

ASCENT AT TALUS

DIVISION No. 1

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

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE, UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

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

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

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS:

SIGNED THIS 24 DAY OF January 2003

BY: ASCENT AT TALUS LLC., A WASHINGTON LIMITED LIABILITY COMPANY

BY: Karen Anderson-Bittenbender
NAME
ITS: Senior Vice President

BY: FIRST HORIZON CORPORATION, A KANSAS CORPORATION, AS LENDER

BY: Chandra T. Hughes
NAME
ITS: Vice President

ACKNOWLEDGMENT

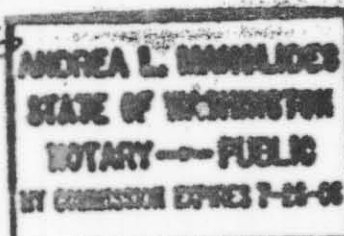
STATE OF WASHINGTON)
COUNTY OF KING) SS

ON THE 24th DAY OF January 2003 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Karen Anderson-Bittenbender IS THE PERSON WHO APPEARED BEFORE ME AND ACKNOWLEDGED THAT she WAS AUTHORIZED TO SIGN THIS INSTRUMENT AS THE SR. V.P. OF ASCENT AT TALUS LLC., A WASHINGTON LIMITED LIABILITY COMPANY AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

PRINT NAME OF NOTARY Andrea L. Manolides
SIGNATURE OF Andrea L. Manolides
NOTARY PUBLIC
DATED 7/26/06
MY APPOINTMENT EXPIRES 7/26/06
RESIDING AT Seattle
STATE OF WASHINGTON
COUNTY OF King



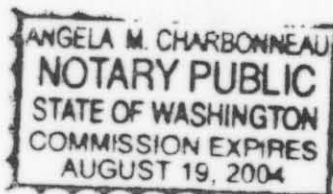
STATE OF WASHINGTON)
COUNTY OF KING) SS

ON THE 24 DAY OF January 2003 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Chandra T. Hughes IS THE PERSON WHO APPEARED BEFORE ME, AND ACKNOWLEDGED THAT she WAS AUTHORIZED TO SIGN THIS INSTRUMENT AS THE Vice President OF FIRST HORIZON CORPORATION, A KANSAS CORPORATION AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

PRINT NAME OF NOTARY Angela M. Charbonneau
SIGNATURE OF Angela M. Charbonneau
NOTARY PUBLIC
DATED January 24, 2003
MY APPOINTMENT EXPIRES 8-19-04
RESIDING AT King County
STATE OF WASHINGTON
COUNTY OF King



APPROVALS

EXAMINED AND APPROVED BY:

Keith Niven
KEITH NIVEN, CITY OF ISSAQUAH,
MDRT PROGRAM MANAGER

27 Jan 03
DATE

Bob Brock
BOB BROCK, CITY OF ISSAQUAH,
PUBLIC WORKS ENGINEERING DIRECTOR

28 JAN 03
DATE

CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 29th DAY OF January, 2003.

Arv Frisinger
MAYOR

ATTEST: Cathleen Koch
CITY CLERK

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 6th DAY OF FEBRUARY 2003 A.D.

SCOTT NOBLE
KING COUNTY ASSESSOR

Jim El
DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER: 856273-0030-09

KING COUNTY FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT 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 6th DAY OF February 2003 A.D.

Garry Holmes
MANAGER, FINANCE DIVISION

Julia C. Yetter
DEPUTY, FINANCE DIVISION

TREASURER'S CERTIFICATE: I hereby certify that there are no delinquent special assessments certified to this office for collection, and that all special assessments certified for collection on any of the property herein contained dedicated as streets, easements, tracts, or for other public uses, are paid in full.
Dated this 30th day of January 2003 A.D. James R. Blake
Finance Director, City of Issaquah

LEGAL DESCRIPTION

PARCEL 3, 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.

RECORDING CERTIFICATE

RECORDING No. _____

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS _____ DAY OF _____, 2003, AT _____ MINUTES PAST _____ M. AND RECORDED IN VOLUME _____ OF PLATS, PAGE _____, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER

SUPERINTENDENT OF RECORDS

CITY OF ISSAQUAH FILE NO. FP02-004EV

SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Ascent at Talus Division No. 1 is based upon an actual survey and subdivision of Section 29, Township 24 North, Range 6 East, W.M., that the courses and distances are shown correctly hereon, that the monuments will be set as shown and the lot corners will be set as construction is completed and that I have fully complied with the provisions of the platting regulations.

Rodney Hansen 1/24/03
RODNEY HANSEN, P.L.S. DATE
P.L.S. NO. 21464

Pacific
Engineering
Design, LLC

Civil Engineering, Surveying
& Planning Consultants

ASCENT AT TALUS
DIVISION No. 1

4180 LIND AVE. SW,
RENTON, WA 98055-4973
PHONE: (425) 251-8811
FAX: (425) 251-8880
www.paceng.com

REVISION: 12-19-02
FINAL PLAT\00073FP01.DWG

PROJECT NO.: 00073

DRAWN: JGC

CHECKED: DS, RT

SHEET: 1 of 7

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ASCENT AT TALUS

DIVISION No. 1

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

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PLAT NOTES AND RESTRICTIONS

1. NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH LOCATED.
2. ALL BUILDING DOWNSPOUTS, FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACES WITH COLLECTION SYSTEMS, SUCH AS PATIOS AND DRIVEWAYS, SHALL BE CONNECTED TO THE APPROVED PERMANENT STORM DRAIN CONNECTION POINT AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS ON FILE WITH THE CITY OF ISSAQUAH.
3. TRACTS "AA" AND "AM" ARE PRIVATE CRITICAL AREAS TRACTS AND ARE HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS.
4. USE OF THE PRIVATE CRITICAL AREAS TRACTS "AA" AND "AM" SHALL BE LIMITED PER APPENDIX E, SECTION 13.0 A(2) OF THE COUGAR MOUNTAIN EAST VILLAGE DEVELOPMENT AGREEMENT, DATED DECEMBER 1999, ON FILE WITH THE CITY OF ISSAQUAH, AS THE SAME MAY BE HEREAFTER AMENDED.
5. PERMANENT SURVEY STAKES, USING IRON OR CEMENT MARKERS, OR OTHER APPROVED MEANS AS ESTABLISHED BY CURRENT SURVEY STANDARDS, SHALL BE SET DELINEATING THE BOUNDARIES BETWEEN ADJOINING PROPERTIES AND CRITICAL AREAS TRACTS "AA" AND "AM". INTERPRETIVE SIGNAGE SHALL BE PROVIDED ON EVERY OTHER COMMON PROPERTY LINE ADJACENT TO CRITICAL AREAS PURSUANT TO SECTION 14.0(C) OF ABOVE-REFERENCED APPENDIX E. ALL SIGNS SHALL BE INSTALLED IN CONJUNCTION WITH REQUIRED PLAT IMPROVEMENTS AND PRIOR TO THE FIRST OCCUPANCY. THE ASCENT AT TALUS OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE AND REPAIR OF SAID SIGNAGE.
6. TRACT "AB" IS A PRIVATE DRAINAGE, ACCESS, AND UTILITIES TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE ASCENT AT TALUS OWNERS ASSOCIATION. THE ASCENT AT TALUS OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT INCLUDING THE PRIVATE DRAINAGE AND UTILITY FACILITIES THEREIN. TRACT "AB" IS ALSO SUBJECT TO A PRIVATE ACCESS EASEMENT (SEE EASEMENT PROVISION 14, SHEET 3), FOR THE BENEFIT OF LOTS 37-40.
7. TRACT "AC" IS A PRIVATE DRAINAGE AND OPEN SPACE / LANDSCAPE TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE ASCENT AT TALUS OWNERS ASSOCIATION. THE ASCENT AT TALUS OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT INCLUDING THE DRAINAGE FACILITIES THEREIN.
8. TRACT "AD" IS A PRIVATE DRAINAGE, ACCESS, AND UTILITIES TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE ASCENT AT TALUS OWNERS ASSOCIATION. THE ASCENT AT TALUS OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT INCLUDING THE PRIVATE DRAINAGE AND UTILITY FACILITIES THEREIN. PORTIONS OF TRACT "AD" ARE SUBJECT TO A PUBLIC WATER LINE EASEMENT (SEE EASEMENT PROVISION 7, SHEET 3) AND A PUBLIC SANITARY SEWER EASEMENT (SEE EASEMENT PROVISION 8, SHEET 3). TRACT "AD" IS ALSO SUBJECT TO A PRIVATE ACCESS EASEMENT (SEE EASEMENT PROVISION 15, SHEET 3) FOR THE BENEFIT OF LOTS 11-40, AS WELL AS A PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT (SEE EASEMENT PROVISION 18, SHEET 3), AND A PUBLIC PEDESTRIAN ACCESS EASEMENT (SEE EASEMENT PROVISION 12, SHEET 3).
9. TRACT "AE" IS A PRIVATE DRAINAGE, UTILITIES AND OPEN SPACE / LANDSCAPE TRACT, AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE ASCENT AT TALUS OWNERS ASSOCIATION. THE ASCENT AT TALUS OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT INCLUDING THE PRIVATE DRAINAGE AND UTILITY FACILITIES THEREIN. PORTIONS OF TRACT "AE" ARE ALSO SUBJECT TO A PUBLIC WATERLINE EASEMENT (SEE EASEMENT PROVISION 7, SHEET 3).
10. TRACT "AF" IS A PRIVATE DRAINAGE, ACCESS, AND UTILITIES TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE ASCENT AT TALUS OWNERS ASSOCIATION. THE ASCENT AT TALUS OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT INCLUDING THE PRIVATE DRAINAGE AND UTILITY FACILITIES THEREIN. PORTIONS OF TRACT "AF" ARE SUBJECT TO A PUBLIC WATERLINE EASEMENT (SEE EASEMENT PROVISION 7, SHEET 3), AND A PUBLIC SANITARY SEWER EASEMENT (SEE EASEMENT PROVISION 8, SHEET 3). TRACT "AF" IS ALSO SUBJECT TO A PRIVATE ACCESS EASEMENT (SEE EASEMENT PROVISION 16, SHEET 3) FOR THE BENEFIT OF LOTS 11-17 AND 24-29.
11. TRACT "AG" IS A PRIVATE DRAINAGE, UTILITIES, OPEN SPACE / LANDSCAPE AND RECREATION TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE ASCENT AT TALUS OWNERS ASSOCIATION. THE ASCENT AT TALUS OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT INCLUDING THE PRIVATE UTILITY AND RECREATION FACILITIES THEREIN. PORTIONS OF TRACT "AG" ARE SUBJECT TO A PUBLIC WATERLINE EASEMENT (SEE EASEMENT PROVISION 7, SHEET 3).
12. TRACT "AH" IS A PRIVATE DRAINAGE, UTILITIES, OPEN SPACE / LANDSCAPE AND SIGNAGE TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE ASCENT AT TALUS OWNERS ASSOCIATION. THE ASCENT AT TALUS OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT INCLUDING THE PRIVATE DRAINAGE, UTILITIES AND SIGNAGE FACILITIES THEREIN. PORTIONS OF TRACT "AH" ARE SUBJECT TO A PUBLIC WATERLINE EASEMENT (SEE EASEMENT PROVISION 7, SHEET 3).
13. TRACT "AI" IS A PRIVATE DRAINAGE, UTILITIES, OPEN SPACE / LANDSCAPE AND RECREATION TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE ASCENT AT TALUS OWNERS ASSOCIATION. THE ASCENT AT TALUS OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT INCLUDING THE PRIVATE DRAINAGE, UTILITY AND RECREATION FACILITIES THEREIN.
14. TRACT "AJ" IS A PRIVATE DRAINAGE, ACCESS, AND UTILITIES TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE ASCENT AT TALUS OWNERS ASSOCIATION. THE ASCENT AT TALUS OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT INCLUDING THE PRIVATE DRAINAGE AND UTILITY FACILITIES THEREIN. TRACT "AJ" IS SUBJECT TO A PRIVATE ACCESS EASEMENT (SEE EASEMENT PROVISION 17, SHEET 3) FOR THE BENEFIT OF LOTS 1-3. PORTIONS OF TRACT "AJ" ARE ALSO SUBJECT TO A PUBLIC WATERLINE EASEMENT (SEE EASEMENT PROVISION 7, SHEET 3), A PUBLIC SANITARY SEWER EASEMENT (SEE EASEMENT PROVISION 8, SHEET 3), AND A PUBLIC STORM DRAINAGE EASEMENT (SEE EASEMENT PROVISION 9, SHEET 3).
15. TRACT "AK" IS A PRIVATE DRAINAGE, UTILITIES AND OPEN SPACE / LANDSCAPE TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE ASCENT AT TALUS OWNERS ASSOCIATION. THE ASCENT AT TALUS OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT INCLUDING THE PRIVATE DRAINAGE AND UTILITY FACILITIES THEREIN. PORTIONS OF TRACT "AK" ARE SUBJECT TO A PUBLIC SANITARY SEWER EASEMENT (SEE EASEMENT PROVISION 8, SHEET 3), AND A PUBLIC STORM DRAINAGE EASEMENT (SEE EASEMENT PROVISION 9, SHEET 3).
16. TRACT "AL" IS A PRIVATE DRAINAGE, UTILITIES, OPEN SPACE / LANDSCAPE AND RECREATION TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE ASCENT AT TALUS OWNERS ASSOCIATION. THE ASCENT AT TALUS OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT INCLUDING THE PRIVATE DRAINAGE, UTILITY, AND RECREATION FACILITIES THEREIN. PORTIONS OF TRACT "AL" ARE SUBJECT TO A PRIVATE TRAIL EASEMENT (SEE EASEMENT PROVISION 13, SHEET 3).
17. LOTS 5-9 ARE SUBJECT TO AN 8' WIDE LANDSCAPE CONSERVATION EASEMENT. THE EASEMENT IS FOR THE PURPOSE OF GRASS TURF AND STREET TREES (SEE EASEMENT PROVISION 4, SHEET 3). FENCES SHALL NOT BE ALLOWED WITHIN OR ACROSS THIS EASEMENT. THE ASCENT AT TALUS OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE AND REPLACEMENT OF STREET TREES WITHIN THE EASEMENT.
18. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES, OR NON-ORGANIC, NON-SLOW RELEASE FERTILIZERS IS PROHIBITED IN THE BUILDING SETBACK AREA FROM WETLAND BUFFERS.
19. THIS PLAT IS SUBJECT TO NOTES AND EASEMENTS AS SHOWN ON SHEET 2 OF 12 OF TALUS DIVISION A MASTER PLAT, AS RECORDED IN VOLUME 201, PAGES 38 THROUGH 50.

COVENANTS

1. ALL LOTS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ASCENT AT TALUS, RECORDED UNDER RECORDING NUMBER _____, RECORDS OF KING COUNTY WASHINGTON.
2. ALL LOTS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TALUS RESIDENTIAL PROPERTY, RECORDED UNDER RECORDING NUMBER 20010924001305, RECORDS OF KING COUNTY WASHINGTON.
3. THIS PLAT IS SUBJECT TO THE DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS, RECORDED UNDER RECORDING NUMBER 20010913001304, RECORDS OF KING COUNTY WASHINGTON.

CITY OF ISSAQUAH FILE NO. FP02-004EV



**Pacific
Engineering
Design, LLC**
Civil Engineering, Surveying
& Planning Consultants

ASCENT AT TALUS
DIVISION No. 1

4180 LIND AVE. SW,
RENTON, WA 98055-4973
PHONE: (425) 251-8811
FAX: (425) 251-8880
www.paceng.com

REVISION : 12-19-02
FINAL PLAT\00073FP01.DWG

PROJECT NO.: 00073

DRAWN: JGC

CHECKED: DS, RT

SHEET: 2 of 7

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ASCENT AT TALUS

DIVISION No. 1

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

EASEMENT PROVISIONS

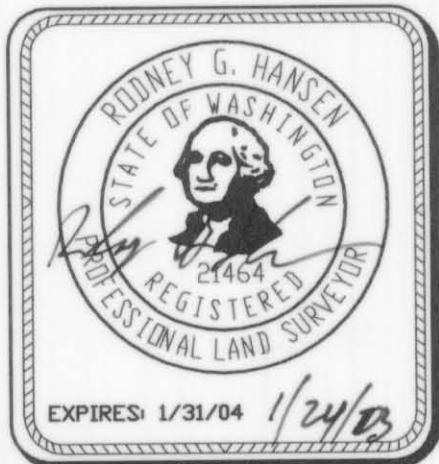
1. UNLESS OTHERWISE SHOWN ON THE FINAL PLAT, ALL EASEMENTS MARKED PUBLIC ARE GRANTED TO AND FOR THE BENEFIT OF THE GENERAL PUBLIC AND THE CITY OF ISSAQUAH, OR ITS SUCCESSORS AND ASSIGNS.
2. THE PRIVATE STORM DRAINAGE AND ACCESS EASEMENT WITHIN LOTS 23 AND 30 IS HEREBY RESERVED FOR AND GRANTED TO THE ASCENT AT TALUS OWNERS ASSOCIATION. THE ASCENT AT TALUS OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ACCESS AND DRAINAGE FACILITIES WITHIN SAID EASEMENT.
3. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 18 THROUGH 23 IS HEREBY RESERVED FOR AND GRANTED TO THE ASCENT AT TALUS OWNERS ASSOCIATION. THE ASCENT AT TALUS OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.
4. THE PRIVATE LANDSCAPE CONSERVATION EASEMENT WITHIN LOTS 5 THROUGH 9 IS HEREBY RESERVED FOR AND GRANTED TO THE ASCENT AT TALUS OWNERS ASSOCIATION. THE ASCENT AT TALUS OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE AND REPLACEMENT OF THE STREET TREES WITHIN SAID EASEMENT.
5. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE ASCENT AT TALUS OWNERS ASSOCIATION UNDER AND UPON THE EASEMENT SHOWN ON SHEET 7 OF THE PLAT AS "PRIVATE STORM DRAINAGE DISCHARGE EASEMENT" IN WHICH TO INSTALL, MAINTAIN, REPLACE AND OPERATE A STORM DRAIN DISCHARGE SYSTEM TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSES STATED.
6. A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH, ITS SUCCESSORS AND ASSIGNS, UNDER AND UPON A 2.00 FOOT WIDE STRIP OF LAND LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC STREET FRONTAGE. 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 IMPROVEMENT. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.
7. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON THE EASEMENTS SHOWN ON SHEET 7 OF THE PLAT AND DESCRIBED HEREIN AS "PUBLIC WATERLINE EASEMENT" TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE WATER 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. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR THIS EASEMENT.
8. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON THE EASEMENT SHOWN ON SHEET 7 OF THE PLAT AND DESCRIBED HEREIN AS "PUBLIC SANITARY SEWER EASEMENT" TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE SANITARY SEWER SYSTEMS, MAINS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSES STATED. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR THIS EASEMENT, EXCEPT EAVES MAY EXTEND INTO THE EASEMENT A MAXIMUM WIDTH OF 1.00 FEET ALONG THE WEST LINE OF LOTS 4 AND 24.
9. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON THE EASEMENT SHOWN ON SHEET 7 OF THE PLAT AND DESCRIBED HEREIN AS "PUBLIC STORM DRAINAGE EASEMENT" TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE STORM DRAINAGE SYSTEMS, MAINS AND APPURTENANCES FOR THIS SUBDIVISION TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSES STATED. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR THIS EASEMENT.
10. A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY CO., QWEST COMMUNICATIONS, A CABLE TV COMPANY, OTHER PUBLIC AND PRIVATE UTILITY PURVEYORS, AND THEIR SUCCESSORS AND ASSIGNS UNDER AND UPON A 5.00 FOOT WIDE STRIP OF LAND LYING PARALLEL WITH AND ADJACENT TO EACH SIDE OF TRACT "AD" AND NW BOULDER WAY DRIVE IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND CONDUIT, CABLES, PIPE AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE, AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSES HEREIN STATED. FOLLOWING USE THE EASEMENT SHALL BE RESTORED AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION. EAVE OVERHANGS ARE PERMITTED WITHIN THE EASEMENT.
11. A BLANKET EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE ASCENT AT TALUS OWNERS ASSOCIATION UPON, ABOVE AND UNDER THOSE PORTIONS OF ALL LOTS WITHIN THE PLAT NOT COVERED BY BUILDING FOUNDATIONS FOR ACCESS, INGRESS, EGRESS, INSTALLATION, REPAIRING, REPLACING AND MAINTAINING ALL PRIVATE DRAINAGE AND UTILITY FACILITIES SERVING THE PLAT OR ANY PORTION THEREOF. FOLLOWING USE, THE EASEMENT SHALL BE RESTORED AS NEAR AS POSSIBLE TO ORIGINAL CONDITION. EAVE OVERHANGS ARE PERMITTED WITHIN THE EASEMENT.
12. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE GENERAL PUBLIC AND THE CITY OF ISSAQUAH UNDER AND UPON THE EASEMENT WITHIN THE SOUTHERLY PORTION OF TRACT "AD" AS SHOWN ON SHEET 7 OF THE PLAT AND DESCRIBED HEREIN AS "PUBLIC PEDESTRIAN ACCESS EASEMENT" TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE A PEDESTRIAN ROAD CROSSING, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSES STATED.
13. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE TALUS RESIDENTIAL ASSOCIATION UNDER AND UPON THE EASEMENT WITHIN THE EASTERLY PORTION OF TRACT "AL" AS SHOWN ON SHEET 7 OF THE PLAT AND DESCRIBED HEREIN AS "PRIVATE TRAIL EASEMENT" IN WHICH TO INSTALL, MAINTAIN, REPLACE AND OPERATE A PRIVATE TRAIL SYSTEM TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSES STATED.
14. AN ACCESS, INGRESS, AND EGRESS EASEMENT UPON TRACT "AB" AS SHOWN ON SHEET 7 OF THE PLAT IS RESERVED FOR AND GRANTED TO LOT OWNERS AND THEIR SUCCESSORS OF LOTS 37 THROUGH 40.
15. AN ACCESS, INGRESS, AND EGRESS EASEMENT UPON TRACT "AD" AS SHOWN ON SHEET 7 OF THE PLAT IS RESERVED FOR AND GRANTED TO ALL LOT OWNERS AND THEIR SUCCESSORS.
16. AN ACCESS, INGRESS, AND EGRESS EASEMENT UPON TRACT "AF" AS SHOWN ON SHEET 7 OF THE PLAT IS RESERVED FOR AND GRANTED TO LOT OWNERS AND THEIR SUCCESSORS OF LOTS 11 THROUGH 17 AND LOTS 24 THROUGH 29.
17. AN ACCESS, INGRESS, AND EGRESS EASEMENT UPON TRACT "AJ" AS SHOWN ON SHEET 7 OF THE PLAT IS RESERVED FOR AND GRANTED TO LOT OWNERS AND THEIR SUCCESSORS OF LOTS 1 THROUGH 3.
18. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH OR ITS ASSIGNS OVER AND UPON TRACT "AD" AS SHOWN ON SHEET 7 OF THE PLAT AND DESCRIBED HEREIN AS "EMERGENCY VEHICLE ACCESS EASEMENT".
19. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE ASCENT AT TALUS OWNERS ASSOCIATION UNDER AND UPON THE EASEMENT SHOWN ON SHEET 7 OF THE PLAT AS "PRIVATE LANDSCAPE EASEMENT" NO FENCES OR FENCE-LIKE STRUCTURES SHALL BE CONSTRUCTED UPON ANY AREA RESERVED FOR THIS EASEMENT.

SURVEYOR NOTES

SURVEYING PERFORMED IN CONJUNCTION WITH THIS PLAT UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES :

1. SURVEY METHOD : FIELD TRAVERSE.
2. EQUIPMENT USED : 1" TOTAL STATION.
3. RELATIVE POSITIONAL TOLERANCE OF CORNERS SET IS + 0.10 FOOT.
4. CONTROL MONUMENTS FIELD TIED NOVEMBER 2002.
5. SURVEY MEETS OR EXCEEDS REQUIREMENTS OF WAC 332-130-090.

CITY OF ISSAQUAH FILE NO. FFP02-004EV



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& Planning Consultants

ASCENT AT TALUS
DIVISION No. 1

4180 LIND AVE. SW,
RENTON, WA 98055-4973
PHONE: (425) 251-8811
FAX: (425) 251-8880
www.paceng.com

REVISION : 01-20-03
REVISION : 12-19-02
FINAL PLAT\00073FP01.DWG

PROJECT NO.: 00073

DRAWN: JGC

CHECKED: DS, RT

SHEET: 3 of 7

BASIS OF BEARINGS :

TALUS DIV. A, VOL. 201, PGS. 38-50

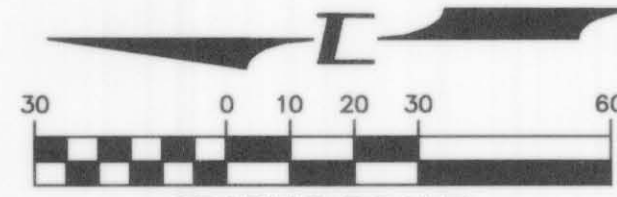
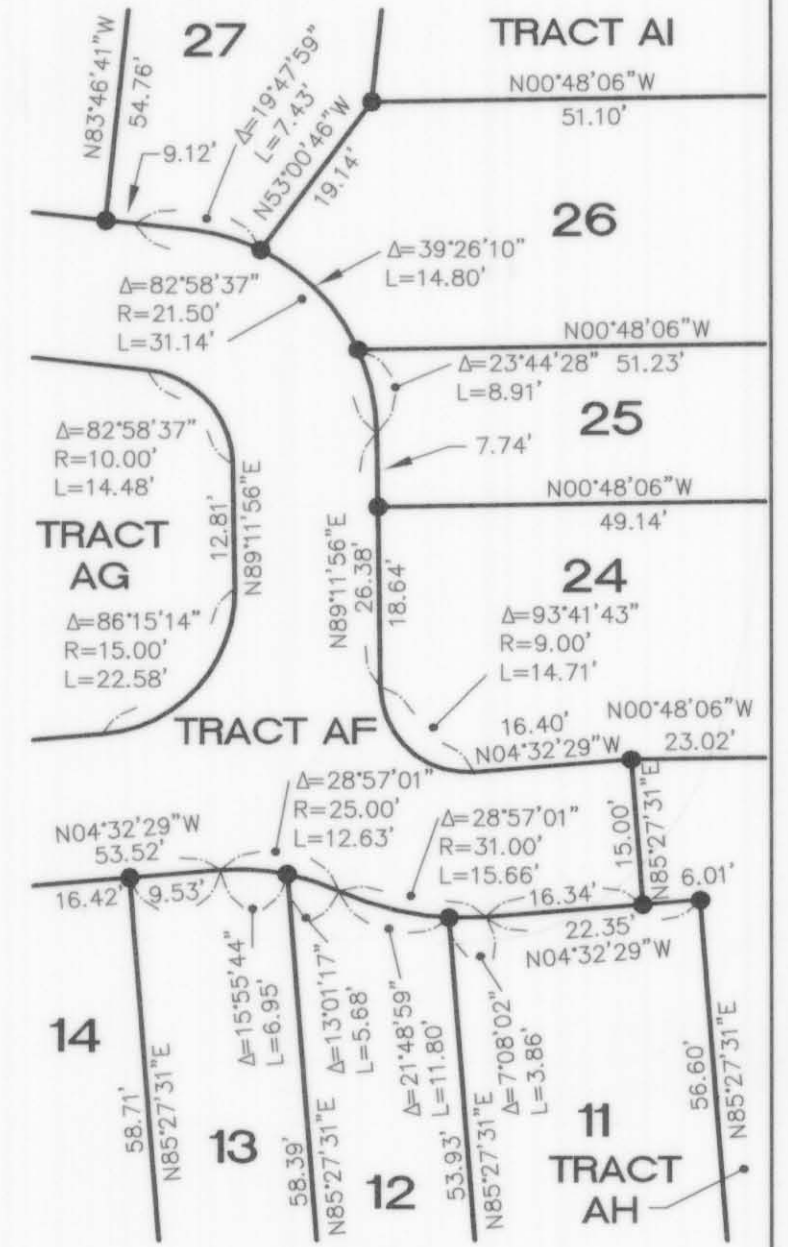
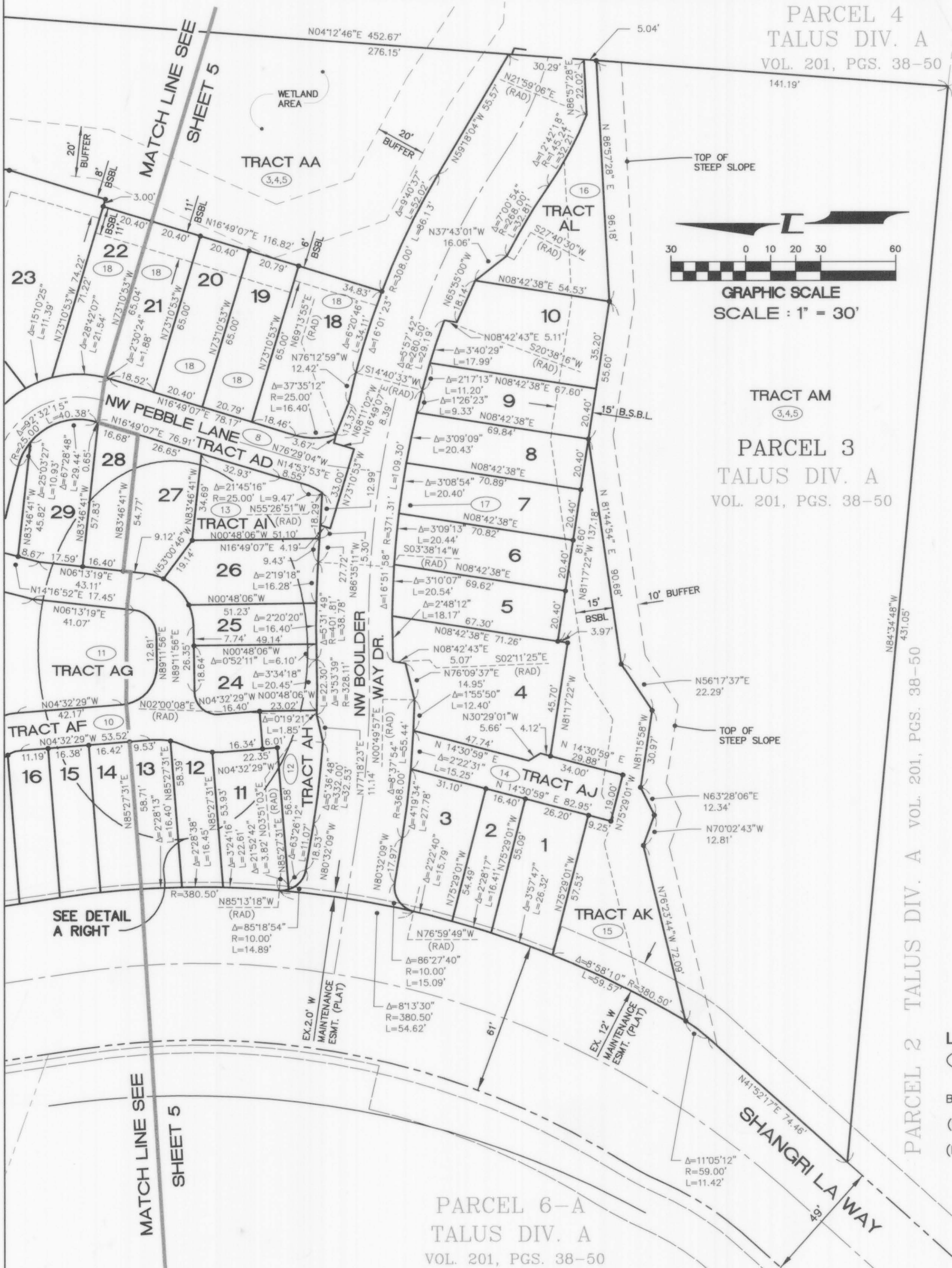
ASCENT AT TALUS

DIVISION No. 1

PORTION OF NE 1/4 AND SE 1/4 OF SW 1/4, SEC. 29, TWN. 24 N,
RGE. 6 E, W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTONPARCEL 4
TALUS DIV. A
VOL. 201, PGS. 38-50

TRACT TABLE

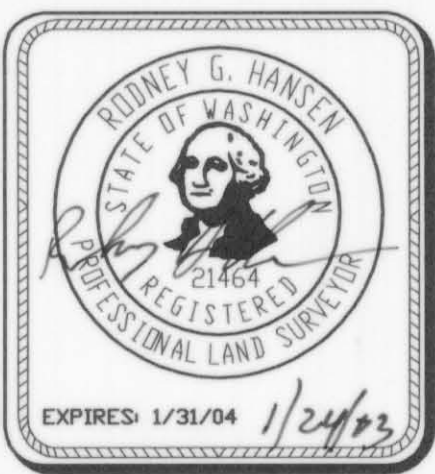
- TRACT AA : CRITICAL AREA
- TRACT AB : DRAINAGE, ACCESS, AND UTILITIES
- TRACT AC : DRAINAGE AND OPEN SPACE / LANDSCAPE
- TRACT AD : DRAINAGE, ACCESS, AND UTILITIES
- TRACT AE : DRAINAGE, UTILITIES AND OPEN SPACE / LANDSCAPE
- TRACT AF : DRAINAGE, ACCESS AND UTILITIES
- TRACT AG : DRAINAGE, UTILITIES, OPEN SPACE / LANDSCAPE AND RECREATION
- TRACT AH : DRAINAGE, UTILITIES, OPEN SPACE / LANDSCAPE AND SIGNAGE
- TRACT AI : DRAINAGE, UTILITIES, OPEN SPACE / LANDSCAPE AND RECREATION
- TRACT AJ : DRAINAGE, ACCESS AND UTILITIES
- TRACT AK : DRAINAGE, UTILITIES AND OPEN SPACE / LANDSCAPE
- TRACT AL : DRAINAGE, UTILITIES, OPEN SPACE / LANDSCAPE AND RECREATION
- TRACT AM : CRITICAL AREA

GRAPHIC SCALE
SCALE : 1" = 30'DETAIL A
SCALE : 1" = 20'

LEGEND

- (2,3) SEE GENERAL NOTE NUMBER ON SHEET 2
- BSBL BUILDING SET BACK LINE
- (RAD) RADIAL
- (PLAT) TALUS DIV. A, VOL. 201, PGS. 38-50
- SET 1/2" IRON ROD W/PLASTIC CAP OR NAIL W/FLASHER LS #21464.
NOTE : CONCRETE NAILS WILL BE SET IN THE CURB OR WALK ON THE EXTENSIONS OF THE LOT SIDE LINES ALONG TRACTS B, D, F, NW BOULDER WAY DR. AND SHANGRILA WAY

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DIVISION No. 1
LOT AND TRACT
CONTROL

4180 LIND AVE. SW,
RENTON, WA 98055-4973
PHONE: (425) 251-8811
FAX: (425) 251-8880
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REVISION : 01-20-03
REVISION : 12-19-02
FINAL PLAT\00073FP04.DWG

PROJECT NO.: 00073

DRAWN: JGC

CHECKED: DS, RT

SHEET: 5 of 7

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PORTION OF NE 1/4 AND SE 1/4 OF SW 1/4, SEC. 29, TWN. 24 N,
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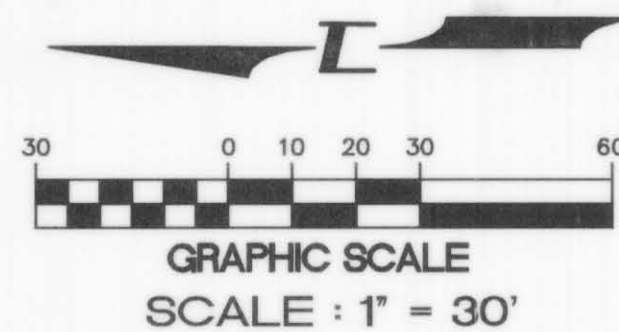
VOL. / PAGE

BASIS OF BEARINGS :

TALUS DIV. A, VOL. 201, PGS. 38-50

LEGEND

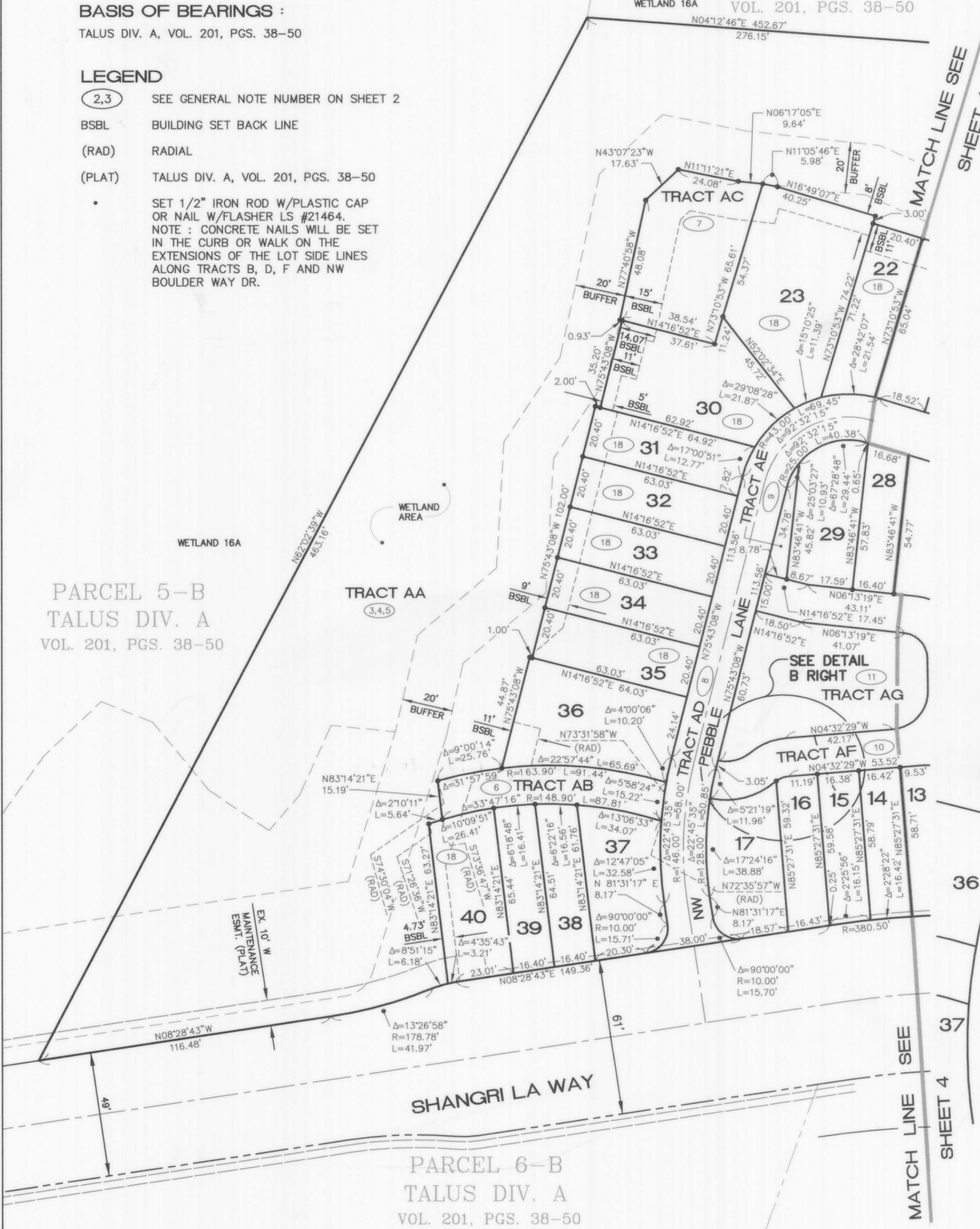
- (2,3) SEE GENERAL NOTE NUMBER ON SHEET 2
- BSBL BUILDING SET BACK LINE
- (RAD) RADIAL
- (PLAT) TALUS DIV. A, VOL. 201, PGS. 38-50
- SET 1/2" IRON ROD W/PLASTIC CAP OR NAIL W/FLASHER LS #21464.
NOTE : CONCRETE NAILS WILL BE SET IN THE CURB OR WALK ON THE EXTENSIONS OF THE LOT SIDE LINES ALONG TRACTS B, D, F AND NW BOULDER WAY DR.



PARCEL 4
TALUS DIV. A
VOL. 201, PGS. 38-50

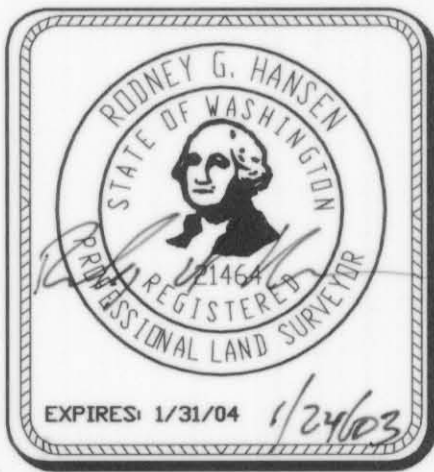
TRACT TABLE

- TRACT AA : CRITICAL AREA
- TRACT AB : DRAINAGE, ACCESS, AND UTILITIES
- TRACT AC : DRAINAGE AND OPEN SPACE / LANDSCAPE
- TRACT AD : DRAINAGE, ACCESS, AND UTILITIES
- TRACT AE : DRAINAGE, UTILITIES AND OPEN SPACE / LANDSCAPE
- TRACT AF : DRAINAGE, ACCESS AND UTILITIES
- TRACT AG : DRAINAGE, UTILITIES, OPEN SPACE / LANDSCAPE AND RECREATION
- TRACT AH : DRAINAGE, UTILITIES, OPEN SPACE / LANDSCAPE AND SIGNAGE
- TRACT AI : DRAINAGE, UTILITIES, OPEN SPACE / LANDSCAPE AND RECREATION
- TRACT AJ : DRAINAGE, ACCESS AND UTILITIES
- TRACT AK : DRAINAGE, UTILITIES AND OPEN SPACE / LANDSCAPE
- TRACT AL : DRAINAGE, UTILITIES, OPEN SPACE / LANDSCAPE AND RECREATION
- TRACT AM : CRITICAL AREA



PARCEL 6-B
TALUS DIV. A
VOL. 201, PGS. 38-50

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LOT AND TRACT
CONTROL

4180 LIND AVE. SW,
RENTON, WA 98055-4973
PHONE: (425) 251-8811
FAX: (425) 251-8880
www.paceng.com

REVISION : 01-20-03
REVISION : 12-19-02
FINAL PLAT\00073FP04.DWG

PROJECT NO.: 00073

DRAWN: JGC

CHECKED: DS, RT

SHEET: 6 of 7

VOL. / PAGE

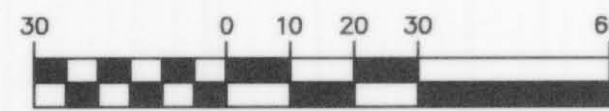
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PORTION OF NE 1/4 AND SE 1/4 OF SW 1/4, SEC. 29, TWN. 24 N,
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LEGEND

- PSDE PUBLIC STORM DRAIN EASEMENT
- PRSE PRIVATE STORM DRAIN EASEMENT
- PASDE PRIVATE ACCESS AND STORM DRAIN EASEMENT
- PSDDE PRIVATE STORM DRAINAGE DISCHARGE EASEMENT
- PPAE PUBLIC PEDESTRIAN ACCESS EASEMENT
- PSSE PUBLIC SANITARY SEWER EASEMENT
- PWE PUBLIC WATER EASEMENT
- PLCE PRIVATE LANDSCAPE CONSERVANCY EASEMENT
- PLE PRIVATE LANDSCAPE EASEMENT
- PTE PRIVATE TRAIL EASEMENT
- (1) SEE EASEMENT PROVISIONS ON SHEET 3
- (RAD) RADIAL
- (PLAT) TALUS DIV. A, VOL. 201, PGS. 38-50



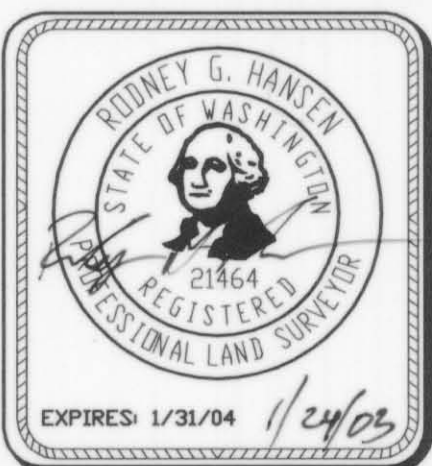
GRAPHIC SCALE
SCALE: 1" = 30'

BASIS OF BEARINGS :
TALUS DIV. A, VOL. 201, PGS. 38-50

EASEMENT LINE TABLE

LINE	LENGTH	BEARING
E1	20.93	N81°31'17"E
E2	14.50	N08°28'43"W
E3	8.25	N81°31'17"E
E4	13.03	N08°28'43"W
E5	19.22	N81°31'17"E
E6	12.20	N08°28'43"W
E7	15.40	N75°50'26"W
E8	9.23	N14°09'34"E
E9	15.00	N75°43'08"W
E10	9.20	N14°09'34"E
E11	31.14	N75°50'26"W
E12	9.13	N14°09'34"E
E13	15.00	N75°43'08"W
E14	9.10	N14°09'34"E
E15	25.79	N75°50'26"W
E16	9.11	N14°09'34"E
E17	15.00	N75°50'26"W
E18	9.11	N14°09'34"E
E19	25.80	N75°50'26"W
E20	10.67	N14°09'34"E
E21	15.00	N75°50'26"W
E22	10.67	N14°09'34"E
E23	35.10	N75°50'26"W
E24	32.89	N75°50'26"W
E25	9.97	N14°09'34"E
E26	15.90	N85°27'31"E
E27	10.00	N04°32'29"W
E28	12.76	N85°27'31"E
E29	22.77	N04°32'29"W
E30	12.37	N85°27'31"E
E31	10.00	N04°32'29"W
E32	12.37	N85°27'31"E
E33	7.42	N04°32'29"W
E34	12.13	N85°27'31"E
E35	10.00	N04°32'29"W
E36	12.13	N85°27'31"E
E37	4.15	N04°32'29"W
E38	15.00	N85°27'31"E
E39	29.97	N75°50'26"W
E40	5.63	N14°09'34"E
E41	15.00	N75°50'26"W
E42	8.13	N14°09'34"E
E43	3.39	N02°49'19"E
E44	15.00	N87°10'41"W
E45	3.59	N02°49'19"E
E46	3.20	N00°27'06"W
E47	15.00	N89°32'54"E
E48	3.01	N00°27'06"W
E49	3.15	N01°51'33"E
E50	15.00	N88°08'27"W
E51	3.23	N01°51'33"E
E52	9.68	N76°29'04"W
E53	5.36	N68°11'02"W
E54	3.94	N05°18'53"E
E55	15.00	N84°41'07"W
E56	3.87	N05°18'53"E
E57	2.89	N02°49'19"E
E58	15.00	N87°10'41"W
E59	3.47	N02°49'19"E
E60	3.68	N02°49'19"E
E61	15.00	N87°10'41"W
E62	2.60	N02°49'19"E
E63	3.11	N14°10'07"E
E64	15.00	N75°49'53"W
E65	3.34	N14°10'07"E
E66	3.34	N14°10'07"E
E67	15.00	N75°49'53"W
E68	2.56	N14°10'07"E
E69	17.30	N14°09'34"E
E73	3.93'	N03°46'12"E
E74	15.00'	N88°19'46"W
E75	3.68'	N01°27'31"E
E76	9.92'	N73°10'53"W

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