

# SHY BEAR

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

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## DEDICATION

KNOW ALL PEOPLE 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 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 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.

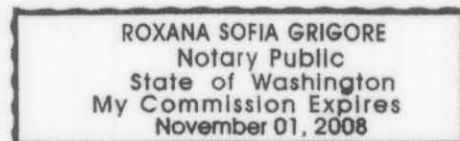
This subdivision, dedication, and waiver of claims is made with free consent and in accordance with our desires.

By: Mina Lyknein  
Kirkland Builders Group  
Issaquah LLC, a Washington Limited Liability Company

By: Norman P. Culbert its Vice President  
Frontier Bank "as Lender only"

## ACKNOWLEDGEMENTS

STATE OF WASHINGTON } SS  
COUNTY OF KING



I certify that I know or have satisfactory evidence that Mike Lyknein signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as Manager of Kirkland Builders Group - Issaquah LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 2/10/05

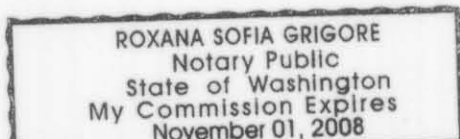
Signature of Notary Roxana Grigore

Printed Name of Notary ROXANA GRIGORE

Residing at Benton

My Appointment expires 11/01/08

STATE OF WASHINGTON } SS  
COUNTY OF KING



I certify that I know or have satisfactory evidence that Norman Culbert signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as Vice President of Frontier Bank (as Lenders only), to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 2/10/05

Signature of Notary Roxana Grigore

Printed Name of Notary ROXANA GRIGORE

Residing at Benton

My Appointment expires 11/01/08

## APPROVALS

### CITY OF ISSAQUAH

Examined and approved this 23rd day of FEBRUARY, 2005

Kathleen  
MDR Program Manager

Examined and approved this 25th day of February, 2005

Volund  
Public Works Engineer 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 4th day of MARCH, 2005.

James L. Blake  
City of Issaquah Finance Director

City of Issaquah  
Examined and approved this 4th day of March, 2005.

Ara Frisinger Attest Shawn Jung  
Mayor City Clerk

### KING COUNTY FINANCE DIVISION CERTIFICATE

I hereby certify that all property taxes are paid, that there are no delinquent special assessments certified to this office for collection and that all special assessments certified to this office for collection on any of the property herein contained, dedicated as streets, alleys or for any other public use, are paid in full this 8th day of March, 2005.

Ken Galt  
Manager Finance Division  
Shawn Jung  
Deputy



### KING COUNTY DEPARTMENT OF ASSESSMENTS

Examined and approved this 7th day of MARCH 2005.

King county Assessor SCOTT NOBLE  
Deputy King County Assessor Jane Ziegler  
856213-0120

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY that this Plat of Shy Bear is based upon an actual survey and subdivision of Section 29, Township 24 North, Range 6 East, Willamette Meridian, that the courses and distances are shown correctly thereon; that the monuments will be set and the lots and tracts will be staked correctly on the ground as construction is completed; and that I have fully complied with the provisions of the platting regulations.

Hugh G. Goldsmith  
Certificate No. 6422  
Hugh G. Goldsmith & Assoc., Inc.  
1215 114th Ave. S.E.  
Bellevue, Washington 98004  
Telephone (425) 462-1080

1/28/05  
Date



## RECORDING CERTIFICATE:

R CONFORMED COPY

F

2

P

D

M

Superintendent of Records

of Issaquah this ... Day of ...  
t recorded in Volume ... of Plats,  
ounty, Washington.

**20050308000493**

KIRKLAND BUILD PLAT 85.00  
PAGE 001 OF 006  
03/08/2005 10:25  
KING COUNTY, WA

S.E. 1/4 of S.W. 1/4, Sec. 29, Twp. 24N., R.6E., W.M.



**GOLDSMITH & ASSOCIATES INC.**  
Since 1958 Engineering - Land Use Planning - Surveying

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CITY OF ISSAQUAH FILE NO. **FPO4-004EV**



# SHY BEAR

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

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## LEGAL DESCRIPTION

Parcel 15, Talus Div. "A", a Master Plat, according to the plat thereof, recorded in Volume 201 of Plats, Pages 38 through 50, inclusive, records of King County, Washington.

## SURVEY PROCEDURE AND PRECISION

1. Horizontal datum: NAD 83/91. Held Talus Div. "A", A Master Plat, according to the plat thereof, recorded in Volume 201 of Plats, pages 38 through 50, inclusive, King County, Washington.

2. Basis of Position: Held found monumented point of curve (pc) of centerline Shy Bear Way.

3. Basis of Bearing: Held bearing between the above noted basis of position and the found monumented point of tangency (pt) of centerline Shy Bear Way to be N28°13' 37"W per above noted plat.

4. Monumentation noted as found was field visited in August, 2004.

5. Surveying performed in conjunction with this plat utilized the following equipment and procedures:

A. Field Traverse and/or Global Positioning System survey.

B. Electronic Total Stations, including Topcon GTS-303D, Topcon GTS-3C, or Nikon DTM-430.

C. Leica System 300 GPS equipment.

D. All Field traverse work complies with current standards as outlined in WAC 332-130-070, 080, and 090. All instruments maintained to manufacturer's specifications as required by WAC 332-130-100.

6. Interior Lot Surveys: Same as above.

7. Parcel and Tract Corner Designations:

Rear Corners: 1/2" dia. 24" long rebar with cap LS 6422

Front Corners: Lead and tack in concrete curb, on property line extended or, 1/2" dia. 24" long rebar with cap LS 6422

8. All units shown are expressed in U.S. Survey Feet (ground distances, not grid distances), unless otherwise specified.

9. All title information shown on this map has been extracted from information contained in Chicago Title Insurance Company Plat Certificate, Order No 1124796, dated January 27, 2004 and supplemental commitments dated respectively. In preparing this map, Hugh G. Goldsmith and Associates, Inc., has conducted no independent title search, nor is Hugh G. Goldsmith and Associates, Inc., aware of any title issues affecting the property other than those shown on the map and disclosed by the referenced Chicago Title commitment. Hugh G. Goldsmith and Associates, Inc., has relied wholly on Chicago Title's representation of the title's condition to prepare this survey and therefore Hugh G. Goldsmith and Associates, Inc., qualifies the map's accuracy and completeness to that extent.

## ACCESS and UTILITIES EASEMENT PROVISIONS

An easement is hereby reserved for and granted to the owners of Tract A and Lots 1 through 10, inclusive, under and upon the easement as shown on the plat and described herein as "Access and Utilities Easement" for the purpose of ingress, egress, fire sprinkler lines, retaining walls and utilities. Maintenance of said easement and all facilities, including but not limited to paving, rockeries, storm drainage, landscaping and fire sprinkler lines shall be the responsibility of the Lots and Tracts which benefit (said Tract A and Lots 1 through 10, inclusive).

## PRIVATE UTILITY EASEMENT PROVISIONS

Easements as shown on the plat and described herein as "Private Utility Easement" are reserved for and granted to Lots 1 through 10, inclusive, in which to construct and maintain private water, sewer, fire sprinkler lines and storm sewer facilities. The owners of the lots deriving benefit from such private facilities shall be responsible for maintenance and shall restore the easement as near as possible to the original condition following any work.

In addition, said Private Utility Easement is hereby reserved for and granted to the regional telephone provider, regional cable television provider, Puget Sound Energy, other public and private utility purveyors and their respective successors and assigns, under and upon the easements shown hereon, and described as "Private Utility Easement" in which to install, lay, construct, renew, operate and maintain underground conduits, mains, cables, pipe and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone, TV, gas, and other utility services, together with the right to enter upon the lots and tracts at all times for the purposes herein stated. These easements entered upon for the purposes stated shall be restored as near as possible to their original condition by said entering entity.

## WATER and SEWER EASEMENT PROVISIONS

An easement is hereby reserved for and granted to the City of Issaquah under and upon the easements shown on the plat and described herein as "Water Easement" and "Sanitary Sewer Easement" to install, maintain, replace, repair and operate water and sewer systems, mains and appurtenances for this subdivision and other property together with the right to enter upon said easements at all times for the purposes stated. Structures, including fences, shall not be constructed upon any area reserved for these easements unless otherwise approved by City of Issaquah. The City shall restore the easement as nearly as possible to its original condition following any work performed by the City as provided in this easement.

## RESTRICTIONS OF RECORD

1. This plat is subject to an easement for public maintenance per Talus Division A, A Master Plat, recorded in Volume 201 of Plats, pages 38 through 50, inclusive, Records of King County, Washington.

2. This plat is subject to terms and conditions as contained in Declaration of Easements and Covenant to Share Costs recorded under King County Recording No. 20010913001304 and as amended by document recorded under King County Recording No. 20031223001555 for maintenance and operation purposes.

3. This plat is subject to reservation of mineral rights, contained in deed recorded under King County Recording No. 212072 and as amended by document recorded under King County Recording No. 7703160431.

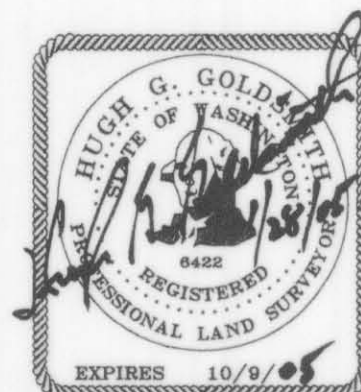
4. This plat is subject to dedications, covenants, restrictions, general notes and easements numbered 1 through 19 and the rights to make necessary slopes for cuts and fills per the plat of Talus Division A, A Master Plat, recorded in Volume 201 of Plats, pages 38 through 50, inclusive, Records of King County, Washington.

5. This plat is subject to covenants, conditions and restrictions contained in Development Covenant recorded under King County Recording No. 20010914001232.

6. This plat is subject to covenants, conditions, restrictions, easements and assessments as contained in document recorded under King County Recording No. 20010924001305 and as amended by document recorded under King County Recording No. 20031223001554.

7. This plat is subject to terms and conditions as contained in Pre-Annexation Agreement recorded under King County Recording No. 9606170285.

8. This plat is subject to terms and conditions as contained in Development Agreement recorded under King County Recording No. 20000209001923.



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CITY OF ISSAQUAH FILE NO.

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# SHY BEAR

SE 1/4, SW 1/4, SEC. 29, TWP. 24N., R. 6E., W.M.  
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PARCEL 13  
Talus Div. A  
Vol. 201, Page 38

Class II Wetland

PARCEL 15  
Talus Div. A  
Vol. 201, Page 38

EDGE OF WETLAND  
PER TALUS DIV. A

Tract B  
Sensitive Area  
108,462 Sq. Ft.

Class II Wetland

TRACT J  
Talus Div. A  
Vol. 201, Page 38

N 46°03'08" W  
651.44

EDGE OF WETLAND PER PLAT OF TALUS DIV. A  
TRACT BOUNDARY PER  
TALUS DIV. A

LOT 1  
CITY OF ISSAQUAH  
SHORT PLAT NO. SPOI-001EV  
REC. NO. 20010830900005

FOUND 4" SQUARE CONCRETE  
MONUMENT W/ 2-1/2" BRASS DISC & PUNCH  
IN CASE

SHY BEAR WAY

LOT 2  
CITY OF ISSAQUAH  
SHORT PLAT NO. SPOI-001EV  
REC. NO. 20010830900005

BASIS OF POSITION  
FOUND 4" SQUARE CONCRETE  
MONUMENT W/ 2-1/2" BRASS DISC  
& PUNCH IN CASE

Tract A  
Recreation

LOT 3



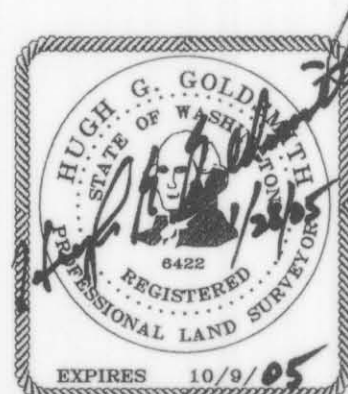
0 25 50 100 150  
SCALE 1" = 50'

## LEGEND

- CORNERS SET PER PLAT OF TALUS DIV. A  
VOL. 201, PAGES 38-50
- R = RADIUS
- A = ARC LENGTH
- D = DELTA ANGLE

BOUNDARY ANNOTATION

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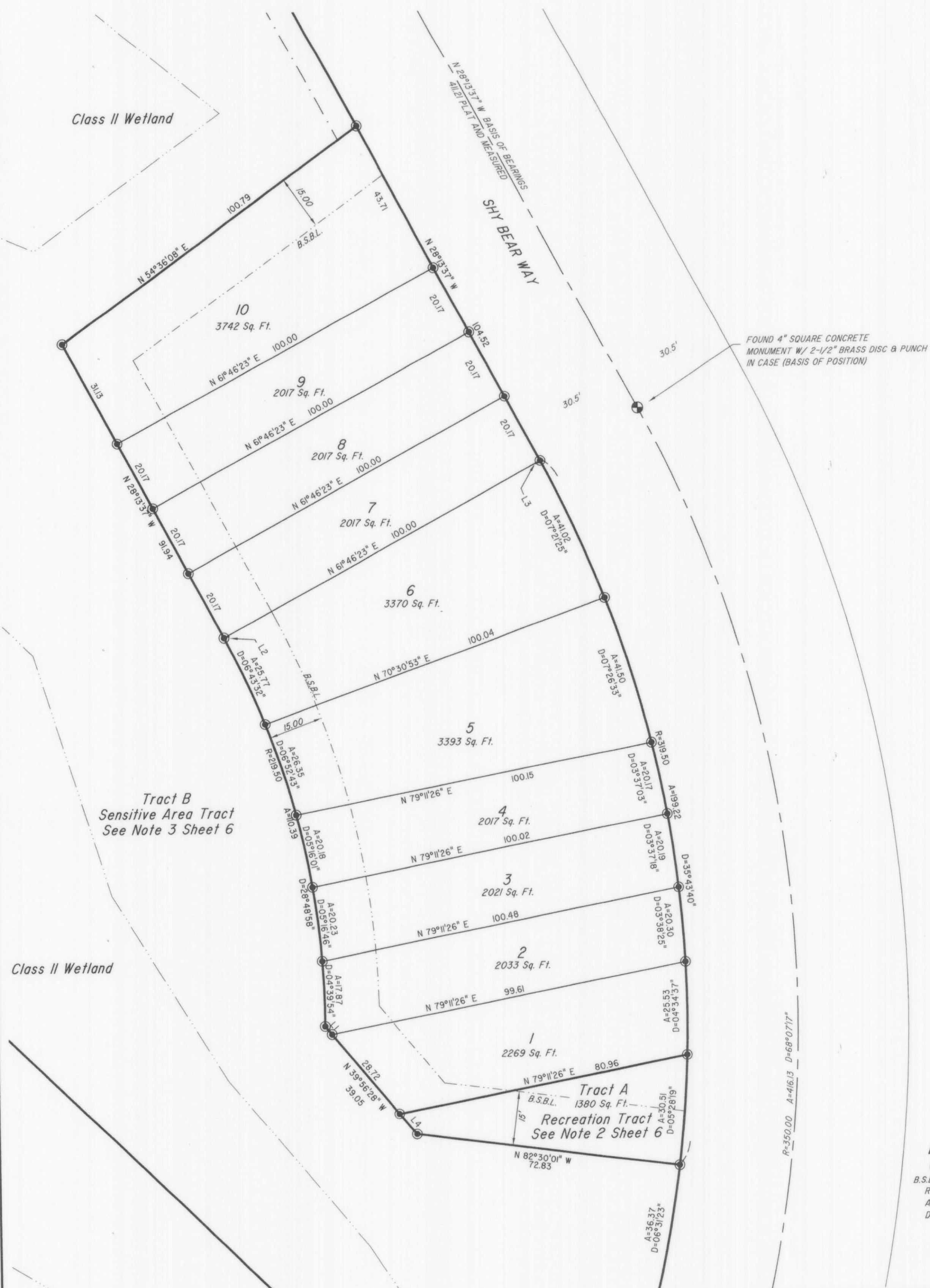
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LINE	BEARING	DISTANCE
L1	N 39°56'28" W	2.89
L2	N 28°13'37" W	0.30
L3	N 28°13'37" W	0.30
L4	N 39°56'28" W	7.44

## LEGEND

- CORNER TO BE SET
- B.S.B.L. BUILDING SETBACK LINE
- R = RADIUS
- A = ARC LENGTH
- D = DELTA ANGLE



LOT ANNOTATION

CITY OF ISSAQUAH FILE NO.



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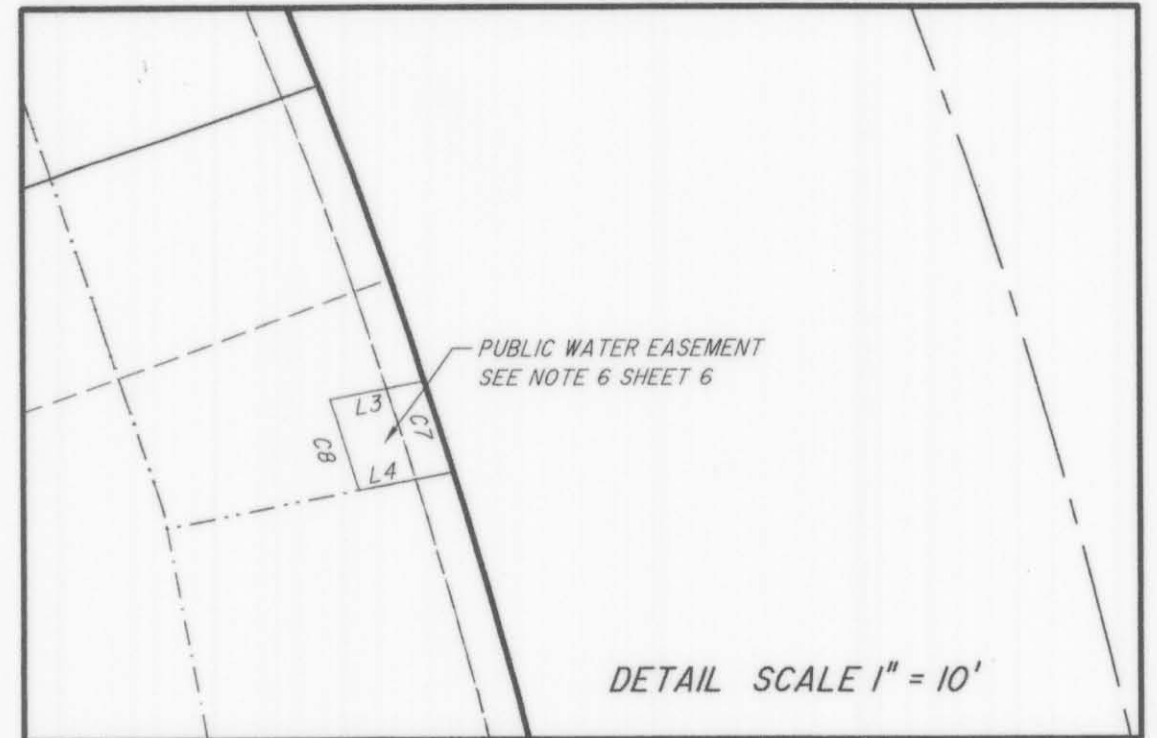


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Class II Wetland



FOUND 4" SQUARE CONCRETE  
MONUMENT W/ 2-1/2" BRASS DISC & PUNCH  
IN CASE (BASIS OF POSITION)

LINE	BEARING	DISTANCE
L1	N 79°11'26" E	9.20
L2	N 61°46'23" E	14.25
L3	N 79°11'26" E	5.03
L4	N 79°11'26" E	5.04
L5	N 61°46'23" E	13.97
L6	N 28°13'37" W	7.18
L7	N 10°46'26" W	0.92

CURVE	ARC	DELTA	RADIUS
C1	7.69	88°04'38"	5.00
C2	10.99	01°58'17"	319.50
C3	11.01	01°58'28"	319.50
C4	7.37	84°28'39"	5.00
C5	13.57	03°13'10"	241.50
C6	12.92	37°00'12"	20.00
C7	5.03	00°55'02"	314.50
C8	5.03	00°54'10"	319.50

Tract B  
Sensitive Area Tract  
See Note 3 Sheet 6

Class II Wetland

## LEGEND

B.S.B.L. BUILDING SETBACK LINE  
R = RADIUS  
A = ARC LENGTH  
D = DELTA ANGLE

0 10 20 40 60  
SCALE 1" = 20'

EASEMENTS ANNOTATION

CITY OF ISSAQUAH FILE NO.



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# SHY BEAR

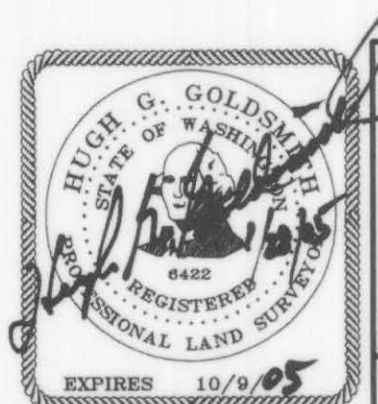
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## GENERAL NOTES

1. All building downspouts, footing drains, and drains from all impervious surfaces with collection systems, such as patios and driveways shall be connected to the approved permanent storm drain outlet as shown on the approved construction drawings on file with the City of Issaquah, or its successor agency.
2. Tract A, upon the recording of this plat, is hereby conveyed to the Shy Bear Homeowners Association as an onsite recreation Tract. Maintenance of said Tract shall be the responsibility of the Shy Bear Homeowners Association.
3. Tract B, upon the recording of this plat, is hereby conveyed to the Talus Homeowners Association as a Sensitive Area Tract for wetlands and their associated buffers. Said Tract is subject to the provisions of the Cougar Mountain East Village Development Agreement, Appendix E, Critical Areas Regulations. Maintenance responsibilities of said Tract shall be the responsibility of the Talus Homeowners Association.
4. Lots 1 through 10 and Tract B are subject to a Public Maintenance Easement as shown hereon. Said easement was granted to the City of Issaquah upon the recording of Talus Division A, A Master Plat, recorded in Volume 201 of Plats, pages 38 through 50 inclusive. See Restrictions of Record No. 4 Sheet 2 of this plat document.
5. Lots 1 through 10 are subject to a Private Utility Easement as shown hereon. See Private Utility Easement Provisions Sheet 2 of this plat document.
6. Lot 5 is subject to a Public Water Easement as shown hereon. See Public Water and Sewer Easement Provisions Sheet 2.
7. Lots 5 and 6 are subject to a Public Sewer Easement as shown hereon. See Public Water and Sewer Easement Provisions Sheet 2.
8. Lots 1 through 10 and Tract A are subject to an Access and Utilities Easement. See Access and Utilities Easement Provisions Sheet 2.
9. Lot 10 is subject to a private drainage easement as shown hereon. See Access and Utilities Easement Provisions Sheet 2.
10. The use of hazardous or toxic substances and pesticides, or non-organic, non-slow release fertilizers is prohibited in the 15 foot building setback area from wetland buffers as shown on the plat.

CITY OF ISSAQUAH FILE NO.



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