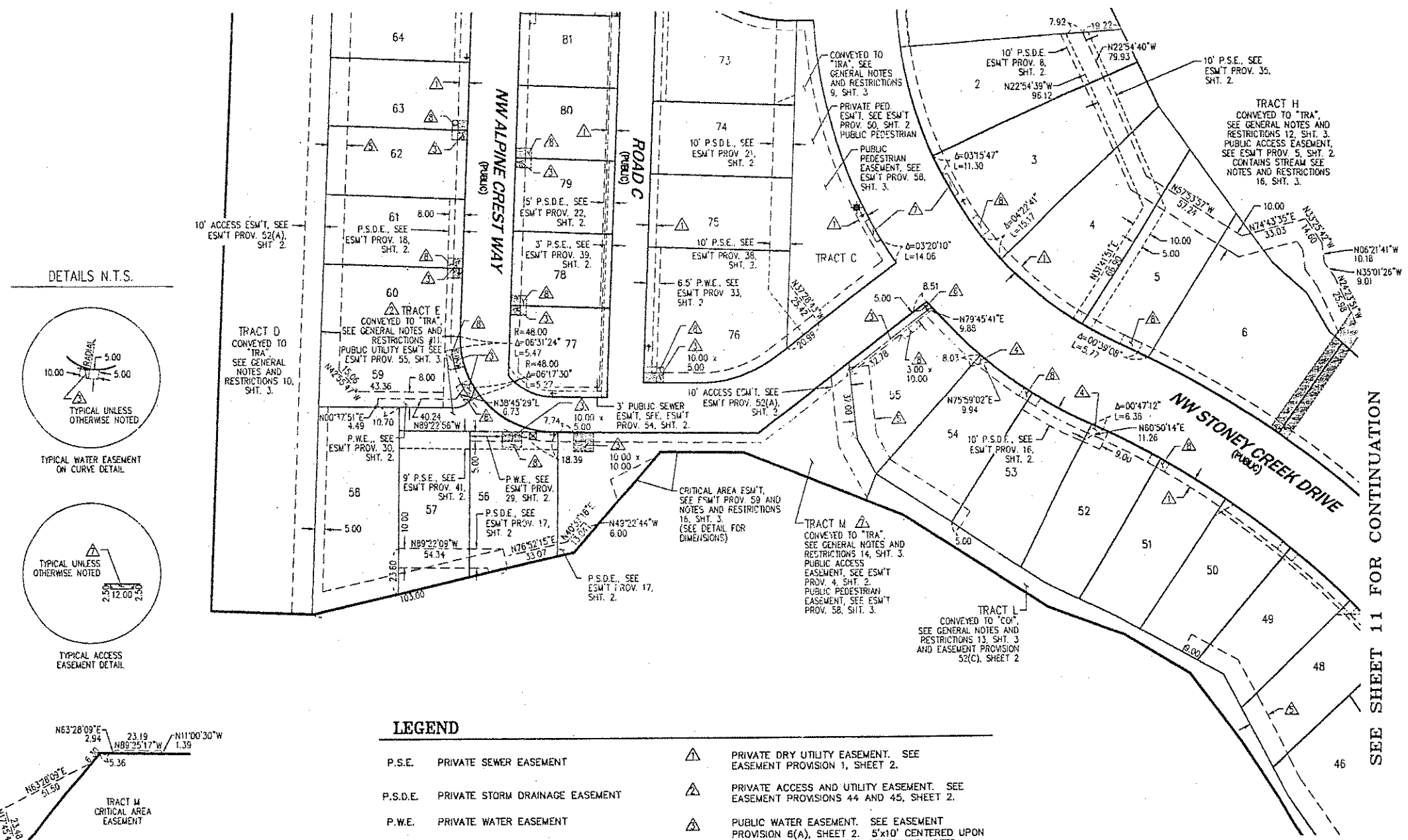
20080212001328
1:40 88
CITY OF ISSAQUAH
KING COUNTY, WA

246/066

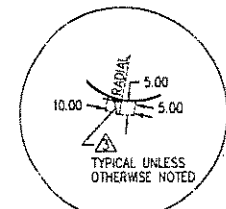
Talus Parcels 10, 11 & 12

A PORTION OF THE SE 1/4 & SW 1/4 OF THE SW 1/4 SECTION 29 AND NW 1/4 SECTION 32, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

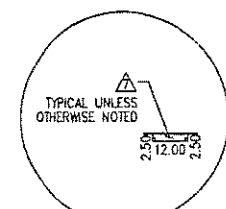
SEE SHEET 9 FOR CONTINUATION



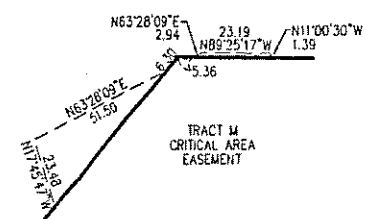
DETAILS N.T.S.



TYPICAL WATER EASEMENT ON CURVE DETAIL



TYPICAL ACCESS EASEMENT DETAIL



BASIS OF BEARINGS

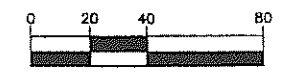
N02°08'08\"/>

SEE SHEETS 5-8 FOR PLAT GEOMETRY

LEGEND

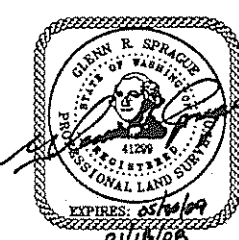
- | | | | |
|----------|---|---|--|
| P.S.E. | PRIVATE SEWER EASEMENT | △ | PRIVATE DRY UTILITY EASEMENT. SEE EASEMENT PROVISION 1, SHEET 2. |
| P.S.D.E. | PRIVATE STORM DRAINAGE EASEMENT | △ | PRIVATE ACCESS AND UTILITY EASEMENT. SEE EASEMENT PROVISIONS 44 AND 45, SHEET 2. |
| P.W.E. | PRIVATE WATER EASEMENT | △ | PUBLIC WATER EASEMENT. SEE EASEMENT PROVISION 6(A), SHEET 2. 5'x10' CENTERED UPON COMMON LOT LINE UNLESS OTHERWISE NOTED |
| P.A.U.E. | PRIVATE ACCESS AND UTILITY EASEMENT | △ | PRIVATE SEWER EASEMENT. SEE EASEMENT PROVISION 43, SHEET 2. |
| + | APPROXIMATE LOCATION SIGN, SEE EASEMENT PROVISION 57, SHEET 3 FOR EASEMENT DESCRIPTION. | △ | 10' PRIVATE ROCKERY EASEMENT UNLESS OTHERWISE NOTED. SEE EASEMENT PROVISION 52(B), SHEET 2. |
| + | APPROXIMATE LOCATION TRAILHEAD SIGN, SEE EASEMENT PROVISION 56, SHEET 3 FOR EASEMENT DESCRIPTION. | △ | PUBLIC STORM DRAIN EASEMENT. SEE EASEMENT PROVISION 53, SHEET 2. |
| + | APPROXIMATE LOCATION ADDRESS SIGN, SEE EASEMENT PROVISION 60, SHEET 3 FOR EASEMENT DESCRIPTION. | △ | PUBLIC ACCESS EASEMENT. SEE EASEMENT PROVISION 3, SHEET 2. |
| | | △ | CITY OF ISSAQUAH ACCESS EASEMENT. SEE EASEMENT PROVISION 6(B), SHEET 2. 5'x10' CENTERED UPON COMMON LOT LINE UNLESS OTHERWISE NOTED. FOR LOTS 56, 59-63, 76-80 AND TRACT E, THE EASEMENT IS A 3-FOOT EXTENSION OF EASEMENT PROVISION 6(A). |

SCALE: 1" = 40'



20080212001328
CITY OF ISSAQUAH
KING COUNTY, WA

CITY FILE NO.: FP07-002EV



14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

ENGINEERING · PLANNING · SURVEYING

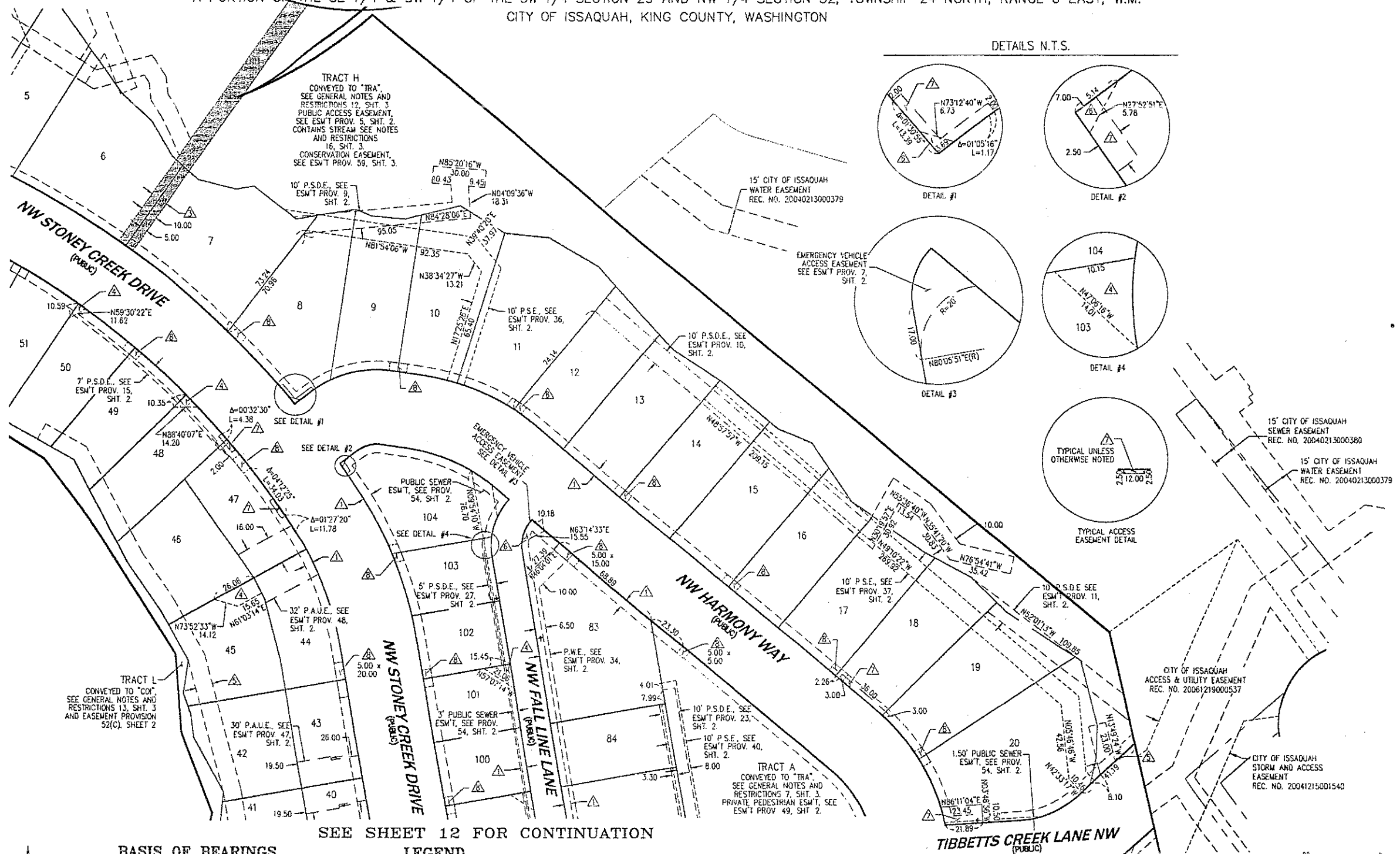
JOB NO. 06112
SHEET 10 OF 12

246/067

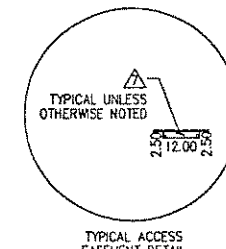
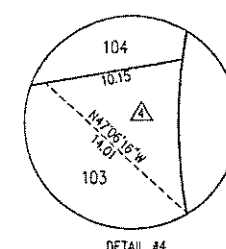
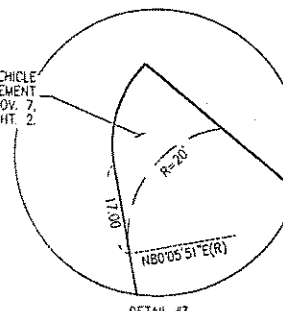
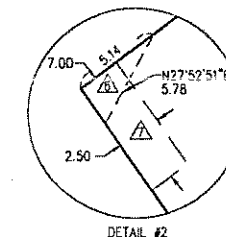
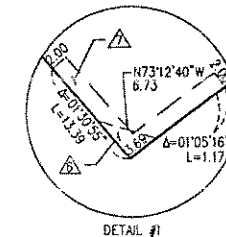
Talus Parcels 10, 11 & 12

A PORTION OF THE SE 1/4 & SW 1/4 OF THE SW 1/4 SECTION 29 AND NW 1/4 SECTION 32, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 10 FOR CONTINUATION



DETAILS N.T.S.



BASIS OF BEARINGS

N02°08'08\"/>

SEE SHEETS 5-8 FOR PLAT GEOMETRY

LEGEND

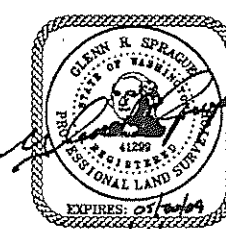
P.S.E.	PRIVATE SEWER EASEMENT
P.S.D.E.	PRIVATE STORM DRAINAGE EASEMENT
P.W.E.	PRIVATE WATER EASEMENT
P.A.U.E.	PRIVATE ACCESS AND UTILITY EASEMENT
+	APPROXIMATE LOCATION SIGN, SEE EASEMENT PROVISION 57, SHEET 3 FOR EASEMENT DESCRIPTION.
△	PRIVATE DRY UTILITY EASEMENT. SEE EASEMENT PROVISION 1, SHEET 2.

△	PUBLIC WATER EASEMENT. SEE EASEMENT PROVISION 6, SHEET 2. 5'x10' CENTERED UPON COMMON LOT LINE UNLESS OTHERWISE NOTED.
△	PRIVATE SEWER EASEMENT. SEE EASEMENT PROVISION 43, SHEET 2.
△	10' PRIVATE ROCKERY EASEMENT UNLESS OTHERWISE NOTED. SEE EASEMENT PROVISION 52(B), SHEET 2.
△	PUBLIC STORM DRAIN EASEMENT. SEE EASEMENT PROVISION 53, SHEET 2.
△	PUBLIC ACCESS EASEMENT. SEE EASEMENT PROVISION 3, SHEET 2.
△	CITY OF ISSAQUAH ACCESS EASEMENT. SEE EASEMENT PROVISION 6 (B), SHEET 2. 5'x10' CENTERED UPON COMMON LOT LINE UNLESS OTHERWISE NOTED.

SCALE: 1" = 40'



CITY FILE NO.: FP07-002EV



14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963
ENGINEERING • PLANNING • SURVEYING
JOB NO. 06112
SHEET 11 OF 12

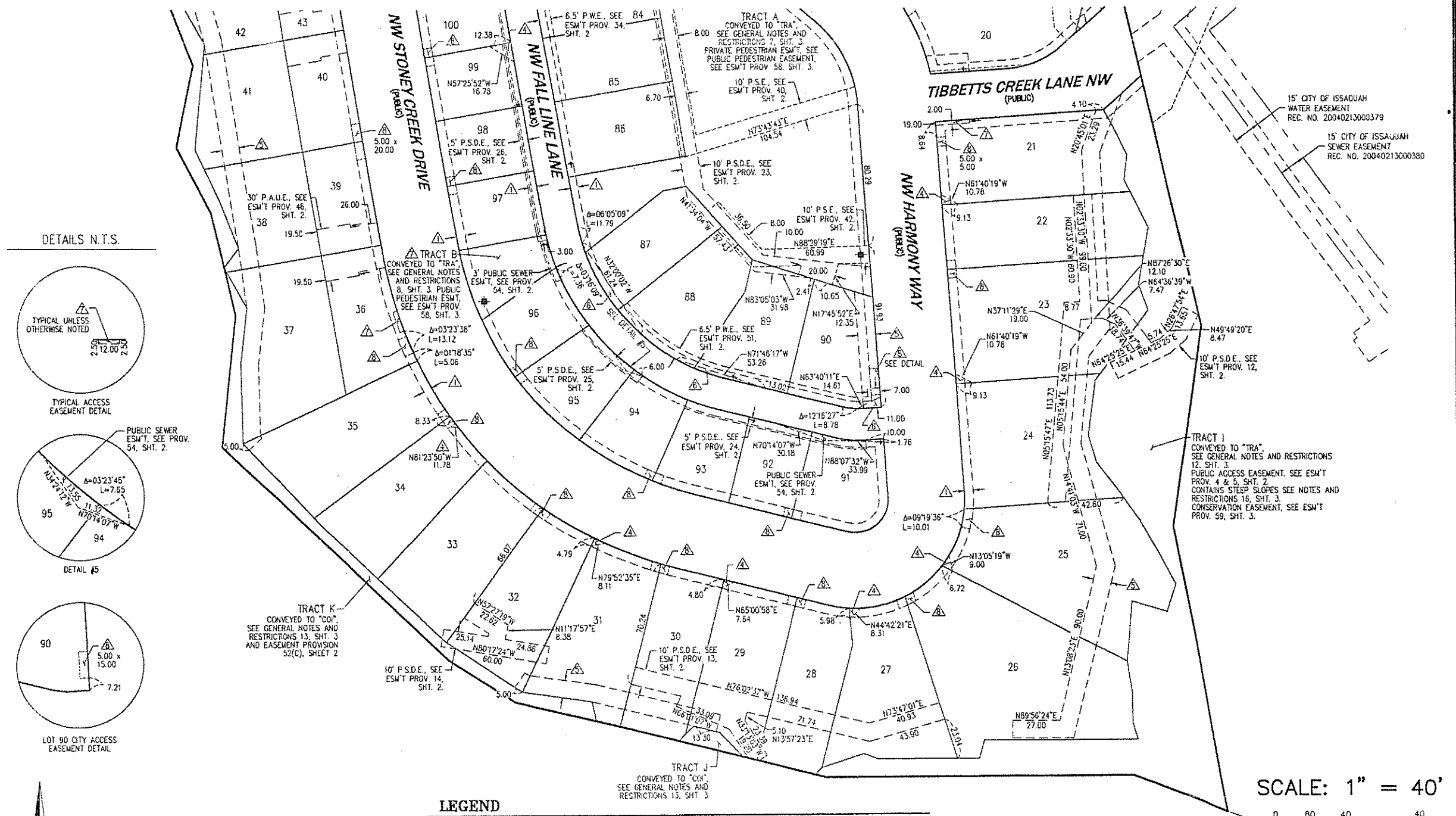
20080212001328
CITY OF ISSAQUAH
PROJECT OF 112 PLAT
22/12/2008 13:16
KING COUNTY, WA

246/068

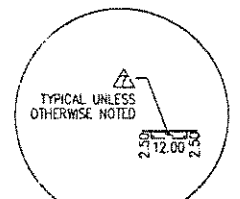
Talus Parcels 10, 11 & 12

A PORTION OF THE SE 1/4 & SW 1/4 OF THE SW 1/4 SECTION 29 AND NW 1/4 SECTION 32, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

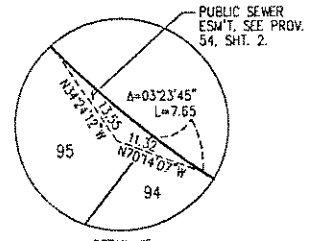
SEE SHEET 11 FOR CONTINUATION



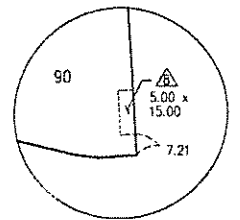
DETAILS N.T.S.



TYPICAL ACCESS EASEMENT DETAIL



DETAIL #5



LOT 90 CITY ACCESS EASEMENT DETAIL

BASIS OF BEARINGS

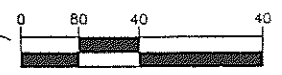
N02°08'08\"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 24N, RANGE 6E, WM, PER REFERENCE 1, SHEET 4.

SEE SHEETS 5-8 FOR PLAT GEOMETRY

LEGEND

- | | | | |
|----------|---|---|--|
| P.S.E. | PRIVATE SEWER EASEMENT | △ | PRIVATE DRY UTILITY EASEMENT. SEE EASEMENT PROVISION 1, SHEET 2. |
| P.S.D.E. | PRIVATE STORM DRAINAGE EASEMENT | △ | PRIVATE SEWER EASEMENT. SEE EASEMENT PROVISION 43, SHEET 2. |
| P.W.E. | PRIVATE WATER EASEMENT | △ | 10' PRIVATE ROCKERY EASEMENT UNLESS OTHERWISE NOTED. SEE EASEMENT PROVISION 52(B), SHEET 2. |
| P.A.U.E. | PRIVATE ACCESS AND UTILITY EASEMENT | △ | PUBLIC STORM DRAIN EASEMENT. SEE EASEMENT PROVISION 53, SHEET 2. |
| + | APPROXIMATE LOCATION SIGN, SEE EASEMENT PROVISION 57, SHEET 3 FOR EASEMENT DESCRIPTION. | △ | PUBLIC ACCESS EASEMENT. SEE EASEMENT PROVISION 3, SHEET 2. |
| + | APPROXIMATE LOCATION TRAILHEAD SIGN, SEE EASEMENT PROVISION 56, SHEET 3 FOR EASEMENT DESCRIPTION. | △ | CITY OF ISSAQUAH ACCESS EASEMENT. SEE EASEMENT PROVISION 6(B), SHEET 2. 5'x10' CENTERED UPON COMMON LOT LINE UNLESS OTHERWISE NOTED. |

SCALE: 1" = 40'



20080212001328
CHICAGO TITLE PLAT
146.60
RECORD OF 01116
KING COUNTY, WA



ENGINEERING • PLANNING • SURVEYING

JOB NO. 06112
SHEET 12 OF 12

14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

CITY FILE NO.: FP07-002EV