

20040914000819

223/038

TALUS DIV. 5A

POR SE 1/4 OF NW 1/4, SEC 29, TWP 24 N, RGE 6 E, 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, EASEMENTS AND RIGHTS OF WAY WHICH ARE SHOWN HEREON (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.

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.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

SIGNED THIS 13th DAY OF SEPTEMBER, 2004

TALUS PARCEL 5 LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: TALUS 5A3, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, ITS MANAGER

BY: [Signature]

DAN HAYES, MANAGING MEMBER

WELLS FARGO BANK
FORMERLY KNOWN AS
PACIFIC NORTHWEST BANK

BY: [Signature] BY: _____

ITS: SR Vice President ITS: _____

TALUS RESIDENTIAL ASSOCIATION
A WASHINGTON NONPROFIT CORPORATION

THE TALUS RESIDENTIAL ASSOCIATION HEREBY ACCEPTS ALL TRACTS AND EASEMENTS GRANTED AND CONVEYED TO IT HEREIN, INCLUDING ALL MAINTENANCE OBLIGATIONS, ON THIS 31st DAY OF August, 2004.

BY: [Signature]

ITS: President, TRA

LEGAL DESCRIPTION

PARCEL 5A3 OF CITY OF ISSAQUAH SHORT PLAT NUMBER SP03-001EV, AS RECORDED UNDER RECORDING NUMBER 20031106900001 IN BOOK 164 OF SHORT PLATS, AT PAGE 79, RECORDS OF KING COUNTY, WASHINGTON.

CITY OF ISSAQUAH FILE NO. FP 04-003EV



11814 115th Ave. NE
Kirkland, WA 98034-6923
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassoc.com

CITY OF ISSAQUAH

MDRT APPROVALS

EXAMINED AND APPROVED THIS 13th DAY OF SEPTEMBER, 2004.

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

EXAMINED AND APPROVED THIS 13th DAY OF September, 2004.

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

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 13th OF SEPTEMBER, 2004.

[Signature]
CITY OF ISSAQUAH, FINANCE DIRECTOR

MAYOR [Signature]

EXAMINED AND APPROVED THIS 13th DAY OF September, 2004.

[Signature]
MAYOR

ATTEST: [Signature]
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 AS SHOWN HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL THIS 13th DAY OF September, 2004.

[Signature]
MANAGER, FINANCE DIVISION

[Signature]
DEPUTY

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 13th DAY OF SEPTEMBER, 2004.

[Signature]
KING COUNTY ASSESSOR

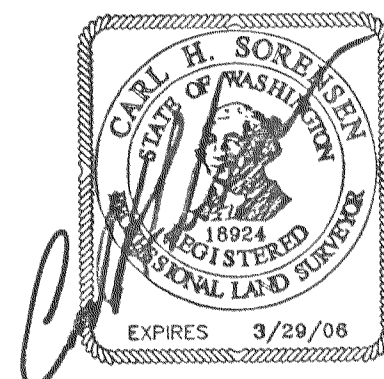
[Signature]
DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER 856273-0050-04

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF TALUS DIV. 5A IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, EXCEPT AS NOTED, THAT I FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



8/31/04

[Signature]

CARL H. SORENSON, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 18924
TRIAD ASSOCIATES
11814 115TH AVE. NE.
KIRKLAND, WASHINGTON 98034
PHONE: (425) 821-8448

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH THIS 14 DAY OF Sept, 2004, AT 9:52 A.M. MINUTES PAST 9 M. AND RECORDED IN VOLUME 223 OF PLATS, PAGE(S) 038, RECORDS OF KING COUNTY, WASHINGTON.
DIVISION OF RECORDS AND ELECTIONS

MANAGER

[Signature]
SUPERINTENDENT OF RECORDS

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

JOB NO 03-039

SHEET 1 OF 7

VOL/Pg

Parcel 5A Final Plat

TALUS DIV. 5A

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

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF KING } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAN HAYES SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING MEMBER OF TALUS 5A3, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE MANAGER OF TALUS PARCEL 5, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED September 1, 2004
SIGNATURE OF Amy M. Morgenstern
NOTARY PUBLIC
TITLE Project Administrator
MY APPOINTMENT EXPIRES May 10, 2008STATE OF WASHINGTON }
COUNTY OF KING } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD J. ENGOM CP SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE SR. VICE PRESIDENT OF PACIFIC NORTHWEST BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WELLS FARGO BANK
FORMERLY KNOWN AS
PACIFIC NORTHWEST
BANKDATED 9-3-04
SIGNATURE OF Charles E. Janssen
NOTARY PUBLIC
TITLE Bus. Assoc.
MY APPOINTMENT EXPIRES 05-09-05NOTARY PUBLIC
STATE OF WASHINGTON
CHARLES E. JANSSEN
My Appointment Expires May 9, 2005STATE OF WASHINGTON }
COUNTY OF KING } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Cordyn Fossum SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF TALUS RESIDENTIAL ASSOCIATION, A WASHINGTON NON PROFIT CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED August 31, 2004
SIGNATURE OF Stephanie A. Godby
NOTARY PUBLIC
TITLE Project Administrator
MY APPOINTMENT EXPIRES March 8, 2008Notary Public
State of Washington
STEPHANIE A. GODBY
My Appointment Expires Mar. 8, 2008

GENERAL EASEMENT PROVISIONS

- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON A STRIP OF LAND AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PUBLIC MAINTENANCE EASEMENT" IN WHICH TO INSTALL, MAINTAIN, REPLACE AND OPERATE PUBLIC IMPROVEMENTS, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSES STATED. THE CITY SHALL RESTORE THE EASEMENT AS NEAR AS POSSIBLE TO THE ORIGINAL CONDITION FOLLOWING ANY WORK. STRUCTURES SHALL NOT BE CONSTRUCTED (EXCEPT FOR ROCKERIES AND RETAINING WALLS, WITH PRIOR APPROVAL FROM THE CITY) UPON THE EASEMENT.
- 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 "PUBLIC STORM DRAINAGE EASEMENT" TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE DRAINAGE 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 THESE EASEMENTS. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEAR AS POSSIBLE TO THE ORIGINAL CONDITION.
- 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 "PUBLIC WATERLINE EASEMENT" AND "PUBLIC 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 SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR THESE EASEMENTS. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEAR AS POSSIBLE TO THE ORIGINAL CONDITION.
- PRIVATE UTILITY EASEMENTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PRIVATE WALL EASEMENT", "PRIVATE STORM DRAINAGE EASEMENT", "PRIVATE WATER LINE EASEMENT" AND "PRIVATE SANITARY SEWER EASEMENT" ARE HEREBY RESERVED FOR AND GRANTED TO THE BENEFITING LOT OWNERS AND / OR THE TALUS RESIDENTIAL ASSOCIATION, AS SPECIFIED HEREIN, TOGETHER WITH THE RIGHT OF ACCESS ACROSS LOTS AND TRACTS, AS REQUIRED, FOR THE OPERATION AND MAINTENANCE OF PRIVATE FACILITIES CONTAINED THEREIN. THE BENEFITING LOT OWNERS AND / OR THE TALUS RESIDENTIAL ASSOCIATION, AS SPECIFIED HEREIN, SHALL RESTORE THE EASEMENT, AND ACCESS TO THE EASEMENT, AS REQUIRED, AS NEAR AS POSSIBLE TO THE ORIGINAL CONDITION FOLLOWING ANY WORK UNLESS OTHERWISE NOTED. AN EAVE OVERHANG OF ONE FOOT IS PERMITTED IN ALL PRIVATE UTILITY EASEMENTS. THESE PRIVATE EASEMENTS MAY BE MODIFIED AT THE MUTUAL AGREEMENT OF THE BENEFITED AND SUBJECTED LOT OWNERS WITHOUT MODIFICATION OF THIS FINAL PLAT.
- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE PUGET SOUND ENERGY CO., QWEST COMMUNICATIONS, A CABLE TV COMPANY, OTHER PUBLIC AND PRIVATE UTILITY PURVEYORS AND TALUS PARCEL 5 LLC, AND THEIR SUCCESSORS AND ASSIGNS UNDER AND UPON THE EASEMENTS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "DRY UTILITY EASEMENT" ALL 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. THE EASEMENT SHALL BE RESTORED AS NEAR AS POSSIBLE BY ANY PERSON PERFORMING WORK IN THE EASEMENT TO THE ORIGINAL CONDITION.
- "PUBLIC SIDEWALK ACCESS EASEMENTS" IN LOTS 15, 18, 20, 23 AND 35, AND WITHIN TRACTS AH AND AI, CONTAIN PUBLIC SIDEWALK AND WHEELCHAIR RAMP IMPROVEMENTS AND ARE HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT, TO THE CITY OF ISSAQUAH. THE CITY OF ISSAQUAH SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PUBLIC IMPROVEMENTS WITHIN THE EASEMENTS. SEE EASEMENT DETAILS ON SHEET 7.
- A PUBLIC "NON-MOTORIZED TRAIL EASEMENT" IS HEREBY GRANTED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE CITY OF ISSAQUAH OVER A STRIP OF LAND 12 FEET IN WIDTH WITH 6 FEET OF SUCH WIDTH ON EACH SIDE OF THE CENTERLINE OF THE TRAIL AS CONSTRUCTED. THE TRAIL IS LOCATED APPROXIMATELY AS SHOWN HEREIN. THIS EASEMENT IS TO ALLOW PUBLIC PEDESTRIAN ACCESS.
- 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 "PUBLIC ACCESS EASEMENT" FOR THE PURPOSE OF PUBLIC ACCESS.
- "PRIVATE ACCESS EASEMENTS" AS SHOWN ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE BENEFITING LOT OWNERS FOR ACCESS PURPOSES. THE TALUS RESIDENTIAL ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID EASEMENT.

RESTRICTIONS

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.

NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CATV, FIRE OR POLICE SIGNALS, OR FOR OTHER PURPOSES, SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OUTSIDE THE BUILDINGS THEREON UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO THE BUILDING.

COVENANTS

ALL LOTS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TALUS RESIDENTIAL PROPERTIES OWNERS RECORDED THE 24th DAY OF SEPTEMBER, 2001 UNDER RECORDING NUMBER 20010924001305 AND 20010913001304 AND MODIFICATIONS RECORDED UNDER RECORDING NUMBERS 20031223001555 AND 20040416001050, RECORDS OF KING COUNTY WASHINGTON.

NOTES AND DETAILED EASEMENT PROVISIONS

- INSTRUMENTATION FOR THIS SURVEY WAS A 1 MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE MEETING OR EXCEEDING STANDARDS SET BY WAC. 332-130-090.
- PROPERTY CORNERS SHALL BE SET AS FOLLOWS, UNLESS OTHERWISE SPECIFIED:
A) SET 1/2" x 24" REBAR WITH CAP "LS NO. 18924" ON LOT LINES AT A 20' OFFSET FROM THE FRONT LOT AND TRACT CORNERS.
B) SET LEAD AND TACKS ON CONCRETE CURBS AT SIDE LOT LINE EXTENSIONS.
C) SET 1/2" x 24" REBAR WITH CAP "LS NO. 18924" AT ALL REAR LOT AND TRACT CORNERS AND ANGLE POINTS.
- ALL BUILDING DOWN SPOUTS, 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. PATIO DRAINS AND DRIVEWAY DRAINS ARE INSTALLED AT THE DISCRETION OF THE BUILDER AND THIS NOTE IS NOT INTENDED TO REQUIRE THEM IN ALL CASES. IF THE BUILDER CHOOSES TO INSTALL SUCH DRAINS, THEY ARE REQUIRED TO BE CONNECTED TO THE NEAREST STORM DRAINAGE FACILITY.
- TRACT AA IS AN OPEN SPACE, RECREATION AREA AND UTILITY TRACT, AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT EXCEPT FOR PUBLIC SEWER MAIN FACILITIES TO BE MAINTAINED BY THE CITY OF ISSAQUAH.

TRACT AA ALSO CONTAINS PRIVATE STORM DRAINAGE FACILITIES WHICH ARE FOR THE BENEFIT OF LOTS 1-5 AND TRACT AA. THE PRIVATE STORM DRAIN EASEMENT WITHIN TRACT AA IS HEREBY GRANTED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING ALL PRIVATE DRAINAGE FACILITIES WITHIN TRACT AA AND WITHIN TRACT V, TALUS DIV. 5-C, VOL. 206, PAGES 31-36 WHICH BENEFIT SAID LOTS 1-5 AND TRACT AA. NOTWITHSTANDING ANYTHING TO THE CONTRARY IN NOTE 22, PLAT OF TALUS DIV. 5-C, THE TALUS RESIDENTIAL ASSOCIATION SHALL MAINTAIN THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON WITH LOTS 200-202 AND TRACT V OF SAID PLAT OF TALUS 5-C.

PRIVATE SANITARY SEWER EASEMENTS WITHIN TRACT AA ARE COINCIDENT WITH THE PUBLIC SEWER EASEMENT AND CONTAIN PRIVATE SIDE SEWER FACILITIES FOR THE BENEFIT OF LOT 1 AND LOTS 3-11. THESE ARE HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE TALUS RESIDENTIAL ASSOCIATION.

THE PRIVATE WALL EASEMENTS WITHIN TRACT AA ARE FOR THE BENEFIT OF LOTS 3, 5 AND 6-15. THESE ALSO CONTAIN WALL DRAINAGE FACILITIES AND ARE HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE TALUS RESIDENTIAL ASSOCIATION.

TRACT AA CONTAINS A STREAM BUFFER BUILDING SETBACK LINE. THE BUILDING SETBACK AREA IS SUBJECT TO REGULATION UNDER APPENDIX E OF THE TALUS DEVELOPMENT AGREEMENT ON FILE AT THE CITY OF ISSAQUAH.
- TRACT AB IS AN OPEN SPACE AND CRITICAL AREA TRACT DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.

TRACT AB CONTAINS A STREAM WHICH IS CONSIDERED TO BE AN ENVIRONMENTALLY CRITICAL AREA. A 25' BUFFER IS LOCATED AROUND THE STREAM, AND A 15' BUILDING SETBACK LINE IS LOCATED AROUND THE 25' BUFFER. THESE AREAS ARE SUBJECT TO REGULATION UNDER APPENDIX E OF THE TALUS DEVELOPMENT AGREEMENT.

THE 15' PRIVATE STORM DRAINAGE EASEMENT WITHIN TRACT AB IS FOR THE BENEFIT OF LOTS 70-75. THE EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE TALUS RESIDENTIAL ASSOCIATION.
- TRACT AC IS AN OPEN SPACE AND RECREATION AREA TRACT DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.

TRACT AC IS ALSO SUBJECT TO A PRIVATE WALL EASEMENT FOR THE BENEFIT OF LOT 6 HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT, TOGETHER WITH ALL WALL FACILITIES MAINTENANCE OBLIGATIONS, TO THE TALUS RESIDENTIAL ASSOCIATION.

TRACT AC CONTAINS A STREAM BUFFER BUILDING SETBACK LINE. THE BUILDING SETBACK AREA IS SUBJECT TO REGULATION UNDER APPENDIX E OF THE TALUS DEVELOPMENT AGREEMENT.
- TRACT AD IS AN ACCESS AND UTILITY TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT EXCEPT FOR PUBLIC STORM DRAINAGE, SEWER AND WATER FACILITIES, TO BE MAINTAINED BY THE CITY OF ISSAQUAH.
- TRACT AE IS A PRIVATE ACCESS AND UTILITY TRACT FOR THE BENEFIT OF LOTS 16 AND 17 WHICH IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID TRACT.

TRACT AE IS SUBJECT TO A PRIVATE WALL EASEMENT BENEFITING LOT 18.

TRACT AE IS SUBJECT TO A PRIVATE WATER LINE EASEMENT BENEFITING LOT 17.

TRACT AE IS SUBJECT TO A PRIVATE STORM DRAINAGE EASEMENT BENEFITING LOTS 16-19.

TRACT AE IS SUBJECT TO A PRIVATE ACCESS EASEMENT BENEFITING LOTS 16 AND 17.
- TRACT AF IS A PRIVATE ACCESS AND UTILITY TRACT BENEFITING LOTS 21-23 AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT EXCEPT FOR PUBLIC SANITARY SEWER AND PUBLIC WATERLINE FACILITIES WHICH MAY BE CONSTRUCTED IN THE FUTURE. THESE FACILITIES, IF CONSTRUCTED, SHALL BE MAINTAINED BY THE CITY OF ISSAQUAH.

TRACT AF IS SUBJECT TO A PRIVATE WATER LINE EASEMENT BENEFITING LOTS 21-23.

TRACT AF IS SUBJECT TO A PRIVATE STORM DRAINAGE EASEMENT BENEFITING LOTS 21-23.

TRACT AF IS SUBJECT TO A PRIVATE WALL EASEMENT BENEFITING LOT 20.

TRACT AF IS SUBJECT TO A PRIVATE ACCESS EASEMENT BENEFITING LOTS 21-23.

TRACT AF IS ALSO SUBJECT TO A PUBLIC ACCESS EASEMENT. THE PUBLIC ACCESS EASEMENT SHALL PROVIDE PEDESTRIAN ACCESS CONNECTING THE PUBLIC ROAD WITH TRACT AG. TRACT AF IS NOT FOR VEHICULAR ACCESS, EXCEPT FOR VEHICULAR ACCESS TO LOTS 21-23, EMERGENCY VEHICLE ACCESS AND FOR INSTALLATION, MAINTENANCE AND RECONSTRUCTION OF UTILITIES WITHIN TRACT AF AND TRACT AG.
- TRACT AG IS AN OPEN SPACE, RECREATION AND UTILITY TRACT HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT EXCEPT FOR PUBLIC STORM DRAINAGE FACILITIES TO BE MAINTAINED BY THE CITY OF ISSAQUAH AND EXCEPT FOR PUBLIC SANITARY SEWER AND PUBLIC WATERLINE FACILITIES WHICH MAY BE CONSTRUCTED IN THE FUTURE. THESE FACILITIES, IF CONSTRUCTED, WILL BE MAINTAINED BY THE CITY OF ISSAQUAH.

THE PRIVATE WALL EASEMENT WITHIN TRACT AG BENEFITS LOTS 17 AND 18.
- TRACT AH IS AN OPEN SPACE, RECREATION AREA, MAINTAINED LANDSCAPE AREA AND UTILITY TRACT HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.

TRACT AH IS SUBJECT TO A PRIVATE STORM DRAINAGE AND SANITARY SEWER EASEMENT WHICH IS FOR THE BENEFIT OF LOTS 50 THROUGH 57.

 11814 115th Ave. NE Kirkland, WA 98034-6923 425.821.8448 425.821.3481 fax 800.488.0756 toll free www.triadassoc.com	 8/31/04	VOL/PG
JOB NO 03-039 SHEET 2 OF 7		

20040914000819

223/040

TALUS DIV. 5A

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

NOTES AND DETAILED EASEMENT PROVISIONS (CONTINUED)

12. TRACT AI IS A PUBLIC ACCESS AND UTILITY TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
- TRACT AI IS SUBJECT TO A PRIVATE SANITARY SEWER EASEMENT BENEFITING LOTS 43 THROUGH 49.
- TRACT AI IS SUBJECT TO A PRIVATE STORM DRAINAGE EASEMENT BENEFITING LOTS 43 THROUGH 49 AND LOT 69.
- TRACT AI IS SUBJECT TO A PRIVATE WALL EASEMENT BENEFITING LOTS 48 AND 49 AND LOTS 68 AND 69.
13. TRACT AJ IS A PRIVATE ACCESS DRIVEWAY AND UTILITY TRACT BENEFITING LOTS 3 AND 4 AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
- TRACT AJ IS ALSO SUBJECT TO A PRIVATE WALL EASEMENT BENEFITING LOT 2 AND A PRIVATE WATER LINE EASEMENT BENEFITING LOTS 3 AND 4.
14. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 1 IS FOR THE BENEFIT OF LOT 2. THE OWNERS OF LOTS 1 AND 2 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
15. THE PRIVATE STORM DRAINAGE AND SANITARY SEWER EASEMENT WITHIN LOT 3 IS FOR THE BENEFIT OF LOT 4. THE OWNERS OF LOTS 3 AND 4 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE AND SEWER FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE AND SEWER FACILITIES USED IN COMMON.
16. THE PRIVATE WALL EASEMENT ALONG THE EAST LINE OF LOTS 6-15 IS HEREBY GRANTED AND CONVEYED TO SAID LOTS, TRACT AA, TRACT AB AND THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF SAID WALL.
17. THE PRIVATE STORM DRAINAGE AND SANITARY SEWER EASEMENTS WITHIN LOTS 7 THROUGH 15 ARE FOR THE BENEFIT OF LOTS 6 THROUGH 15. THE OWNERS OF LOTS 6 THROUGH 15 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE AND SANITARY SEWER EASEMENT FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE AND SEWER FACILITIES USED IN COMMON.
18. THE PRIVATE SANITARY SEWER EASEMENT ALONG THE LINE COMMON TO LOTS 12 AND 13 IS FOR THE BENEFIT OF LOTS 12-15. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE SANITARY SEWER FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THE SANITARY SEWER FACILITIES USED IN COMMON.
19. THE PRIVATE STORM DRAINAGE AND SANITARY SEWER EASEMENT IN LOT 16 IS FOR THE BENEFIT OF LOT 17. THE PRIVATE STORM DRAINAGE EASEMENT IN LOT 17 IS FOR THE BENEFIT OF LOT 16 AND 18. THE OWNERS OF LOTS 16 AND 17 AND 18 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE AND SANITARY SEWER FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THE STORM DRAINAGE AND SEWER FACILITIES USED IN COMMON.
20. THE PRIVATE SANITARY SEWER EASEMENT WITHIN LOT 22 IS FOR THE BENEFIT OF LOT 21. THE OWNERS OF LOTS 21 AND 22 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SEWER FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE SEWER FACILITIES USED IN COMMON.
21. THE 10.00 FOOT PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 22 THROUGH 24 IS FOR THE BENEFIT OF LOTS 21 THROUGH 24. THE OWNERS OF LOTS 21 THROUGH 24 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
22. THE 5.00 FOOT PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 25 CONTAINS A PERMANENT EMERGENCY DRAINAGE OVERFLOW SWALE. THE EASEMENT IS HEREBY GRANTED AND CONVEYED UPON RECORDING OF THIS PLAT, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR THIS FEATURE, TO THE TALUS RESIDENTIAL ASSOCIATION.
23. THE 5.00 FOOT PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 26 CONTAINS A PERMANENT EMERGENCY DRAINAGE OVERFLOW SWALE. THE EASEMENT IS HEREBY GRANTED AND CONVEYED UPON RECORDING OF THIS PLAT, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR THIS FEATURE, TO THE TALUS RESIDENTIAL ASSOCIATION.
24. THE 10.00 FOOT PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 26 THROUGH 28 IS FOR THE BENEFIT OF LOTS 26 THROUGH 29. THE OWNERS OF LOTS 26 THROUGH 29 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
25. THE 5.00 FOOT PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 30 CONTAINS A PERMANENT EMERGENCY DRAINAGE OVERFLOW SWALE. THE EASEMENT IS HEREBY GRANTED AND CONVEYED UPON RECORDING OF THIS PLAT, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR THIS FEATURE, TO THE TALUS RESIDENTIAL ASSOCIATION.
26. THE 10.00 FOOT PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 30 THROUGH 32 IS FOR THE BENEFIT OF LOTS 31 THROUGH 33. THE OWNERS OF LOTS 30 THROUGH 33 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
27. THE 10.00 FOOT PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 34 THROUGH 36 IS FOR THE BENEFIT OF LOTS 35 THROUGH 37. THE OWNERS OF LOTS 34 THROUGH 37 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
28. THE PRIVATE STORM DRAINAGE EASEMENT ALONG THE EAST SIDE OF LOTS 38 THROUGH 42 AND ALONG THE WEST LINE OF LOT 42 IS FOR THE BENEFIT OF LOTS 39 THROUGH 42 AND PROPERTY ADJOINING TO THE SOUTH. UPON USE OF THE STORM DRAINAGE FACILITIES WITHIN SUCH EASEMENT, THE OWNERS OF LOTS 38 THROUGH 42 AND THE OWNERS OF THE PROPERTY ADJOINING AND TO THE SOUTH OF LOT 42 SHALL BE DEEMED TO HAVE ACCEPTED RESPONSIBILITY FOR, AND SHALL EQUALLY SHARE IN, THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
29. THE 5.00 FOOT PRIVATE STORM DRAINAGE EASEMENTS WITHIN LOTS 36 AND 40 CONTAIN PERMANENT EMERGENCY DRAINAGE OVERFLOW SWALES. THE EASEMENTS ARE HEREBY GRANTED AND CONVEYED UPON RECORDING OF THIS PLAT, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR THESE FEATURES, TO THE TALUS RESIDENTIAL ASSOCIATION.
30. THE PRIVATE STORM DRAINAGE AND SANITARY SEWER EASEMENTS ON THE EAST SIDE OF LOTS 43 THROUGH 48 ARE FOR THE BENEFIT OF LOTS 43 THROUGH 49. THE OWNERS OF LOTS 43 THROUGH 49 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE AND SANITARY SEWER FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN, THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE AND SANITARY SEWER FACILITIES USED IN COMMON.
31. THE PRIVATE STORM DRAINAGE AND SANITARY SEWER EASEMENT WITHIN LOTS 50 THROUGH 57 AND TRACT AH IS FOR THE BENEFIT OF LOTS 50 THROUGH 57. THE OWNERS OF LOTS 50 THROUGH 57 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE AND SANITARY SEWER FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE AND SANITARY SEWER FACILITIES USED IN COMMON.
32. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 58, 59 AND TRACT AH IS FOR THE BENEFIT OF LOTS 58, 59 AND 60. THE OWNERS OF LOTS 58, 59 AND 60 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
33. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 60, 61 AND 62 IS FOR THE BENEFIT OF LOTS 61, 62 AND 63. THE OWNERS OF LOTS 60, 61, 62 AND 63 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
34. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 64 AND 65 IS FOR THE BENEFIT OF LOTS 65 AND 66. THE OWNERS OF LOTS 64, 65 AND 66 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
35. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 67 IS FOR THE BENEFIT OF LOT 68. THE OWNERS OF LOTS 67 AND 68 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
36. THE DRIVEWAY ACCESS EASEMENTS STRADDLING THE LOT LINE BETWEEN LOTS 1 AND 2 ARE JOINT USE EASEMENTS FOR SHARED DRIVEWAYS. EACH EASEMENT IS HEREBY GRANTED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE LOT OWNER ADJOINING THE EASEMENT. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRIVEWAY FACILITIES THAT THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRIVEWAY FACILITIES THAT THEY USE IN COMMON.
37. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 70 THROUGH 74 IS FOR THE BENEFIT OF LOTS 71 THROUGH 75. THE OWNERS OF LOTS 70 THROUGH 75 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
38. THE PRIVATE WALL EASEMENTS WITHIN LOTS 47-71 AND TRACT AH ARE HEREBY GRANTED AND CONVEYED TO SAID LOTS AND TO THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF SAID WALLS.
39. THE PRIVATE WALL EASEMENTS WITHIN LOTS 21-25, 28-29, 31-34 AND 40-42 ARE HEREBY GRANTED AND CONVEYED TO SAID LOTS AND THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF SAID WALLS.
40. THE PRIVATE WALL EASEMENT WITHIN LOT 5 IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT, TOGETHER WITH ALL WALL MAINTENANCE OBLIGATIONS, TO THE TALUS RESIDENTIAL ASSOCIATION.
41. THE PRIVATE WALL EASEMENTS WITHIN LOTS 1, 2 AND 3 ARE HEREBY GRANTED AND CONVEYED TO SAID LOTS AND TO THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF SAID WALLS.
42. THE PRIVATE WALL EASEMENTS WITHIN THE EAST SIDE OF LOTS 16 AND 17 ARE HEREBY GRANTED AND CONVEYED TO SAID LOTS AND THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF SAID WALL.
43. THE PRIVATE WALL EASEMENTS WITHIN THE NORTH AND WEST SIDES OF LOT 17 AND WITHIN LOT 18 AND TRACT AE ARE HEREBY GRANTED AND CONVEYED TO SAID LOTS AND TRACT AND THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF SAID WALLS.
44. THE PRIVATE WALL EASEMENT WITHIN LOT 20 IS HEREBY GRANTED AND CONVEYED TO SAID LOT AND THE TALUS RESIDENTIAL ASSOCIATION. THE TALUS RESIDENTIAL ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF SAID WALL.
45. THE PRIVATE WALL EASEMENT WITHIN THE SOUTH SIDE OF LOT 6 IS FOR THE BENEFIT OF TRACTS AA, AB AND AC. THE EASEMENT IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT, TOGETHER WITH ALL WALL FACILITIES MAINTENANCE OBLIGATIONS, TO THE TALUS RESIDENTIAL ASSOCIATION.
46. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 18 AND TRACT AE IS FOR THE BENEFIT OF LOT 19. THE OWNERS OF LOTS 18 AND 19 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM DRAINAGE FACILITIES THAT THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
47. THE PRIVATE SANITARY SEWER EASEMENT ALONG THE LINE COMMON TO LOTS 47 AND 48 IS FOR THE BENEFIT OF SAID LOTS. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SANITARY SEWER FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THE SANITARY SEWER FACILITIES USED IN COMMON.
48. THE PRIVATE SANITARY SEWER EASEMENT ALONG THE LINE COMMON TO LOTS 54 AND 55 IS FOR THE BENEFIT OF LOTS 54-57. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SANITARY SEWER FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THE SANITARY SEWER FACILITIES USED IN COMMON.
49. THE PRIVATE STORM DRAINAGE EASEMENT ALONG THE WEST SIDE OF LOTS 22-41 IS FOR THE BENEFIT OF LOTS 23-41. THE OWNERS OF LOTS 22-41 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
50. THE PRIVATE STORM DRAINAGE EASEMENT ALONG THE WEST SIDE OF LOT 19 IS FOR THE BENEFIT OF LOT 20. THE OWNERS OF LOTS 19 AND 20 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES USED IN COMMON.
51. THIS PLAT IS SUBJECT TO A DRY UTILITIES EASEMENT DELINEATED AND/OR DEDICATED ON THE FACE OF TALUS DIVISION A, A MASTER PLAT, RECORDED IN VOLUME 201 OF PLATS, PAGES 38 TO 50.
52. THIS PLAT IS SUBJECT TO A PUBLIC MAINTENANCE EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF TALUS DIVISION A, A MASTER PLAT, RECORDED IN VOLUME 201 OF PLATS, PAGES 38 TO 50.
53. THIS PLAT IS SUBJECT TO A PUGET SOUND POWER AND LIGHT COMPANY ELECTRIC TRANSMISSION LINE EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 6423875.
- THIS EASEMENT CONVEYS THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE ONE OR MORE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES OVER AND/OR UNDER THE RIGHT OF WAY, TOGETHER WITH ALL APPURTENANCES WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, POLES AND/OR TOWERS, UNDERGROUND CONDUITS, CABLES, MANHOLES, VAULTS AND TRANSFORMERS AND SEMI-BURIED OR GROUND MOUNTED FACILITIES SUCH AS PADS, TRANSFORMERS AND SWITCHES. THE EASEMENT ALSO CONVEYS THE RIGHT TO TRIM BRUSH AND CUT TREES, INCLUDING THE RIGHT TO CUT TREES ON THE PROPERTY ADJACENT TO THE EASEMENT WHICH COULD BE A HAZARD TO THE GRANTEE'S FACILITIES. A RIGHT OF ACCESS IS CONVEYED TO THE GRANTEE ACROSS THE ADJACENT PROPERTY TOGETHER WITH THE OBLIGATION FOR COMPENSATION FOR DAMAGES TO THE ADJACENT PROPERTY RESULTING FROM GRANTEE'S EXERCISING OF ACCESS RIGHTS. THE RIGHTS AND OBLIGATIONS OF THE PARTIES TO THE EASEMENT INURE TO THE BENEFIT OF, AND ARE BINDING UPON THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.
- THE EASEMENT BURDENS TRACT AG AND A PORTION OF LOT 17, AS SHOWN ON SHEET 6. THE BENEFITED PARTY TO THE EASEMENT IS PROVIDED NON-EXCLUSIVE ACCESS TO THE EASEMENT ACROSS TRACT AF (SEE GENERAL EASEMENT PROVISION NUMBER 5).
54. THIS PLAT IS SUBJECT TO A DECLARATION OF EASEMENTS, AND COVENANT TO SHARE COSTS FOR TALUS, AND THE TERMS AND CONDITIONS THEREOF, AS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBERS 20010913001304 AND 20031223001555.
55. THIS PLAT IS SUBJECT TO A PUGET SOUND ENERGY UTILITY SYSTEMS EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20021010001658.
56. THIS PLAT IS SUBJECT TO A QWEST TELECOMMUNICATIONS FACILITIES EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20021010002643.
57. THIS PLAT IS SUBJECT TO A TCI CABLEVISION OF WASHINGTON, INC. UNDERGROUND AND/OR ABOVE-GROUND COMMUNICATIONS, BROADBAND, CABLE TELEVISION SYSTEM OR OTHER SIMILAR FACILITIES EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20030121002111.
58. THIS PLAT IS SUBJECT TO RESERVATIONS AND EXCEPTIONS CONTAINED IN DEED FROM NORTHERN PACIFIC RAILROAD COMPANY RESERVING AND EXCEPTING FROM SAID LANDS SO MUCH OR SUCH PORTIONS THEREOF AS ARE OR MAY BE MINERAL LANDS OR CONTAIN COAL OR IRON, AND ALSO THE USE AND THE RIGHT AND TITLE TO THE USE OF SUCH SURFACE GROUND AS MAY BE NECESSARY FOR GROUND OPERATIONS AND THE RIGHT OF ACCESS TO SUCH RESERVED AND EXCEPTED MINERAL LANDS, INCLUDING LANDS CONTAINING COAL OR IRON, FOR THE PURPOSE OF EXPLORING, DEVELOPING AND WORKING THE SAME AS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBERS 212072 AND 212073.
59. THIS PLAT IS SUBJECT TO DEDICATION, COVENANTS, RESTRICTIONS, AND GENERAL NOTES AND EASEMENTS NUMBERED 1 THROUGH 19, 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.
60. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20010914001232.
61. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY FOR ASSESSMENTS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20010924001305 AND 20031223001554.
62. THIS PLAT IS SUBJECT TO AN AGREEMENT BETWEEN NORTHWEST PROPERTY INVESTORS II, A WASHINGTON LIMITED PARTNERSHIP AND THE CITY OF ISSAQUAH AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 9806170285.
63. THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT, DISCLOSED BY MEMORANDUM THEREOF, AND THE TERMS AND CONDITIONS THEREOF BETWEEN COUGAR MOUNTAIN EAST VILLAGE PARTNERSHIP AND THE CITY OF ISSAQUAH AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20000209001923. THE AGREEMENT HAS BEEN RENAMED THE TALUS DEVELOPMENT AGREEMENT BY AMENDED CITY OF ISSAQUAH ORDINANCE NO. 2254 AND ORDINANCE NO. 2303. THE AGREEMENT IS ON FILE AT THE CITY OF ISSAQUAH.
64. THIS PLAT IS SUBJECT TO THE RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON SAID PREMISES IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, ALLEYS AND ROADS AS DEDICATED 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.
65. THIS PLAT IS SUBJECT TO MEMORANDUM OF OPTION TO PURCHASE GRANTED TO CONNOR HOMES COMPANY AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20040304002202.
66. THIS PLAT IS SUBJECT TO A DEED OF TRUST GRANTED TO TALUS PARCEL 5, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20040420002362.
67. THIS PLAT IS SUBJECT TO A FINANCING STATEMENT SECURED BY PACIFIC NORTHWEST BANK BY TALUS PARCEL 5, LLC AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20040420002363.
68. LOT 6 CONTAINS A STREAM BUFFER BUILDING SETBACK LINE. THE BUILDING SETBACK AREA IS SUBJECT TO REGULATION UNDER APPENDIX E OF THE TALUS DEVELOPMENT AGREEMENT.

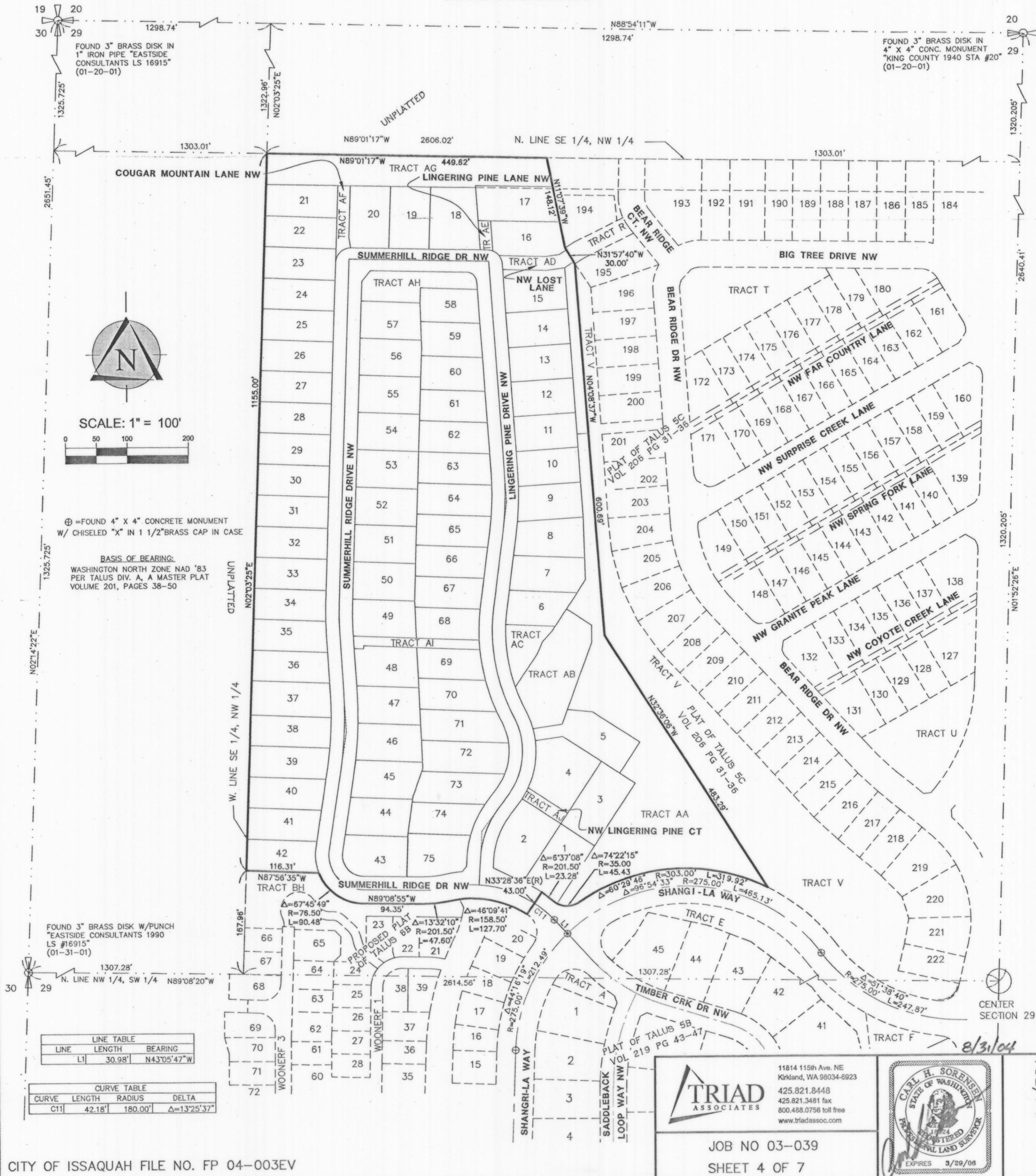


11814 115th Ave. NE
Kirkland, WA 98034-6923
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassoc.com



223/041

POR SE 1/4 OF NW 1/4, SEC 29, TWP 24 N, RGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON
BOUNDARY CONTROL



20040914000819

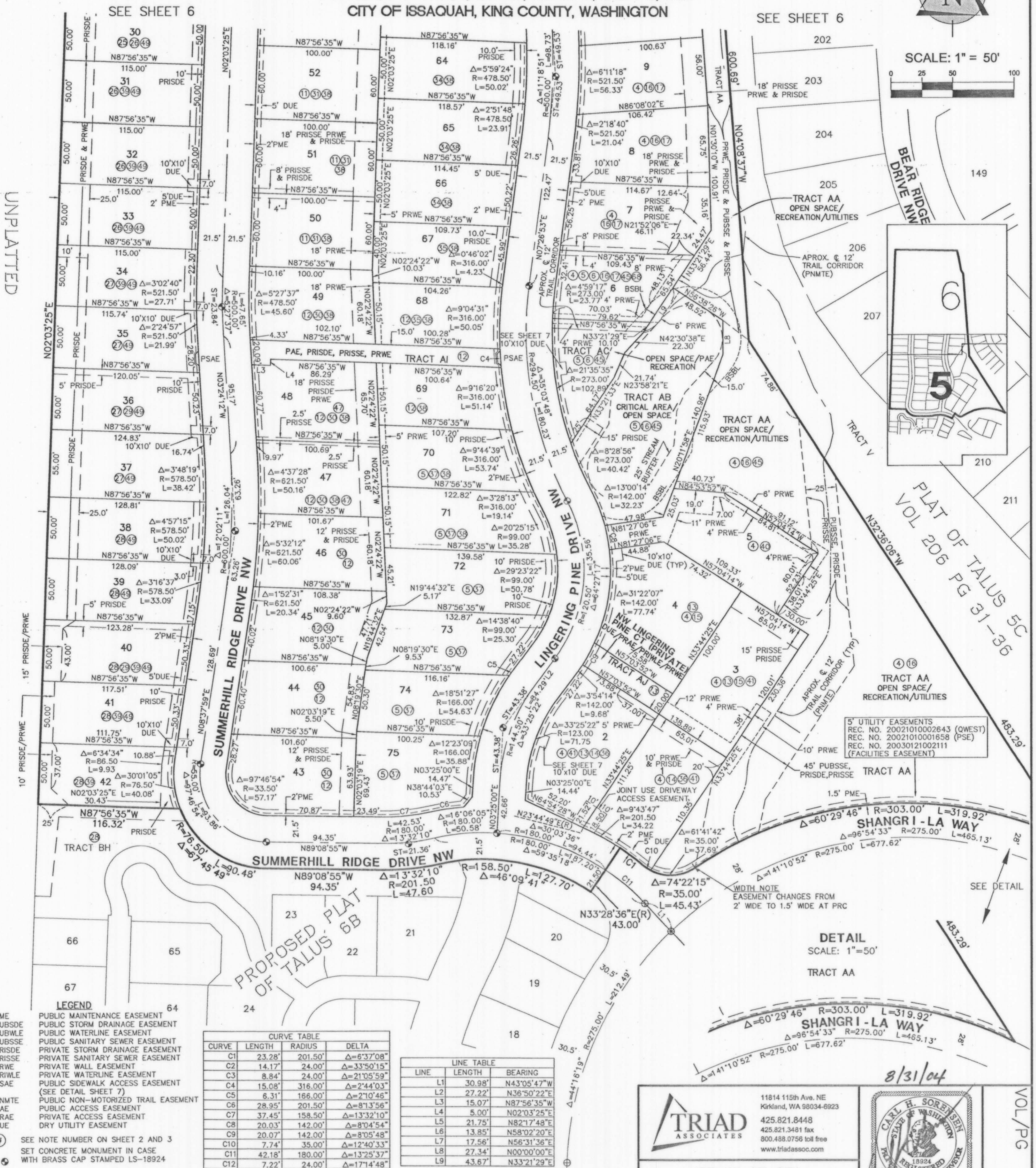
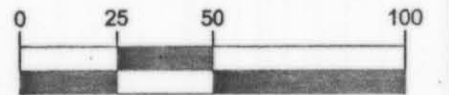
223/042

TALUS DIV. 5A

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



SCALE: 1" = 50'



20040914000819

223/043

TALUS DIV. 5A

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

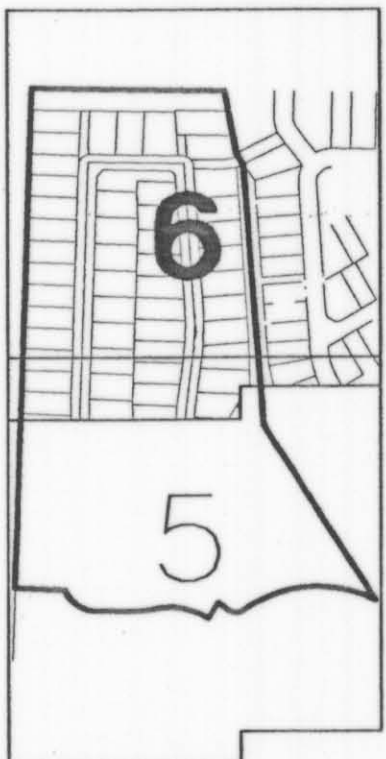
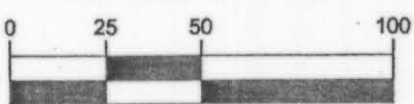
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- LEGEND**
- PME PUBLIC MAINTENANCE EASEMENT
 - PUBSDE PUBLIC STORM DRAINAGE EASEMENT
 - PUBWLE PUBLIC WATERLINE EASEMENT
 - PUBSSE PUBLIC SANITARY SEWER EASEMENT
 - PRISDE PRIVATE STORM DRAINAGE EASEMENT
 - PRISSE PRIVATE SANITARY SEWER EASEMENT
 - PRWE PRIVATE WALL EASEMENT
 - PRWLE PRIVATE WATERLINE EASEMENT
 - PSAE PUBLIC SIDEWALK ACCESS EASEMENT (SEE DETAIL SHEET 7)
 - PNMTE PUBLIC NON-MOTORIZED TRAIL EASEMENT
 - PAE PUBLIC ACCESS EASEMENT
 - PRAE PRIVATE ACCESS EASEMENT
 - DUE DRY UTILITY EASEMENT
 - MLA MAINTAINED LANDSCAPE AREA
- # SEE NOTE NUMBER ON SHEET 2 AND 3
 SET CONCRETE MONUMENT IN CASE WITH BRASS CAP STAMPED LS-18924

LINE TABLE			CURVE TABLE			
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA
L1	30.98'	N43°05'47"W	C1	23.28'	201.50'	Δ=6°37'08"
L2	27.22'	N36°50'22"E	C2	14.17'	24.00'	Δ=33°50'15"
L3	15.07'	N87°56'35"W	C3	8.84'	24.00'	Δ=21°05'59"
L4	5.00'	N02°03'25"E	C4	15.08'	316.00'	Δ=2°44'03"
L5	21.75'	N82°17'48"E	C5	6.31'	166.00'	Δ=2°10'46"
L6	13.85'	N58°02'20"E	C6	28.95'	201.50'	Δ=8°13'56"
L7	17.56'	N56°31'36"E	C7	37.45'	158.50'	Δ=13°32'10"
			C8	20.03'	142.00'	Δ=8°04'54"
			C9	20.07'	142.00'	Δ=8°05'48"
			C10	7.74'	35.00'	Δ=12°40'33"
			C11	42.18'	180.00'	Δ=13°25'37"
			C12	7.22'	24.00'	Δ=17°14'48"



SCALE: 1" = 50'



UNPLATTED



TRIAD ASSOCIATES

11814 115th Ave. NE
Kirkland, WA 98034-6923
425.821.8448
425.821.3481 fax
800.488.0758 toll free
www.triadassoc.com



JOB NO 03-039

SHEET 6 OF 7

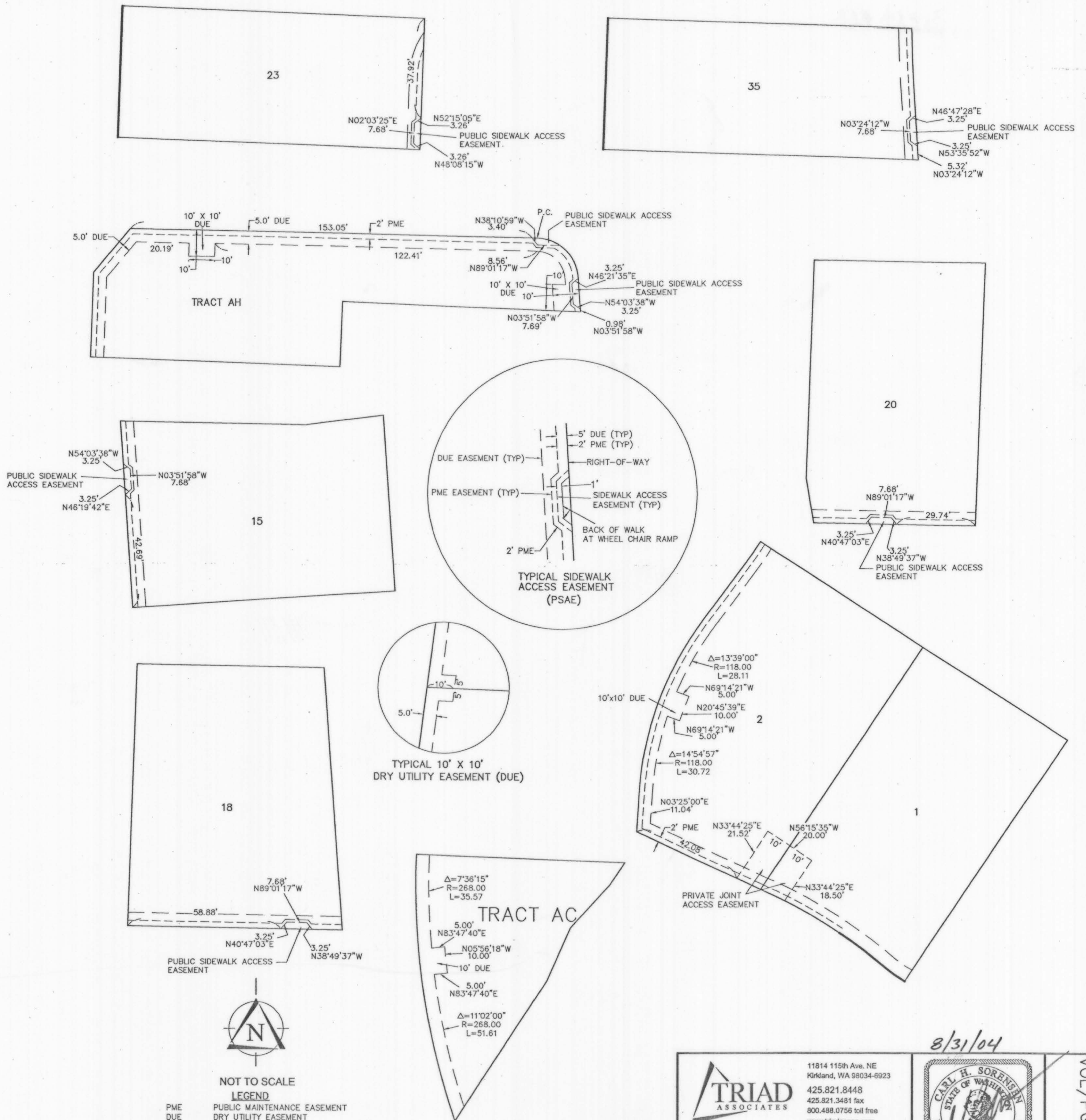
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223/044

TALUS DIV. 5A

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

EASEMENT DETAILS



11814 115th Ave. NE
Kirkland, WA 98034-6923
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SHEET 7 OF 7



VOL/PG