

20040722001876

ASCENT AT TALUS

DIVISION No. II

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, WASHINGTONVOL. / PAGE
222 / 060

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC ALL OF THOSE ROADS, ALLEYS, EASEMENT, AND RIGHTS OF WAY WHICH ARE SHOWN HEREON FOR PUBLIC USE (EXCLUDING ANY PRIVATE ROADS SHOWN ON THIS PLAT) ALSO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS, SHOWN ON THE FACE OF THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE PUBLIC STREETS AND AVENUES SHOWN HEREON; AND DEDICATE TO THE CITY OF ISSAQUAH FREE AND CLEAR OF ALL ENCUMBRANCES, EXCEPT AS SHOWN HEREON; AND DEDICATE ALL PUBLICLY-DESIGNATED EASEMENTS FOR PUBLIC UTILITIES IN FAVOR OF THE CITY OF ISSAQUAH AND GRANT TO THE CITY OF ISSAQUAH AUTHORITY TO ASSIGN LAST SAID PUBLICLY-DESIGNATED EASEMENTS TO OTHER PUBLIC UTILITIES AT ITS DISCRETION.

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 19th DAY OF July, 2004

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

BY: Kerry M. Doss
NAME

ITS: Manager

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

BY: Bruce A. Campbell
NAME

ITS: Vice President

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF KING) SS

ON THE 19th DAY OF July, 2004 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Kerry M. Doss IS THE PERSON WHO APPEARED BEFORE ME, AND ACKNOWLEDGED THAT he WAS AUTHORIZED TO SIGN THIS INSTRUMENT AS THE manager 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 Marsha M. Boyd
SIGNATURE OF Marsha M. Boyd
NOTARY PUBLIC
DATED 7-19-04
MY APPOINTMENT EXPIRES 3-29-2006
RESIDING AT Renton
STATE OF Washington
COUNTY OF King



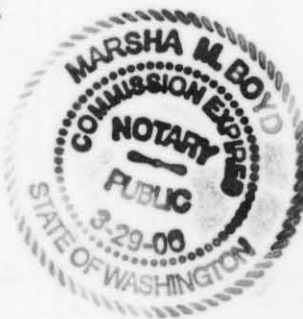
STATE OF WASHINGTON)
COUNTY OF KING) SS

ON THE 19th DAY OF July, 2004 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Bruce A. Campbell IS THE PERSON WHO APPEARED BEFORE ME, AND ACKNOWLEDGED THAT he 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 Marsha M. Boyd
SIGNATURE OF Marsha M. Boyd
NOTARY PUBLIC
DATED 7-19-04
MY APPOINTMENT EXPIRES 3-29-2006
RESIDING AT Renton
STATE OF Washington
COUNTY OF King



APPROVALS

EXAMINED AND APPROVED BY:

[Signature]
KEITH NIVEN, CITY OF ISSAQUAH,
MDRT PROGRAM MANAGER

19 July 04
DATE

[Signature]
BOB BROCK, CITY OF ISSAQUAH,
PUBLIC WORKS ENGINEERING DIRECTOR

19 July 04
DATE

CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 20th DAY OF July, 2004.

[Signature]
MAYOR

ATTEST: [Signature]
CITY CLERK

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 21st DAY OF July, 2004 A.D.

SCOTT NOBLE
KING COUNTY ASSESSOR

[Signature]
DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER: 856273-0040

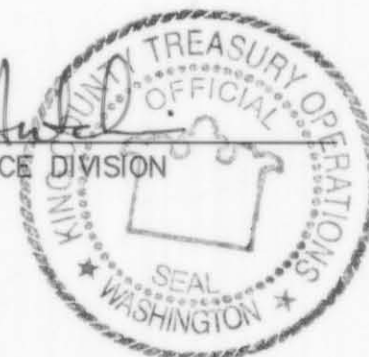
KING COUNTY FINANCE DIVISION CERTIFICATE

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 22 DAY OF July, 2004 A.D.

Ken Gny
MANAGER, FINANCE DIVISION

[Signature]
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.

THIS 20th DAY OF July, 2004 A.D.

[Signature]
FINANCE DIRECTOR, CITY OF ISSAQUAH

LEGAL DESCRIPTION

PARCEL 4, 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. 20040722001876

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS 22 DAY OF July, 2004, AT 2:15 P.M. MINUTES PAST 2 M. AND RECORDED IN VOLUME 222 OF PLATS, PAGE 060-69, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER

[Signature]
SUPERINTENDENT OF RECORDS

CITY OF ISSAQUAH FILE NO. FP04-001EV



SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Ascent at Talus Division No. II 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.

[Signature] 7-19-04
DATE

RODNEY HANSEN, P.L.S.
P.L.S. NO. 21464



Civil Engineering, Surveying
& Planning Consultants

ASCENT AT TALUS
DIVISION No. II

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

REVISION:
FINAL PLAT DIV II\00073DIVIIFP01.DWG

PROJECT NO.: 00073

DRAWN: JGC

CHECKED: DS, RH

SHEET: 1 of 10

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FP04-001EV

Final Plat of Parcel 4

169

20040722001876

ASCENT AT TALUS

DIVISION No. II

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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222/061

PLAT NOTES AND RESTRICTIONS

1. NO EXISTING LOT, TRACT, OR PARCEL IN THIS PLAT SHALL BE DIVIDED OR CHANGED WHEREBY THE ALLOWABLE DEVELOPMENT, AS DEFINED IN THE DEVELOPMENT AGREEMENT, IS EXCEEDED; EXCEPT WHEN AND IF THE DEVELOPMENT AGREEMENT IS TERMINATED, THE CITY OF ISSAQUAH MAY ALLOW THE ALLOWABLE DEVELOPMENT TO BE EXCEEDED.
2. ALL BUILDING DOWNSPOUTS, FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACES WITH COLLECTION SYSTEMS, SUCH AS PATIOS AND DRIVEWAY, 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 AO, AQ AND AU 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 AO, AQ AND AU 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. TRACT AP, AT and AV 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 RETAINING WALL, DRAINAGE AND UTILITY FACILITIES THEREIN. PUBLIC PEDESTRIAN ACCESS IS ALLOWED WITH TRACT AP. PUBLIC PEDESTRIAN ACCESS TRAIL IS ALLOWED IN TRACT AT and AV.
6. TRACT AR IS A PRIVATE DRAINAGE, UTILITIES, OPEN SPACE / LANDSCAPE AND RECREATION / PUBLIC PEDESTRIAN ACCESS 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 UTILITY AND RECREATION FACILITIES THEREIN.
7. 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 AND STREAM BUFFERS.
8. 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.
9. TRACT 'AS' IS A PRIVATE DRAINAGE, ACCESS AND UTILITY TRACT SERVING LOTS 107 THROUGH 112 AS SHOWN HEREON IS HEREBY RESERVED AND GRANTED TO LOTS 107 THROUGH 112 FOR THE PURPOSE OF PROVIDING ACCESS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SAID PURPOSES. LOTS 107 THROUGH 112 SHALL BE EQUALLY RESPONSIBLE FOR MAINTENANCE, REPAIR AND / OR RECONSTRUCTION OF THE ACCESS AND UTILITY FACILITIES.
10. 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 "AO", "AU" AND "AQ". 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.

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 20030207001946, RECORDS OF KING COUNTY WASHINGTON. 20040719002025
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.

SURVEYOR NOTES

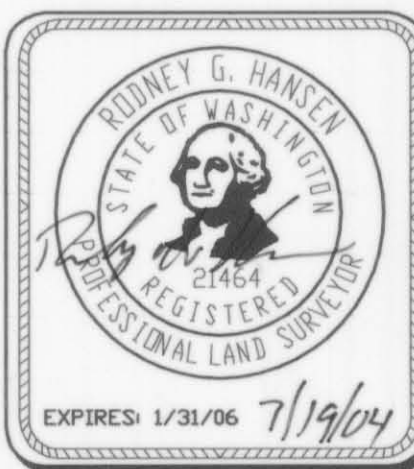
SURVEYING PERFORMED IN CONJUNCTION WITH THIS PLAT UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES :

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.

EASEMENT PROVISIONS

1. AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS IS HEREBY RESERVED FOR AND GRANTED TO THE PUBLIC OVER AND UPON TRACT AR WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSES STATED HEREIN.
2. THE PRIVATE LANDSCAPE CONSERVATION EASEMENT AND PEDESTRIAN ACCESS WITHIN LOTS 41 THROUGH 70, TRACT AR, LOTS 75-80, AND LOTS 109, 110 AND 112 AS SHOWN ON SHEETS 9 AND 10 FOR STREET TREES IS 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 AND SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AT ALL TIMES FOR THE PURPOSES STATED. IN ADDITION FENCES SHALL NOT BE CONSTRUCTED ACROSS THE EASEMENT IMPEDING ACCESS. FENCES LESS THAN 48" IN HEIGHT MAY BE CONSTRUCTED ALONG THE EDGE OF THE EASEMENT.
3. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH, OR ITS ASSIGNS UPON THE EXTERIOR 2 FEET PARALLEL AND ADJOINING THE PUBLICLY DEDICATED STREET FRONTAGE IN WHICH TO INSTALL, MAINTAIN, REPLACE AND OPERATE PUBLIC UTILITIES WITHIN THE RIGHT OF WAY FOR THE PUBLIC USE 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.
4. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH, OR ITS ASSIGNS UNDER AND UPON TRACT AS AND THE EASEMENTS SHOWN ON 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. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR THIS EASEMENT. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.
5. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH, OR ITS ASSIGNS UNDER AND UPON THE EASEMENT SHOWN ON 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. 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 SOUTHEAST LINE OF LOT 75. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.
6. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH, OR ITS ASSIGNS UNDER AND UPON THE EASEMENT SHOWN ON 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. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR THIS EASEMENT. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.
7. AN EASEMENT 5' EXTERIOR TO AND PARALLELING THE ADJOINING PUBLICLY DEDICATED STREET FRONTAGE AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS PRIVATE UTILITY 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 IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND CONDUIT, CABLES, PIPE AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE, AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE PARCELS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. EAVE OVERHANGS ARE PERMITTED WITHIN THE EASEMENT.
8. AN EASEMENT 5' EXTERIOR TO AND ADJACENT TO THE BUILDING FOOTPRINT AND AS SHOWN IS HEREBY RESERVED FOR AND GRANTED TO THE ASCENT AT TALUS OWNERS ASSOCIATION UPON, ABOVE AND UNDER ALL PARCELS AND AS SHOWN FOR ACCESS, INGRESS, EGRESS, INSTALLATION, REPAIRING, REPLACING AND MAINTAINING ALL DRAINAGE FACILITIES AND UTILITIES SERVING THE PLAT OR ANY PORTION THEREOF. EAVE OVERHANGS ARE PERMITTED WITHIN THE EASEMENT.
9. AN EASEMENT 12' WIDE AS SHOWN ON THE PLAT IS HEREBY RESERVED FOR AND GRANTED TO THE TALUS RESIDENTIAL ASSOCIATION UNDER AND UPON CRITICAL AREA TRACT AO IN WHICH TO INSTALL, ACCESS, INGRESS, EGRESS, MAINTAIN, REPLACE AND OPERATE A PRIVATE TRAIL SYSTEM TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSES STATED.
10. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH OR ITS ASSIGNS UNDER AND UPON THE CRITICAL AREA TRACTS AO, AT AND AU IN WHICH TO INSTALL, MAINTAIN, REPLACE AND OPERATE A ROAD AND WALL FOR THE PUBLIC USE TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIME FOR THE PURPOSES STATED. FOLLOWING ANY USE THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.
11. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE ASCENT AT TALUS OWNERS ASSOCIATION OVER AND UPON LOTS 50, 51, 63, 64, 87, 88, 100, AND 101 AS SHOWN ON SHEETS 9 AND 10 TO ACCESS, INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE A PRIVATE FIRE DEPARTMENT CONNECTION SYSTEM, TOGETHER WITH THE RIGHT GRANTED TO THE CITY OF ISSAQUAH AND ITS ASSIGNS FOR INGRESS AND EGRESS UPON SAID EASEMENT FOR THE PURPOSE OF PUBLIC SAFETY. FOLLOWING ANY USE, THE ASCENT AT TALUS OWNERS ASSOCIATION SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.
12. A PRIVATE SANITARY SEWER EASEMENT UPON, ABOVE, AND UNDER LOTS 42 THROUGH 50, 72, 73, AND LOTS 100 THROUGH 105 AS SHOWN ON SHEETS 9 AND 10 IS HEREBY RESERVED FOR AND GRANTED TO THE ASCENT AT TALUS OWNERS ASSOCIATION TO ACCESS, INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE PRIVATE SEWER FACILITIES. EAVE OVERHANGS ARE PERMITTED WITHIN THIS EASEMENT.

CITY OF ISSAQUAH FILE NO. FP04-001EV



SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Ascent at Talus Division No. II 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 G. Hansen 7/19/04
RODNEY HANSEN., P.L.S. DATE
P.L.S. NO. 21464



Civil Engineering, Surveying
& Planning Consultants

ASCENT AT TALUS DIVISION No. II

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

REVISION :
FINAL PLAT\00073DIVIIFP02.DWG

PROJECT NO.: 00073

DRAWN: JGC

CHECKED: DS, RH

SHEET: 2 of 10

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GRAPHIC SCALE

SCALE : 1" = 100'

FOR ADDITIONAL BOUNDARY CONTROL
AND SECTION BREAKDOWN INFORMATION
SEE THE PLAT OF TALUS DIV. A AS
RECORDED IN VOLUME 201 OF PLATS,
PAGES 38 THROUGH 50, INCLUSIVE,
RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARINGS :

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

LEGEND

(PLAT) TALUS DIV. A, VOL. 201, PGS. 38-50

TRACT TABLE

TRACT AO: CRITICAL AREA
TRACT AP: DRAINAGE, UTILITIES
AND OPEN SPACE/LANDSCAPE
TRACT AQ: CRITICAL AREA
TRACT AR: DRAINAGE UTILITIES, OPEN SPACE/
LANDSCAPE AND RECREATION
TRACT AS : DRAINAGE, ACCESS, AND UTILITIES
TRACT AT : DRAINAGE, UTILITIES AND OPEN
SPACE/LANDSCAPE
TRACT AU : CRITICAL AREA
TRACT AV : OPEN SPACE, PEDESTRIAL TRAIL.

CITY OF ISSAQUAH FILE NO. FP04-001EV



SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Ascent at Talus Division No. 11 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., P.L.S
P.L.S. NO. 21464

DATE _____



Civil Engineering, Surveying
& Planning Consultants

ASCENT AT TALUS
DIVISION No. II
BOUNDARY CONTROL

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

REVISION :
FINAL PLAT\00073DIVIIFP03.DWG

PROJECT NO.: 00073

DRAWN: JGC

CHECKED: DS, RH

SHEET: 3 of 10

VOL. / PAGE

20040722001876

ASCENT AT TALUS

DIVISION No. II

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

BASIS OF BEARINGS :

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

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GRAPHIC SCALE
SCALE : 1" = 30'

LEGEND

- (PLAT) TALUS DIV. A, VOL. 201, PGS. 38-50
- ⊕ FOUND MONUMENT IN CASE
 - ⊙ SET MONUMENT IN CASE

TRACT AA

S04°12'46"W 452.67'

15' BSBL

EDGE OF
WETLAND
AREATRACT AV
1762 SF

WETLAND 16A

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

TRACT AP
1192 SFTRACT AO
61911 SFTRACT AQ
101798 SFS22°52'47"E
15.81'Δ=53°44'59"
R=35.50'
L=33.30'

R=23.24' L=80.89'

Δ=37°36'28"

R=14.15'

N67°27'13"E 51.35'

Δ=10°30'14"

R=500.00'

L=91.66'

N77°37'27"E 26.46'

Δ=2°51'37"

R=112.23'

L=12.23'

S89°30'56"E 38.71'

Δ=30°37'33"

R=200.00'

L=69.74'

Δ=19°58'46"

R=69.74'

L=12.23'

Δ=12°27'24"

R=192.50'

L=41.85'

N67°18'22"W 88.51'

Δ=9°19'24"

R=208.00'

L=33.85'

N76°37'46"W 141.39'

Δ=9°19'24"

R=208.00'

L=33.85'

N76°37'46"W 141.39'

Δ=9°19'24"

R=208.00'

L=33.85'

N76°37'46"W 141.39'

Δ=9°19'24"

R=208.00'

L=33.85'

N76°37'46"W 141.39'

Δ=9°19'24"

R=208.00'

L=33.85'

N76°37'46"W 141.39'

Δ=9°19'24"

R=208.00'

L=33.85'

N76°37'46"W 141.39'

Δ=9°19'24"

R=208.00'

L=33.85'

N76°37'46"W 141.39'

Δ=9°19'24"

R=208.00'

L=33.85'

N76°37'46"W 141.39'

Δ=9°19'24"

R=208.00'

L=33.85'

N76°37'46"W 141.39'

Δ=9°19'24"

R=208.00'

L=33.85'

N76°37'46"W 141.39'

Δ=9°19'24"

R=208.00'

L=33.85'

N76°37'46"W 141.39'

Δ=9°19'24"

R=208.00'

L=33.85'

N76°37'46"W 141.39'

Δ=9°19'24"

R=208.00'

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Δ=9°19'24"

R=208.00'

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N76°37'46"W 141.39'

Δ=9°19'24"

R=208.00'

L=33.85'

N76°37'46"W 141.39'

Δ=9°19'24"

R=208.00'

L=33.85'

N76°37'46"W 141.39'

Δ=9°19'24"

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N76°37'46"W 141.39'

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N76°37'46"W 141.39'

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R=208.00'

L=33.85'

N76°37'46"W 141.39'

Δ=9°19'24"

R=208.00'

L=33.85'

N76°37'46"W 141.39'

Δ=9°19'24"

20040722001876

ASCENT AT TALUS

DIVISION No. II

VOL. / PAGE
222/064

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

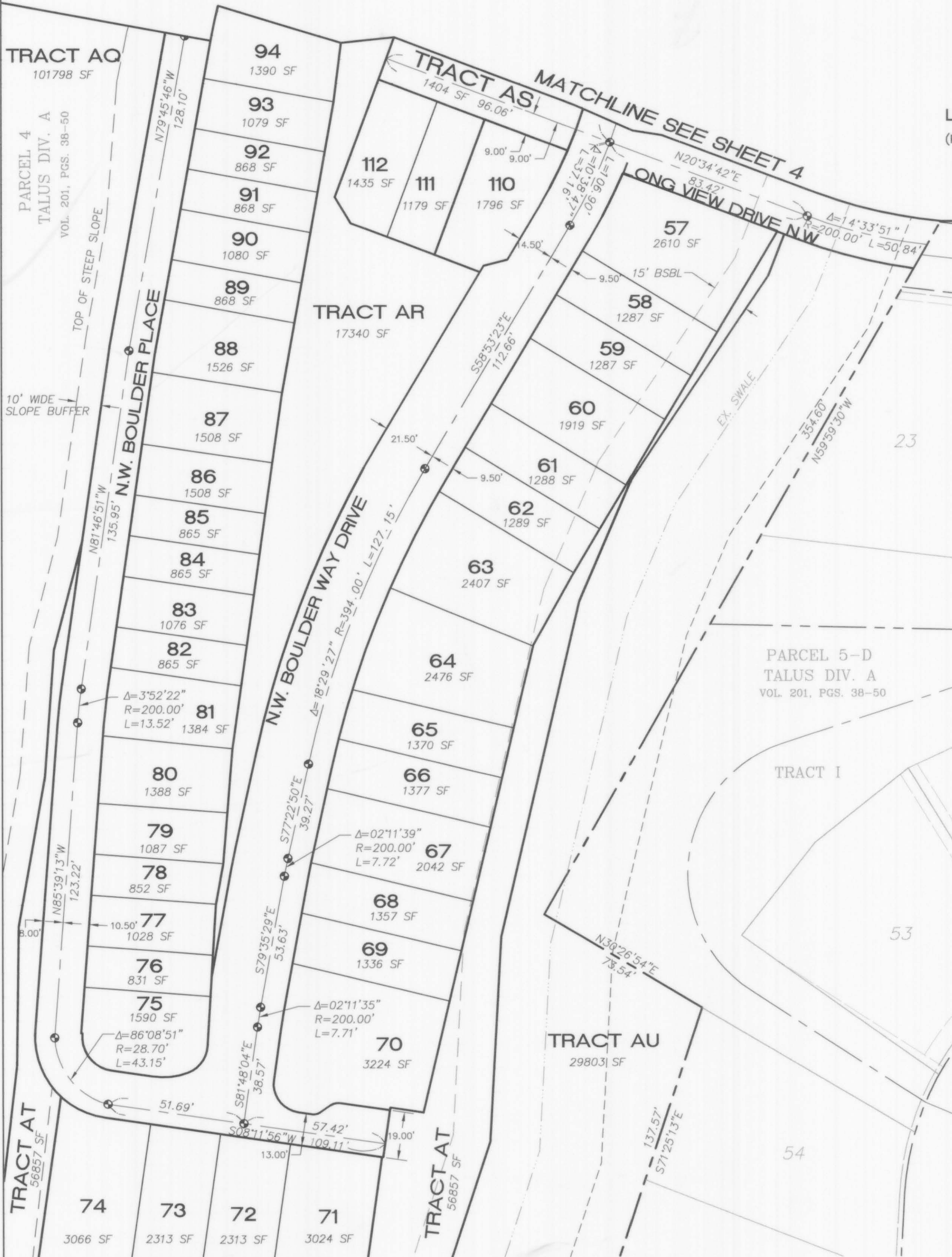
PORTION OF NE 1/4 AND SE 1/4 OF SW 1/4, SEC. 29, TWN. 24 N,
RGE. 6 E, W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



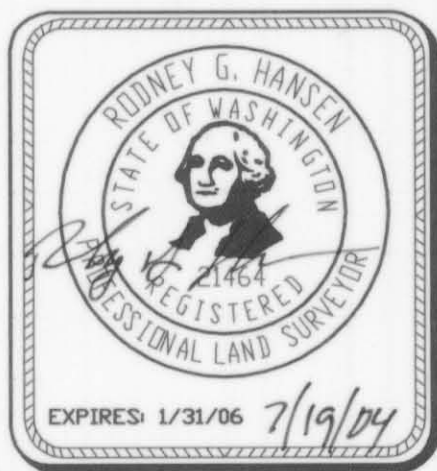
GRAPHIC SCALE
SCALE : 1" = 30'

LEGEND

(PLAT) TALUS DIV. A, VOL. 201, PGS. 38-50
● SET MONUMENT IN CASE



CITY OF ISSAQUAH FILE NO. FP04-001EV



SURVEYOR'S CERTIFICATE
I hereby certify that this plat of Ascent at Talus Division No. II 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 7/19/04
RODNEY HANSEN., P.L.S.
P.L.S. NO. 21464

DATE

Pacific Engineering Design, LLC

Civil Engineering, Surveying
& Planning Consultants

ASCENT AT TALUS
DIVISION No. II
CENTERLINE
CONTROL

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

REVISION :
FINAL PLAT\000730\DIVI FP04-FP05.DWG

PROJECT NO.: 00073

DRAWN: JGC

CHECKED: DS, RH

SHEET: 5 of 10

VOL. / PAGE

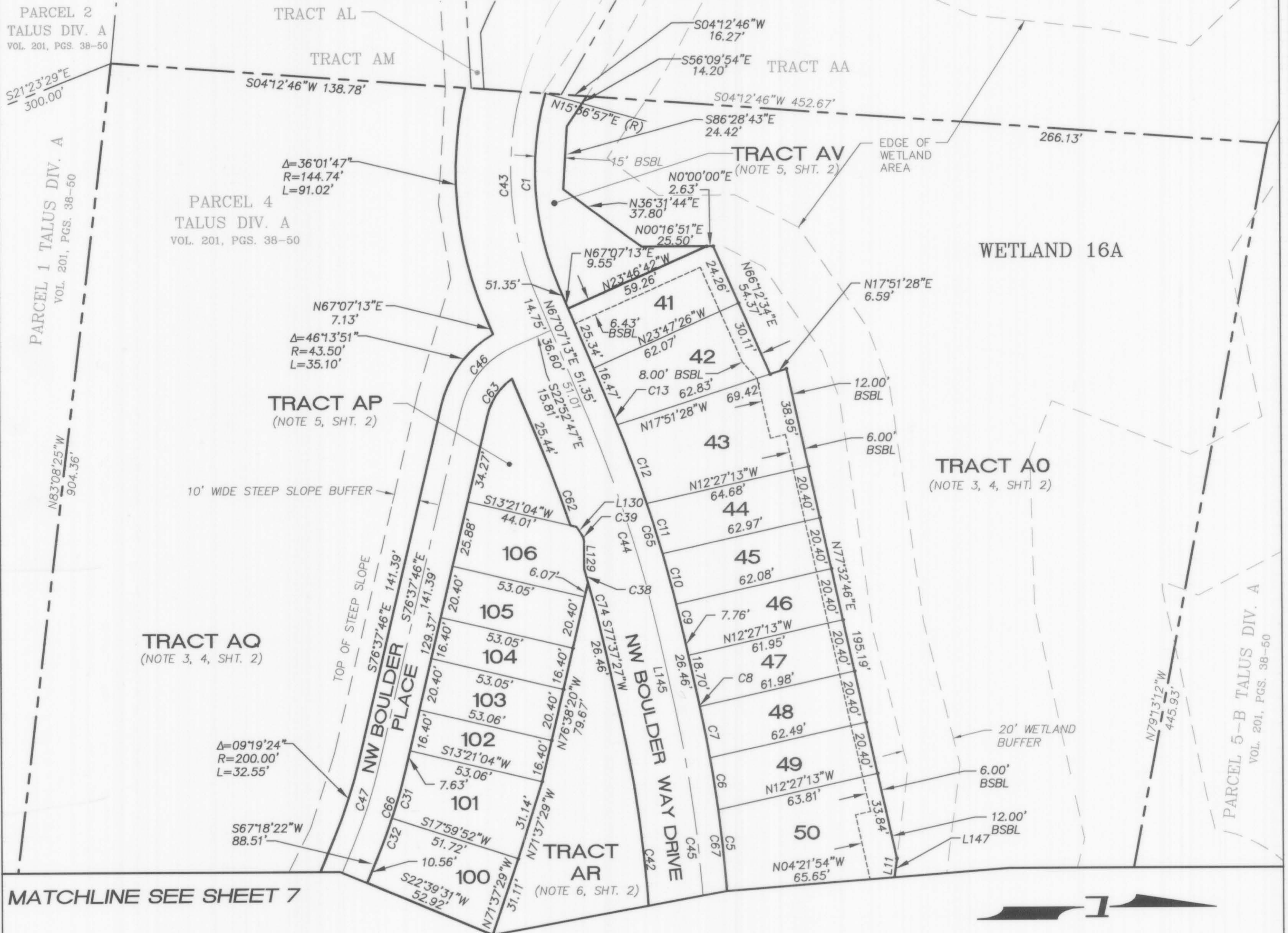
20040722001876

VOL. / PAGE

222 / 065

BASIS OF BEARINGS :

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

ASCENT AT TALUS
DIVISION No. IIPORTION 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

MATCHLINE SEE SHEET 7

CURVE TABLE

| CURVE | DELTA ANGLE | RADIUS | ARC |
|-------|-------------|---------|--------|
| C 1 | 38°29'45" | 113.74' | 76.42' |
| C 5 | 03°35'02" | 509.50' | 31.87' |
| C 6 | 02°17'57" | 509.50' | 20.44' |
| C 7 | 02°17'42" | 509.50' | 20.41' |
| C 8 | 00°11'30" | 509.50' | 1.70' |
| C 9 | 01°25'16" | 509.50' | 12.64' |
| C 10 | 02°17'47" | 509.50' | 20.42' |
| C 11 | 02°18'08" | 509.50' | 20.47' |
| C 12 | 03°40'46" | 509.50' | 32.72' |
| C 13 | 00°48'16" | 509.50' | 7.15' |
| C 30 | 13°28'49" | 200.00' | 47.06' |
| C 31 | 05°02'55" | 218.50' | 19.25' |

| CURVE | DELTA ANGLE | RADIUS | ARC |
|-------|-------------|---------|---------|
| C 32 | 04°16'29" | 218.50' | 16.30' |
| C 38 | 00°34'01" | 478.50' | 4.73' |
| C 39 | 34°01'11" | 5.00' | 2.97' |
| C 42 | 12°51'37" | 475.00' | 106.62' |
| C 43 | 37°36'28" | 123.24' | 80.89' |
| C 44 | 10°30'14" | 500.00' | 91.66' |
| C 45 | 12°51'37" | 500.00' | 112.23' |
| C 46 | 53°44'59" | 35.50' | 33.30' |
| C 47 | 09°19'24" | 208.00' | 33.85' |
| C 62 | 04°20'21" | 478.50' | 36.24' |
| C 63 | 40°35'21" | 25.00' | 17.71' |
| C 65 | 10°30'14" | 509.50' | 93.40' |
| C 66 | 09°19'24" | 218.50' | 35.55' |
| C 67 | 12°51'37" | 509.50' | 114.35' |

LINE TABLE

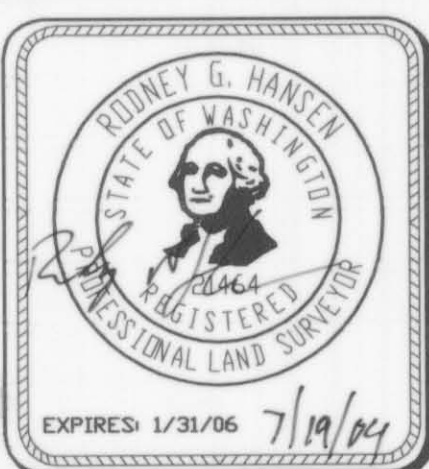
| LINE | BEARING | DISTANCE |
|-------|-------------|----------|
| L 11 | S82°52'30"E | 7.48' |
| L 129 | S89°43'56"W | 11.41' |
| L 130 | S55°42'49"W | 3.16' |
| L 145 | N77°37'27"E | 26.46' |
| L 146 | S13°21'04"W | 6.75' |
| L 147 | S82°52'30"E | 23.10' |

GRAPHIC SCALE
SCALE : 1" = 30'

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

CITY OF ISSAQUAH FILE NO. FP04-001EV



SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Ascent at Talus Division No. II 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 G. Hansen 7/19/04
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. II
LOT AND TRACT
CONTROL

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

REVISION :
FINAL PLAT\00073DIVIIFP06.DWG

PROJECT NO.: 00073

DRAWN: JGC

CHECKED: DS, RH

SHEET: 6 of 10

VOL. / PAGE

20040722001876

ASCENT AT TALUS

VOL. / PAGE

222/066

BASIS OF BEARINGS :

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

DIVISION No. II

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

MATCHLINE SEE SHEET 6

PARCEL 1
TALUS DIV. A
VOL. 201, PGS. 38-50PARCEL 4
TALUS DIV. A
VOL. 201, PGS. 38-50A=12°27'24"
R=200.50'
L=43.59'TRACT AQ
(NOTE 3, 4, SHT. 2)

TOP OF STEEP SLOPE

NW BOULDER PLACE

NW BOULDER WAY DRIVE

TRACT AR
(NOTE 6, SHT. 2)TRACT AR
(NOTE 6, SHT. 2)

TRACT AS

TRACT AU
(NOTE 3, 4, SHT. 2)TRACT AT
(NOTE 3, 4, SHT. 2)TRACT AO
(NOTE 3, 4, SHT. 2)

WETLAND 16A

20' WETLAND
BUFFERTIMBER
CREEK
DRIVE

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

MATCHLINE SEE SHEET 8

NOTE :

FOR CURVE (C45) AND LINE (L145)
TABLES SEE SHEET 8

CITY OF ISSAQUAH FILE NO. FP04-001EV



SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Ascent at Talus
Division No. II 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, P.L.S.
P.L.S. NO. 214647/19/04
DATEPacific
Engineering
Design, LLCCivil Engineering, Surveying
& Planning ConsultantsASCENT AT TALUS
DIVISION No. II
LOT AND TRACT
CONTROL4180 LIND AVE. SW,
RENTON, WA 98055-4973
PHONE: (425) 251-8811
FAX: (425) 251-8880
www.paceng.comREVISION :
FINAL PLAT\00073DIVIIFP06.DWG

PROJECT NO.: 00073

DRAWN: JGC

CHECKED: DS, RH

SHEET: 7 of 10

VOL. / PAGE

20040722001876

ASCENT AT TALUS

VOL. / PAGE

2.22/067

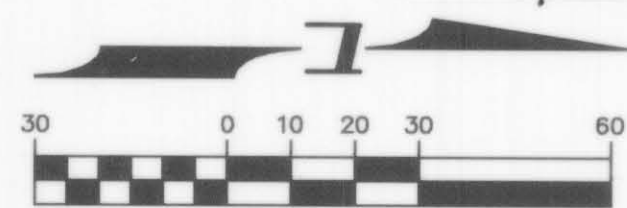
BASIS OF BEARINGS :

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

DIVISION No. II

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

MATCHLINE SEE SHEET 7



GRAPHIC SCALE

SCALE : 1" = 30'

CURVE TABLE

| CURVE | DELTA ANGLE | RADIUS | ARC |
|-------|-------------|---------|---------|
| C 3 | 00°52'37" | 509.50' | 7.80' |
| C 4 | 03°36'49" | 509.50' | 32.13' |
| C 14 | 15°54'49" | 190.00' | 52.77' |
| C 15 | 13°21'19" | 210.00' | 48.95' |
| C 17 | 00°48'15" | 384.50' | 5.40' |
| C 18 | 06°26'15" | 384.50' | 43.20' |
| C 19 | 06°27'35" | 384.50' | 43.35' |
| C 20 | 03°02'35" | 384.50' | 20.42' |
| C 21 | 01°44'47" | 384.50' | 11.72' |
| C 22 | 02°12'39" | 190.50' | 7.35' |
| C 23 | 02°12'35" | 190.50' | 7.35' |
| C 24 | 90°00'00" | 12.00' | 18.85' |
| C 25 | 36°35'46" | 5.00' | 3.19' |
| C 26 | 36°35'46" | 5.00' | 3.19' |
| C 27 | 33°44'58" | 31.24' | 18.40' |
| C 28 | 52°23'52" | 31.24' | 28.57' |
| C 29 | 03°52'22" | 208.00' | 14.06' |
| C 33 | 08°04'56" | 182.00' | 25.67' |
| C 34 | 04°22'28" | 182.00' | 13.90' |
| C 35 | 03°52'22" | 189.50' | 12.81' |
| C 36 | 86°08'51" | 13.65' | 20.52' |
| C 37 | 20°21'00" | 33.55' | 11.92' |
| C 40 | 18°29'27" | 415.50' | 134.09' |
| C 41 | 14°33'51" | 200.00' | 50.84' |
| C 42 | 12°51'37" | 478.50' | 107.40' |
| C 45 | 12°51'37" | 500.00' | 112.23' |
| C 48 | 12°27'24" | 192.50' | 41.85' |
| C 49 | 03°52'22" | 200.00' | 13.52' |
| C 50 | 86°08'51" | 28.70' | 43.15' |
| C 51 | 02°12'35" | 200.00' | 7.71' |
| C 52 | 02°12'39" | 200.00' | 7.72' |
| C 53 | 18°29'27" | 394.00' | 127.15' |
| C 54 | 19°58'46" | 200.00' | 69.74' |
| C 55 | 10°38'47" | 200.00' | 37.16' |
| C 56 | 15°56'35" | 185.50' | 51.62' |
| C 57 | 05°33'43" | 185.50' | 18.01' |
| C 58 | 07°49'10" | 185.50' | 25.31' |
| C 59 | 04°02'31" | 209.50' | 14.78' |
| C 60 | 05°35'29" | 209.50' | 20.44' |
| C 61 | 07°36'55" | 209.50' | 27.85' |
| C 64 | 07°54'19" | 209.50' | 28.91' |
| C 67 | 12°51'37" | 509.50' | 114.35' |
| C 68 | 14°45'41" | 209.50' | 63.07' |
| C 69 | 30°37'33" | 200.00' | 106.90' |
| C 70 | 18°29'27" | 384.50' | 124.09' |
| C 71 | 12°27'24" | 182.00' | 39.57' |
| C 72 | 13°20'54" | 182.00' | 85.17' |
| C 73 | 65°22'26" | 16.31' | 18.61' |
| C 74 | 03°24'39" | 478.50' | 28.49' |
| C 75 | 02°12'39" | 221.50' | 8.55' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|-------|-------------|----------|
| L 12 | S82°52'30"E | 15.62' |
| L 13 | N59°18'01"E | 9.30' |
| L 19 | S69°01'41"E | 7.97' |
| L 40 | N08°11'56"E | 1.34' |
| L 41 | N28°23'47"W | 6.76' |
| L 53 | S81°48'04"E | 20.00' |
| L 59 | N78°41'24"W | 19.12' |
| L 97 | S68°19'52"E | 17.78' |
| L 102 | N73°57'26"W | 16.75' |
| L 103 | N87°37'41"W | 20.41' |
| L 104 | N87°37'42"W | 25.81' |
| L 116 | N82°42'01"W | 23.78' |
| L 136 | S58°25'52"W | 12.39' |
| L 142 | N65°36'08"E | 5.53' |
| L 144 | N13°55'54"W | 9.90' |
| L 147 | N82°52'30"W | 23.10' |
| L 148 | N58°53'23"W | 2.76' |
| L 149 | N79°35'29"W | 53.63' |
| L 150 | N79°35'29"W | 53.63' |
| L 151 | S81°48'04"E | 19.00' |

TRACT AU
(NOTE 3, 4, SHT. 2)

TRACT G

PARCEL 5-D
TALUS DIV. A
VOL. 201, PGS. 38-50

TRACT I

LEGEND

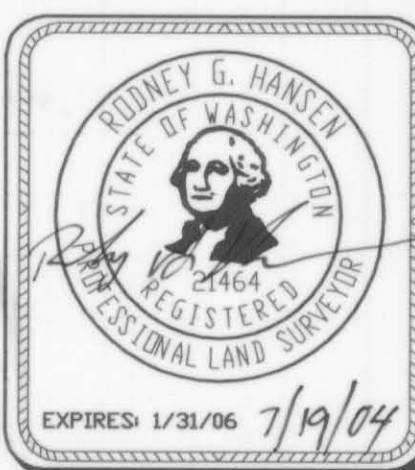
- (2,3) SEE GENERAL NOTE NUMBER ON SHEET 2
- BSBL BUILDING SET BACK LINE
- (RAD) RADIAL
- (PLAT) TALUS DIV. A, VOL. 201, PGS. 38-50
- SET 1/2" IRON ROD W/PLASTIC CAP OR NAIL W/FLASHER LS #21464.
NOTE : CONCRETE NAILS WILL BE SET IN THE CURB OR WALK ON THE EXTENSIONS OF THE LOT SIDE LINES ALONG TRACTS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

PARCEL 1
TALUS DIV. A
VOL. 201, PGS. 38-50

TRACT AT
(NOTE 5, SHT. 2)

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

CITY OF ISSAQUAH FILE NO. FP04-001EV



SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Ascent at Talus Division No. II 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, P.L.S. DATE 7/19/04
P.L.S. NO. 21464

Pacific
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Civil Engineering, Surveying
& Planning Consultants

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CONTROL

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PHONE: (425) 251-8811
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www.paceng.com

REVISION :
FINAL PLAT\00073DIVIIFP06.DWG

PROJECT NO.: 00073

DRAWN: JGC

CHECKED: DS, RH

SHEET: 8 of 10

VOL. / PAGE

20040722001876

ASCENT AT TALUS

DIVISION No. II

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

VOL. / PAGE

222/068

BASIS OF BEARINGS :

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

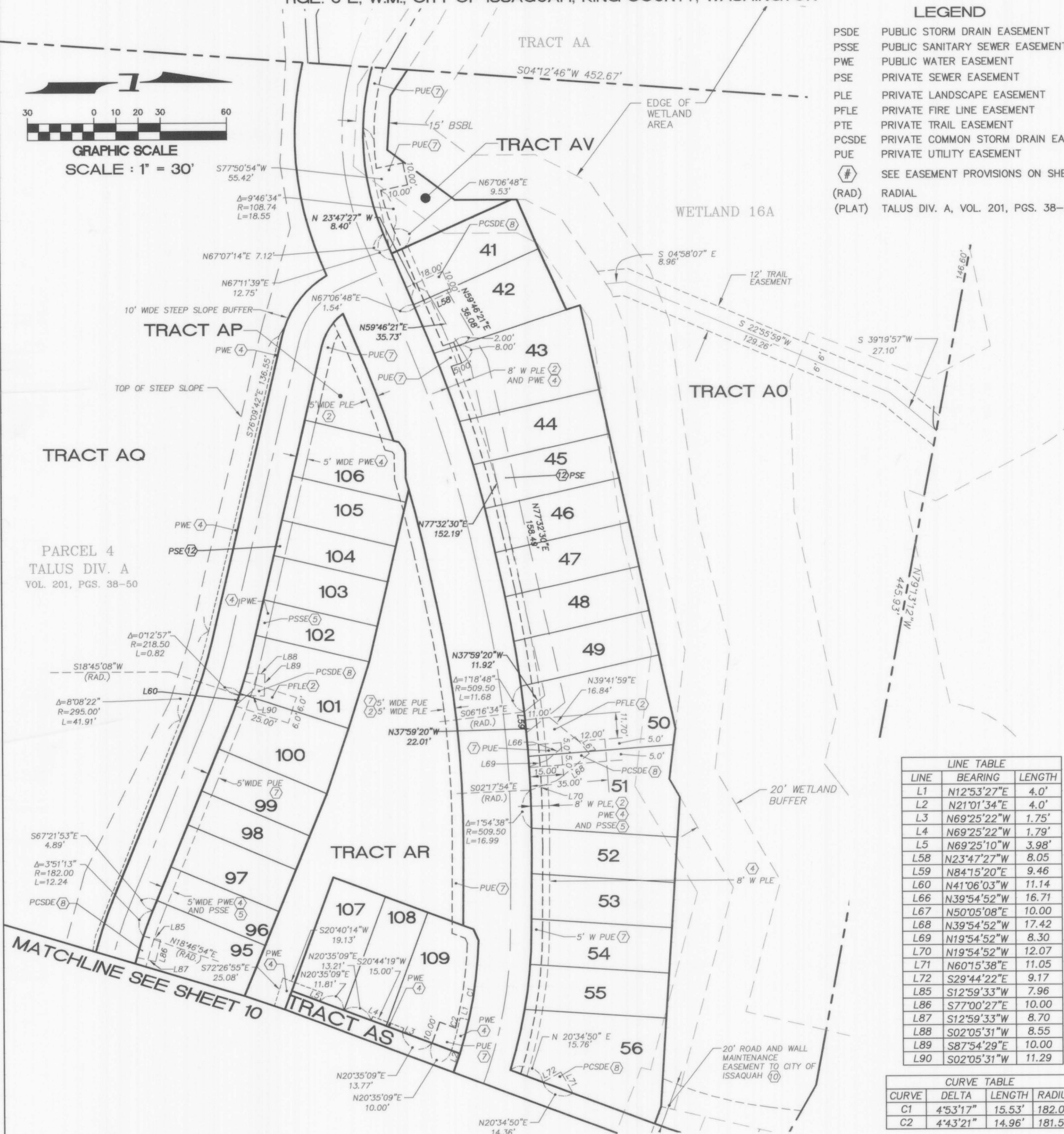


GRAPHIC SCALE

SCALE : 1" = 30'

LEGEND

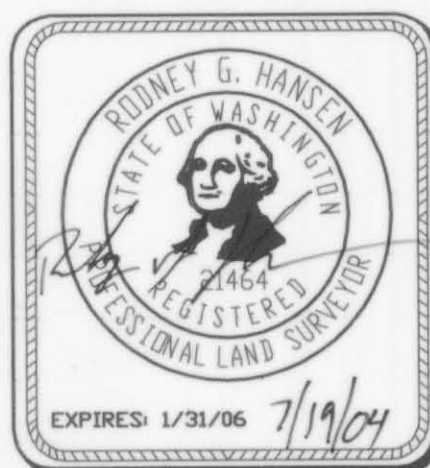
- PSDE PUBLIC STORM DRAIN EASEMENT
- PSSE PUBLIC SANITARY SEWER EASEMENT
- PWE PUBLIC WATER EASEMENT
- PSE PRIVATE SEWER EASEMENT
- PLE PRIVATE LANDSCAPE EASEMENT
- PFLE PRIVATE FIRE LINE EASEMENT
- PTE PRIVATE TRAIL EASEMENT
- PCSDE PRIVATE COMMON STORM DRAIN EASEMENT
- PUE PRIVATE UTILITY EASEMENT
- # SEE EASEMENT PROVISIONS ON SHEET 2
- (RAD) RADIAL
- (PLAT) TALUS DIV. A, VOL. 201, PGS. 38-50



| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N12°53'27"E | 4.0' |
| L2 | N21°01'34"E | 4.0' |
| L3 | N69°25'22"W | 1.75' |
| L4 | N69°25'22"W | 1.79' |
| L5 | N69°25'10"W | 3.98' |
| L58 | N23°47'27"W | 8.05' |
| L59 | N84°15'20"E | 9.46' |
| L60 | N41°06'03"W | 11.14' |
| L66 | N39°54'52"W | 16.71' |
| L67 | N50°05'08"E | 10.00' |
| L68 | N39°54'52"W | 17.42' |
| L69 | N19°54'52"W | 8.30' |
| L70 | N19°54'52"W | 12.07' |
| L71 | N60°15'38"E | 11.05' |
| L72 | S29°44'22"E | 9.17' |
| L85 | S12°59'33"W | 7.96' |
| L86 | S77°00'27"E | 10.00' |
| L87 | S12°59'33"W | 8.70' |
| L88 | S02°05'31"W | 8.55' |
| L89 | S87°54'29"E | 10.00' |
| L90 | S02°05'31"W | 11.29' |

| CURVE TABLE | | | |
|-------------|----------|--------|---------|
| CURVE | DELTA | LENGTH | RADIUS |
| C1 | 4°53'17" | 15.53' | 182.00' |
| C2 | 4°43'21" | 14.96' | 181.50' |

CITY OF ISSAQUAH FILE NO. FP04-001EV



SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Ascent at Talus Division No. II 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 7/19/04
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. II
EASEMENT
CONTROL

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

REVISION :
FINAL PLAT\00073DIVIIFP07.DWG

PROJECT NO.: 00073

DRAWN: JGC

CHECKED: DS, RH

SHEET: 9 of 10

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BASIS OF BEARINGS :

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

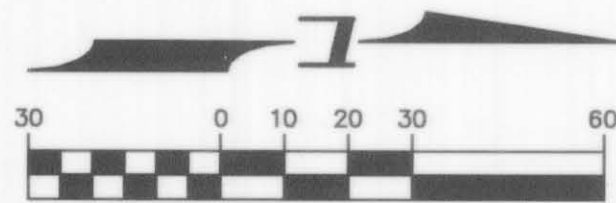
ASCENT AT TALUS
DIVISION No. IIPORTION OF NE 1/4 AND SE 1/4 OF SW 1/4, SEC. 29, TWN. 24 N,
RGE. 6 E, W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

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LEGEND

| | |
|--------|-------------------------------------|
| PSDE | PUBLIC STORM DRAIN EASEMENT |
| PSSE | PUBLIC SANITARY SEWER EASEMENT |
| PWE | PUBLIC WATER EASEMENT |
| PSE | PRIVATE SEWER EASEMENT |
| PLE | PRIVATE LANDSCAPE EASEMENT |
| PFLE | PRIVATE FIRE LINE EASEMENT |
| PTE | PRIVATE TRAIL EASEMENT |
| PCSD | PRIVATE COMMON STORM DRAIN EASEMENT |
| PUE | PRIVATE UTILITY EASEMENT |
| # | SEE EASEMENT PROVISIONS ON SHEET 2 |
| (RAD) | RADIAL |
| (PLAT) | TALUS DIV. A, VOL. 201, PGS. 38-50 |

GRAPHIC SCALE
SCALE : 1" = 30'