

20031218001816

TALUS DIV. 5B

POR NE 1/4 OF SW 1/4, AND NW 1/4 OF SE 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 15TH DAY OF DECEMBER, 2003

RICK BURNSTEAD CONSTRUCTION CO., A WASHINGTON CORPORATION

BY: Frederick Burnstead
TITLE: President

STEVE BURNSTEAD CONSTRUCTION CO., A WASHINGTON CORPORATION

BY: Steve A. Burnstead
TITLE: Pres.

BANK OF AMERICA, N.A.

BY: Douglas B. Solitt BY: _____
ITS: Senior Vice President ITS: _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON

COUNTY OF King } SS

FREDERICK

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICK BURNSTEAD SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF RICK BURNSTEAD CONSTRUCTION COMPANY, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

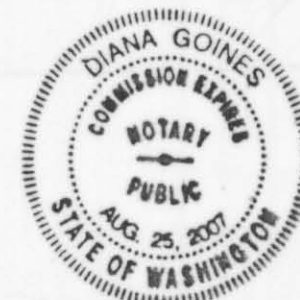


DATED December 15, 2003
SIGNATURE OF [Signature]
NOTARY PUBLIC
TITLE
MY APPOINTMENT EXPIRES 8-25-07

STATE OF WASHINGTON

COUNTY OF King } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT STEVE BURNSTEAD SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF STEVE BURNSTEAD CONSTRUCTION COMPANY, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED December 15, 2003
SIGNATURE OF [Signature]
NOTARY PUBLIC
TITLE
MY APPOINTMENT EXPIRES 8-25-07

STATE OF WASHINGTON

COUNTY OF King } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Douglas B. Solitt SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE Senior V.P. OF BANK OF AMERICA, N.A. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED 12/16/03
SIGNATURE OF [Signature]
NOTARY PUBLIC
TITLE
MY APPOINTMENT EXPIRES 7/15/04

CITY OF ISSAQUAH FILE NO. FP03-001EV



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

LEGAL DESCRIPTION

PARCEL A OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER LLA03-003EV, RECORDED UNDER RECORDING NUMBER 20030527900001, BEING PARCEL 5-B 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; AND A PORTION OF TRACT F OF TALUS DIV. 5-D, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 208 OF PLATS, PAGES 23 THROUGH 29, IN KING COUNTY, WASHINGTON.

APPROVALS

EXAMINED AND APPROVED THIS 16th DAY OF Dec, 2003.

[Signature]
MDRT PROGRAM MANAGER

EXAMINED AND APPROVED THIS 17th DAY OF Dec, 2003.

[Signature]
PUBLIC WORKS ENGINEER DIRECTOR

DEPARTMENT OF FINANCE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS OR FOR OTHER PUBLIC USE ARE PAID IN FULL THIS 18th DAY OF December, 2003.

James K. Shahn
CITY OF ISSAQUAH, FINANCE DIRECTOR

CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 18th DAY OF December, 2003.

Ann Frisinger
MAYOR

ATTEST: [Signature]
CITY CLERK

FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL THIS 18th DAY OF December, 2003.

Ken Guy
MANAGER, FINANCE DIVISION

[Signature]
DEPUTY



KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 18th DAY OF DEC, 2003.

SCOTT NOBLE
KING COUNTY ASSESSOR

[Signature]
DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER 856273-0060-02

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

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF TALUS DIV. 5B 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, AND THAT I FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



[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 18 DAY OF Dec, 2003, AT 4:55 MINUTES PAST 2:00 P.M. AND RECORDED IN VOLUME 219 OF PLATS, PAGE(S) 43-47, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS
Dean Logan
MANAGER

Walt Washington
SUPERINTENDENT OF RECORDS

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

JOB NO 03-003

SHEET 1 OF 5

VOL/PG
219 43

FP03-001EV

FINR PLAT OF PARCEL 5B

TALUS DIV. 5B

FOR NE ¼ OF SW ¼, AND NW ¼ OF SE ¼, SEC 29, TWP 24 N, RGE 6 E, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

NOTES

- 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:
 - SET 1/2" x 24" REBAR WITH CAP "LS NO. 18924" AT A 20' OFFSET FROM THE FRONT LOT CORNERS.
 - SET LEAD AND TACKS ON CONCRETE CURBS AT SIDE LOT LINE EXTENSIONS.
 - SET 1/2" x 24" REBAR WITH CAP "LS NO. 18924" AT ALL REAR LOT CORNERS AND ANGLE POINTS.
- 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. 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 A IS AN OPEN SPACE TRACT DEDICATED AND CONVEYED UPON RECORDING TO THE TALUS RESIDENTIAL OWNERS ASSOCIATION. THE TALUS RESIDENTIAL OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT, EXCEPT FOR DRY UTILITIES. TRACT A IS SUBJECT TO DRY UTILITY EASEMENTS RECORDED UNDER RECORDING NUMBERS 20021010001659 (PUGET SOUND ENERGY), 20021010002643 (QWEST CORP.) AND 20030121002112 (FACILITIES EASEMENT-CABLE, BROADBAND).
- TRACT B IS AN OPEN SPACE AND RECREATIONAL TRACT DEDICATED AND CONVEYED UPON RECORDING TO THE TALUS RESIDENTIAL OWNERS ASSOCIATION. THE TALUS RESIDENTIAL OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT. TRACT B IS SUBJECT TO A NON-MOTORIZED TRAIL EASEMENT DEDICATED AND CONVEYED UPON RECORDING TO THE PUBLIC 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 AND IS LABELED AS "TRAIL CORRIDOR".
- TRACT C IS A CRITICAL AREA TRACT DEDICATED AND CONVEYED UPON RECORDING TO THE TALUS RESIDENTIAL OWNERS ASSOCIATION. THE TALUS RESIDENTIAL OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT EXCEPT FOR PUBLIC STORM DRAINAGE AND WATERLINE FACILITIES TO BE MAINTAINED BY THE CITY OF ISSAQUAH. PORTIONS OF THE TRACT CONTAIN CRITICAL AREAS WHICH ARE SUBJECT TO REGULATION UNDER APPENDIX E OF THE TALUS DEVELOPMENT AGREEMENT. TRACT C IS SUBJECT TO PUBLIC STORM DRAINAGE EASEMENTS AND PUBLIC WATERLINE EASEMENTS DEDICATED AND CONVEYED UPON RECORDING TO THE PUBLIC AND THE CITY OF ISSAQUAH. TRACT C IS ALSO SUBJECT TO A NON-MOTORIZED TRAIL EASEMENT DEDICATED AND CONVEYED UPON RECORDING TO THE PUBLIC 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 AND IS LABELED AS "TRAIL CORRIDOR".
- TRACT D IS AN OPEN SPACE, RECREATION, AND UTILITY TRACT DEDICATED AND CONVEYED UPON RECORDING TO THE TALUS RESIDENTIAL OWNERS ASSOCIATION. THE TALUS RESIDENTIAL OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT EXCEPT FOR PUBLIC DRAINAGE, SEWER AND WATER FACILITIES TO BE MAINTAINED BY THE CITY OF ISSAQUAH. TRACT D IS SUBJECT TO PUBLIC STORM DRAINAGE EASEMENTS, PUBLIC SANITARY SEWER EASEMENTS AND A PUBLIC WATERLINE EASEMENT. THESE ARE DEDICATED AND CONVEYED UPON RECORDING TO THE PUBLIC AND TO THE CITY OF ISSAQUAH. TRACT D IS ALSO SUBJECT TO A NON-MOTORIZED TRAIL EASEMENT DEDICATED AND CONVEYED UPON RECORDING TO THE PUBLIC 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 AND IS LABELED AS "TRAIL CORRIDOR". TRACT D IS ALSO SUBJECT TO A PUBLIC ACCESS EASEMENT, AS SHOWN ON SHEET 5 HEREIN, DEDICATED AND CONVEYED UPON RECORDING TO THE PUBLIC AND THE CITY OF ISSAQUAH. THE PUBLIC ACCESS EASEMENT SHALL PROVIDE PEDESTRIAN ACCESS CONNECTING TIMBER CREEK DRIVE NW WITH THE NON-MOTORIZED TRAIL EASEMENT. TRACT D IS NOT FOR VEHICULAR ACCESS, EXCEPT FOR EMERGENCY VEHICLE ACCESS AND FOR INSTALLATION, MAINTENANCE AND RECONSTRUCTION OF UTILITIES.
- TRACT E IS AN OPEN SPACE TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE TALUS RESIDENTIAL OWNERS ASSOCIATION. THE TALUS RESIDENTIAL OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT EXCEPT FOR PUBLIC STORM DRAINAGE AND SEWER FACILITIES TO BE MAINTAINED BY THE CITY OF ISSAQUAH. TRACT E IS SUBJECT TO PUBLIC STORM DRAINAGE AND SANITARY SEWER EASEMENTS TO BE MAINTAINED BY THE CITY OF ISSAQUAH. THESE ARE DEDICATED AND CONVEYED UPON RECORDING TO THE PUBLIC AND TO THE CITY OF ISSAQUAH. TRACT E IS ALSO SUBJECT TO A NON-MOTORIZED TRAIL EASEMENT DEDICATED AND CONVEYED UPON RECORDING TO THE PUBLIC 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 AND IS LABELED AS "TRAIL CORRIDOR". TRACT E IS ALSO SUBJECT TO A PRIVATE STORM DRAINAGE AND SEWER EASEMENT WHICH IS FOR THE BENEFIT OF LOTS 41 THROUGH 45. THE OWNERS OF LOTS 41 THROUGH 45 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.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 20 THROUGH 22 IS FOR THE BENEFIT OF LOTS 19 THROUGH 21. THE OWNERS OF LOTS 19 THROUGH 22 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION 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.
- LOT 26 IS SUBJECT TO A PUBLIC WATERLINE EASEMENT. THIS IS DEDICATED AND CONVEYED UPON RECORDING TO THE PUBLIC AND THE CITY OF ISSAQUAH.
- LOT 1 IS SUBJECT TO DRY UTILITY EASEMENTS RECORDED UNDER RECORDING NUMBER 20021010001659 (PUGET SOUND ENERGY), 20021010002643 (QWEST CORP.) AND 20030121002112 (FACILITIES EASEMENT-CABLE, BROADBAND).
- LOTS 40 AND 41 ARE EACH SUBJECT TO A PUBLIC STORM DRAIN EASEMENT AS SHOWN ON SHEET 4 OF 5. THESE ARE DEDICATED AND CONVEYED UPON RECORDING TO THE PUBLIC AND THE CITY OF ISSAQUAH.
- LOTS 7 AND 8 ARE EACH SUBJECT TO A PUBLIC STORM DRAIN EASEMENT AS SHOWN ON SHEET 4 OF 5. THESE ARE DEDICATED AND CONVEYED UPON RECORDING TO THE PUBLIC AND THE CITY OF ISSAQUAH.
- LOTS 40 AND 41 ARE EACH SUBJECT TO A PUBLIC SANITARY SEWER EASEMENT AS SHOWN ON SHEET 4 OF 5. THESE ARE DEDICATED AND CONVEYED UPON RECORDING TO THE PUBLIC AND THE CITY OF ISSAQUAH.
- A LANDSCAPE AND IRRIGATION EASEMENT OVER THE PUBLIC MAINTENANCE EASEMENT CROSSING LOTS 1, 2, 3, 4 AND 5 ADJOINING SHANGRI-LA WAY IS DEDICATED AND CONVEYED TO THE TALUS RESIDENTIAL OWNERS ASSOCIATION. MAINTENANCE, OPERATION, REPAIR AND REPLACEMENT OF THE LANDSCAPING AND IRRIGATION SYSTEM LOCATED WITHIN THE EASEMENT AREA SHALL BE THE RESPONSIBILITY OF THE TALUS RESIDENTIAL OWNERS ASSOCIATION.
- THE PRIVATE RETAINING WALL EASEMENT WITHIN LOTS 27 THROUGH 41 AND THE RETAINING WALL CONSTRUCTED WITHIN SUCH EASEMENT, ARE FOR THE BENEFIT OF LOTS 27 THROUGH 41. THE OWNERS OF LOTS 27 THROUGH 41 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE RETAINING WALL FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE RETAINING WALL FACILITIES USED IN COMMON.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 1 THROUGH 3 IS FOR THE BENEFIT OF LOTS 2 THROUGH 4. THE OWNERS OF LOTS 1 THROUGH 4 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION 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.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 6 THROUGH 10 IS FOR THE BENEFIT OF LOTS 5 THROUGH 9. THE OWNERS OF LOTS 5 THROUGH 10 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION 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.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 13 AND 14 IS FOR THE BENEFIT OF LOTS 12 AND 13. THE OWNERS OF LOTS 12 THROUGH 14 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION 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.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 15 AND 16 IS FOR THE BENEFIT OF LOTS 14, 16 AND 17. THE OWNERS OF LOTS 14 THROUGH 17 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION 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.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 18 IS FOR THE BENEFIT OF LOT 11. THE OWNERS OF LOTS 11 AND 18 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION 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.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 24 IS FOR THE BENEFIT OF LOT 23. THE OWNERS OF LOTS 23 AND 24 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION 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.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 26 IS FOR THE BENEFIT OF LOT 25. THE OWNERS OF LOTS 25 AND 26 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION 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.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 27 THROUGH 30 IS FOR THE BENEFIT OF LOTS 27, 28, AND 29. THE OWNERS OF LOTS 27 THROUGH 30 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION 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.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 30 THROUGH 37 IS FOR THE BENEFIT OF LOTS 31 THROUGH 37. THE OWNERS OF LOTS 30 THROUGH 37 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION 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.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 39 AND 40 IS FOR THE BENEFIT OF LOTS 38 AND 39. THE OWNERS OF LOTS 38 THROUGH 40 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION 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.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 41 THROUGH 45 AND WITHIN TRACT E NORTH OF LOT 45 IS FOR THE BENEFIT OF LOTS 42 THROUGH 45. THE OWNERS OF LOTS 41 THROUGH 45 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION 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.
- THE PRIVATE SANITARY SEWER EASEMENT WITHIN LOT 26 IS FOR THE BENEFIT OF LOT 25. THE OWNERS OF LOTS 25 AND 26 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE SANITARY SEWER FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE SANITARY SEWER FACILITIES USED IN COMMON.
- THE PRIVATE SANITARY SEWER EASEMENT WITHIN LOTS 27 THROUGH 30 IS FOR THE BENEFIT OF LOTS 27 THROUGH 29. THE OWNERS OF LOTS 27 THROUGH 30 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE SANITARY SEWER FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE SANITARY SEWER FACILITIES USED IN COMMON.
- THE PRIVATE SANITARY SEWER EASEMENT WITHIN LOTS 30 THROUGH 37 IS FOR THE BENEFIT OF LOTS 31 THROUGH 37. THE OWNERS OF LOTS 30 THROUGH 37 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE SANITARY SEWER FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE SANITARY SEWER FACILITIES USED IN COMMON.
- THE PRIVATE SANITARY SEWER EASEMENT WITHIN LOTS 39 AND 40 IS FOR THE BENEFIT OF LOTS 38 AND 39. THE OWNERS OF LOTS 38 THROUGH 40 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE SANITARY SEWER FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE SANITARY SEWER FACILITIES USED IN COMMON.
- THE PRIVATE SANITARY SEWER EASEMENT WITHIN LOTS 41 THROUGH 45 AND WITHIN TRACT E NORTH OF LOT 45 IS FOR THE BENEFIT OF LOTS 42 THROUGH 45. THE OWNERS OF LOTS 41 THROUGH 45 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE SANITARY SEWER FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE SANITARY SEWER FACILITIES USED IN COMMON.
- THE PUBLIC STORM DRAINAGE EASEMENT "A" WITHIN LOTS 29 AND 30 CONTAINS A PUBLIC DRAINAGE SYSTEM WITH FACILITIES FOR CONVEYING GROUND WATER FLOWS FROM THE UPSTREAM PUBLIC SEWER SYSTEM TRENCH. THE EASEMENT IS TO BE MAINTAINED BY THE CITY OF ISSAQUAH. THE EASEMENT IS DEDICATED AND CONVEYED UPON RECORDING TO THE PUBLIC AND THE CITY OF ISSAQUAH.
- THE PRIVATE STORM DRAINAGE EASEMENT IN TRACT E EAST OF LOT 35 CONTAINS ROCKERY DRAIN FACILITIES AND IS FOR THE BENEFIT OF THE TALUS RESIDENTIAL OWNERS ASSOCIATION. THE TALUS RESIDENTIAL OWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE FACILITIES.
- THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES, OR NON-ORGANIC, NON-SLOW RELEASE FERTILIZERS IS PROHIBITED IN THE 15 FOOT BUILDING SETBACK AREA FROM STREAM AND WETLAND BUFFERS AS SHOWN ON THE PLAT.
- EAVE OVERHANG OF 1 (ONE) FOOT PERMITTED FOR ALL PRIVATE EASEMENTS NOTED ABOVE AND FOR EASEMENT "A". (SEE NOTE 33, ABOVE)
- THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE 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.
- THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO A DEVELOPMENT AGREEMENT, DISCLOSED BY A MEMORANDUM THEREOF, AND THE TERMS AND CONDITIONS THEREOF. THE AGREEMENT IS BETWEEN COUGAR MOUNTAIN EAST VILLAGE PARTNERSHIP AND THE CITY OF ISSAQUAH AND IS RECORDED UNDER KING COUNTY RECORDING NUMBER 20000209001923.
- 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.
- FOR THE PURPOSES OF THE NOTES AND EASEMENT PROVISIONS HEREIN, "STRUCTURE" SHALL MEAN BUILDING STRUCTURE AND NOT APPLY TO FENCES, PATIOS, DECKS OR WALLS LESS THAN 4 FEET HIGH.

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 A SIDEWALK SYSTEM FOR THE PUBLIC USE 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.
- 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.
- 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 OLY/INTRACORP PARCEL 5 GENERAL PARTNERSHIP, 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.
- PRIVATE EASEMENTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PRIVATE" ARE RESERVED FOR AND GRANTED TO THE BENEFITING LOT OWNERS FOR THE OPERATION AND MAINTENANCE OF PRIVATE FACILITIES CONTAINED THEREIN. THE BENEFITING LOT OWNERS SHALL RESTORE THE EASEMENT AS NEAR AS POSSIBLE TO THE ORIGINAL CONDITION FOLLOWING ANY WORK.
- EACH LOT IS SUBJECT TO A DRAINAGE EASEMENT 2.5 FEET IN WIDTH PARALLEL WITH AND ADJACENT TO ALL SIDE AND REAR LOT LINES THAT ADJOIN ANOTHER LOT. THIS EASEMENT IS FOR THE BENEFIT OF THE ADJOINING LOT.
- TRACTS B, C, D, AND E ARE SUBJECT TO A NON-MOTORIZED TRAIL EASEMENT HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE PUBLIC 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 AND IS LABELED AS "TRAIL CORRIDOR" AND ALSO COVERS THAT PORTION OF TRACT D DESCRIBED AS PUBLIC ACCESS EASEMENT. THE PUBLIC ACCESS EASEMENT IS ALSO AVAILABLE FOR MOTORIZED VEHICLES.

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.

COVENANTS

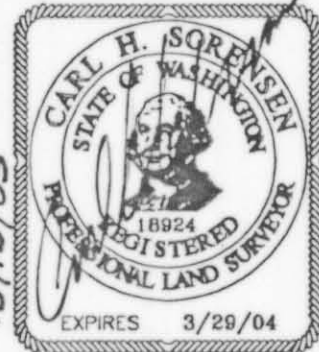
ALL PARCELS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TALUS RESIDENTIAL PROPERTIES OWNERS RECORDED THE 24th DAY OF SEPTEMBER, 2001 UNDER RECORDING NUMBER 20010924001305, RECORDS OF KING COUNTY WASHINGTON.



11814 115th Ave. NE
Kirkland, WA 98034-6923
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JOB NO 03-003

SHEET 2 OF 5



VOL/PG

219

44

CITY OF ISSAQUAH FILE NO. FP03-001EV

TALUS DIV. 5B

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

INDEX AND CONTROL MAP

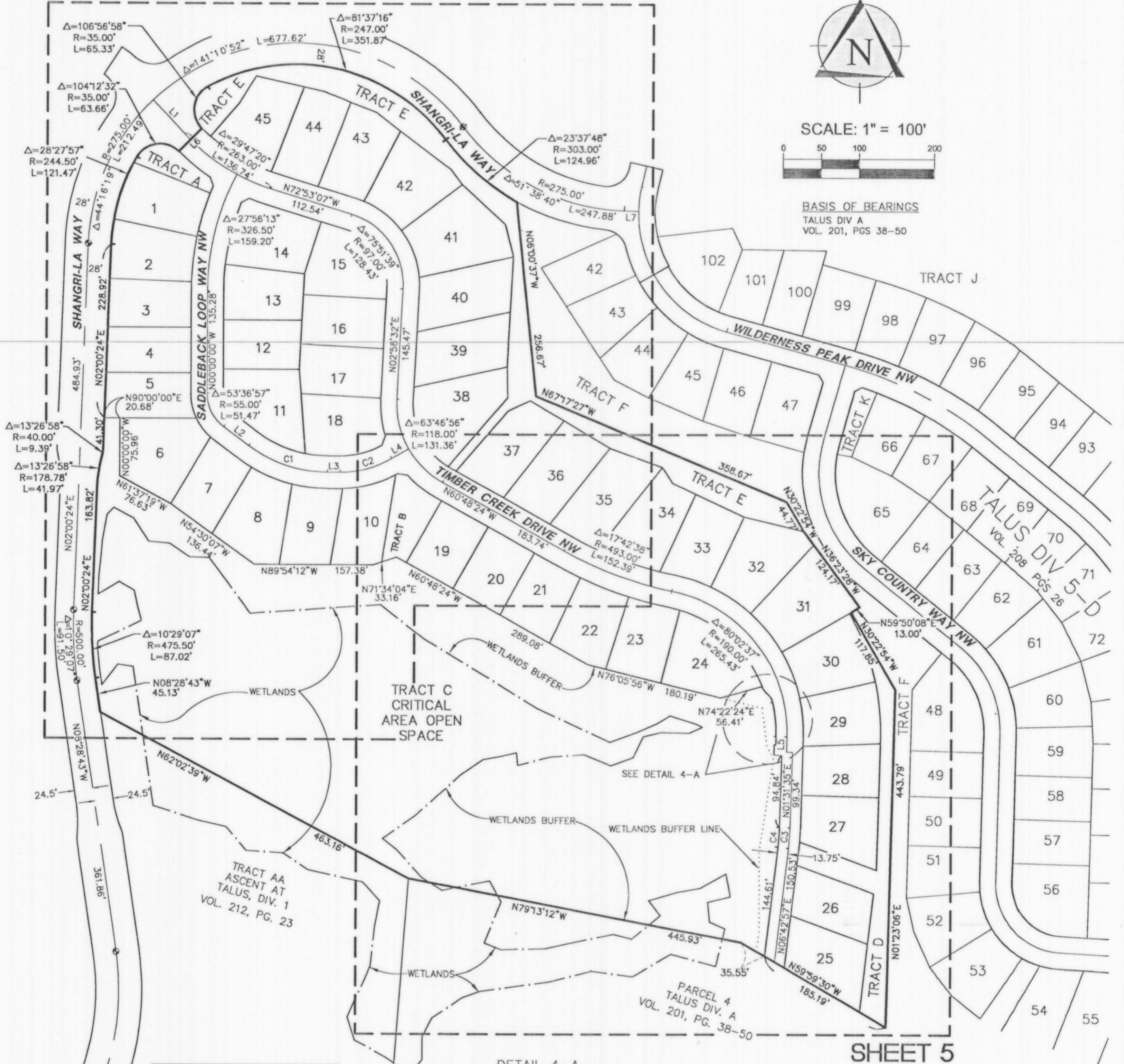
SHEET 4



SCALE: 1" = 100'

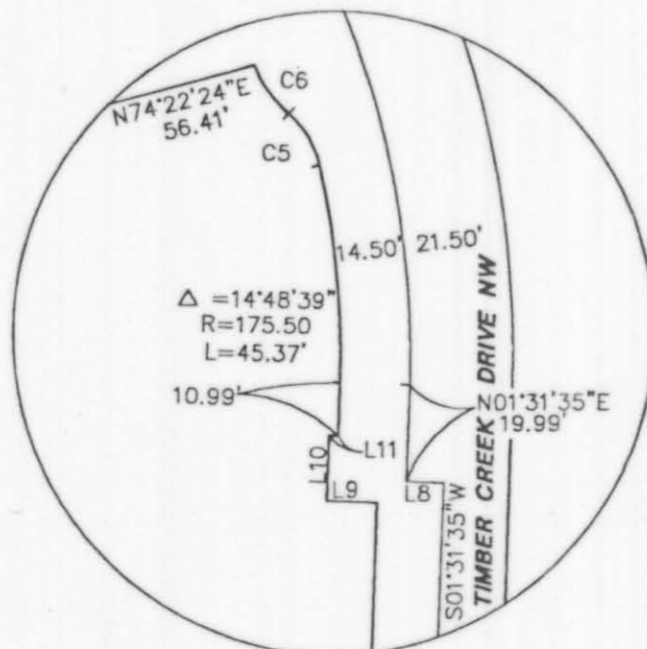


BASIS OF BEARINGS
TALUS DIV A
VOL. 201, PGS 38-50



DETAIL 4-A

1"=40'



LINE	LENGTH	BEARING
L1	61.65'	N43°05'47\"W
L2	41.51'	S53°36'57\"E
L3	16.72'	N89°54'12\"W
L4	25.91'	S59°58'38\"W
L5	19.99'	N01°31'35\"E
L6	43.00'	N45°02'26\"E
L7	19.13'	N88°27'24\"W
L8	7.75'	N88°28'25\"W
L9	10.50'	N88°28'25\"W
L10	13.50'	N01°31'35\"E
L11	2.00'	N88°28'25\"W

CURVE	LENGTH	RADIUS	DELTA
C1	111.78'	176.50'	Δ=36°17'15\"
C2	71.76'	136.50'	Δ=30°07'10\"
C3	27.29'	301.25'	Δ=5°11'22\"
C4	26.04'	287.50'	Δ=5°11'22\"
C5	12.77'	20.00'	Δ=36°35'21\"
C6	12.49'	25.00'	Δ=28°37'16\"



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JOB NO 03-003
SHEET 3 OF 5

TALUS DIV. 5B

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

* DRY UTILITY EASEMENTS-
PUGET SOUND ENERGY REC. # 20021010001659
QWEST CORP. REC. #20021010002643
FACILITIES EASEMENT-CABLE, BROADBAND REC. #20030121002112

DETAIL 4-A
1"=40'



LEGEND
PRWE PRIVATE RETAINING WALL EASEMENT
PUBSSE PUBLIC SANITARY SEWER EASEMENT
PME PUBLIC MAINTENANCE EASEMENT
PUBLW PUBLIC WATERLINE EASEMENT
PRIE PRIVATE LANDSCAPE & IRRIGATION EASEMENT
SEE NOTE NUMBER ON SHEET 2
DUE DRY UTILITY EASEMENT
PRISDE PRIVATE STORM DRAIN EASEMENT
PUBSDE PUBLIC STORM DRAIN EASEMENT
PRISSE PRIVATE SANITARY SEWER EASEMENT
BSBL BUILDING SET BACK LINE
SEE EASEMENT PROVISION NUMBER ON SHEET 2

CURVE TABLE				CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA
C1	10.34'	263.00'	Δ=2°15'06"	C5	53.66'	284.50'	Δ=10°48'24"
C2	3.17'	158.00'	Δ=1°08'54"	C6	4.14'	284.50'	Δ=0°49'59"
C3	3.60'	158.00'	Δ=1°18'14"	C7	24.07'	96.50'	Δ=14°17'33"
C4	9.99'	348.00'	Δ=1°38'40"	C8	76.73'	263.00'	Δ=26°42'54"

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	4.83'	S62°36'35"E	L8	12.00'	S64°12'14"W
L2	13.02'	N81°16'06"W	L9	19.36'	S10°07'58"E
L3	16.72'	N89°54'12"W	L10	10.58'	S65°01'00"E
L4	25.91'	S59°58'38"W	L11	6.51'	S39°44'07"W
L5	12.45'	S19°01'21"E	L12	26.09'	S89°54'12"E
L6	29.36'	N12°15'21"E	L13	6.87'	S89°54'12"E
L7	44.60'	S66°56'12"W	L14	24.79'	S07°47'54"E

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CARL H. FOREMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
19824
EXPIRES 3/29/04

JOB NO 03-003
SHEET 4 OF 5

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

