

TALUS DIV. 5-C

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

DEDICATION

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

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

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

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

SIGNED THIS 30th DAY OF April, 2002

BY: OLY/INTRACORP PARCEL 5 GENERAL PARTNERSHIP, A DELAWARE GENERAL PARTNERSHIP

BY: INTRACORP EAST, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, GENERAL PARTNER

BY: INTRACORP REAL ESTATE, L.L.C., A WYOMING LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY: INTRACORP SEATTLE INVESTMENTS, L.L.C., A NEVADA LIMITED LIABILITY COMPANY
ITS MANAGER

BY: [Signature]
ITS: Vice President

U. S. BANK NATIONAL ASSOCIATION

BY: [Signature] BY: _____
ITS: Vice President ITS: _____

LEGAL DESCRIPTION

PARCEL 5-C, 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.

APPROVALS

MDRT APPROVAL

EXAMINED AND APPROVED THIS 30 DAY OF April, 2002.

[Signature]
MDRT PLANNER

EXAMINED AND APPROVED THIS 30 DAY OF April, 2002.

[Signature]
MDRT ENGINEER

EXAMINED AND APPROVED THIS 30 DAY OF April, 2002.

[Signature]
MDRT PROGRAM MANAGER

EXAMINED AND APPROVED THIS 30th DAY OF April, 2002.

[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 30th OF April, 2002.

[Signature]
CITY OF ISSAQUAH, FINANCE DIRECTOR

CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 30th DAY OF April, 2002.

[Signature]
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 2nd DAY OF May, 2002.

[Signature]
MANAGER, FINANCE DIVISION

[Signature]
DEPUTY

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 2ND DAY OF MAY, 2002.

SCOTT NOBLE
KING COUNTY ASSESSOR

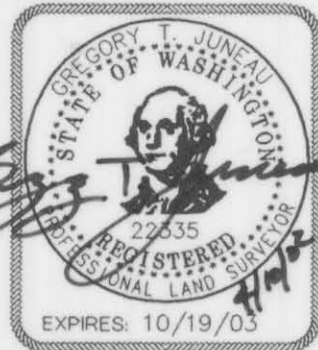
[Signature]
DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER 856213-0070-00

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

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF TALUS DIV. 5C, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 5 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.



[Signature]
GREGORY T. JUNEAU, PROFESSIONAL LAND SURVEYOR, CERTIFICATE NO. 22335
TRIAD ASSOCIATES
11814 115TH AVE. NE.
KIRKLAND, WASHINGTON 98034
PHONE: (425) 821-8448

RECORDING CERTIFICATE 2002 0503 000002

FILED FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH THIS 3 DAY OF May, 2002, AT 15 MINUTES PAST 5:00 M. AND RECORDED IN VOLUME 201 OF PLATS, PAGE(S) 31-36, RECORDS OF KING COUNTY, WASHINGTON.
DIVISION OF RECORDS AND ELECTIONS

[Signature]
MANAGER

[Signature]
SUPERINTENDENT OF RECORDS

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

JOB NO 01-137

SHEET 1 OF 6



11814 115th Ave. NE
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CITY OF ISSAQUAH FILE NO. FP 02-001EV

VOL/PG
206
31

TALUS DIV. 5-C

POR SE 1/4 OF NW 1/4 , AND NE 1/4 OF SW 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 MICHAEL L. LERMAN
IS THE PERSON WHO APPEARED BEFORE ME, AND ACKNOWLEDGED THAT ____ WAS AUTHORIZED
TO SIGN THIS INSTRUMENT AS THE Vice President OF INTRACORP SEATTLE INVESTMENTS,
LLC., A NEVADA LIMITED LIABILITY COMPANY, WHICH LIMITED LIABILITY COMPANY IS THE MANAGER
OF INTRACORP REAL ESTATE, LL.C, A WYOMING LIMITED LIABILITY COMPANY, WHICH LIMITED
LIABILITY COMPANY IS THE SOLE MEMBER OF INTRACORP EAST, LLC, A WASHINGTON LIMITED
LIABILITY COMPANY, WHICH LIMITED LIABILITY COMPANY IS A GENERAL PARTNER IN
OLY/INTRACORP PARCEL 5 GENERAL PARTNERSHIP, A DELAWARE GENERAL PARTNERSHIP,
AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE
USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED APRIL 30, 2002
SIGNATURE OF David S. MacDuff
NOTARY PUBLIC
PRINTED NAME DAVID S. MACDUFF
MY APPOINTMENT EXPIRES 11-07-04

STATE OF WASHINGTON }
COUNTY OF King } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Kelly L. Race
AND N/A SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY
WERE AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE
Vice President AND N/A OF
U. S. BANK NATIONAL ASSOCIATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR
THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED April 29, 2002
SIGNATURE OF Kenneth H. Hagen
NOTARY PUBLIC
PRINTED NAME KENNETH H. HAGEN
MY APPOINTMENT EXPIRES 3/7/06

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.



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JOB NO 01-137
SHEET 2 OF 6



206
33
VOL/Pg

TALUS DIV. 5-C

POR SE ¼ OF NW ¼ , AND NE ¼ OF SW 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. 22335" AT 20' OFFSET FROM THE FRONT LOT CORNERS.
 - LEAD AND TACKS ON CONCRETE CURBS AT SIDE LOT LINE EXTENSIONS.
 - SET 1/2" X 24" REBAR WITH CAP "LS NO. 22335" AT ALL REAR LOT CORNERS.
 - SET CONCRETE NAIL WITH WASHER "LS NO. 22335" AT REAR LOT CORNERS WITHIN ALLEYS.
- 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.
- DURING CITY PLOWING OPERATIONS, NW GRANITE PEAK LANE AND NW SURPRISE CREEK LANE SHALL ONLY BE PLOWED IF NO VEHICLES ARE UTILIZING THE ON-STREET PARKING.
- SLOPE NOTE
LOTS 103 THROUGH 126 INCLUSIVE AND LOT 181 SHALL BE SUBJECT TO THE REQUIREMENTS FOUND IN THE GOLDER REPORT ENTITLED "TALUS PARCEL 5 FOUNDATION CRITERIA" DATED NOVEMBER 21, 2001. THIS REPORT IS AVAILABLE AT THE CITY OF ISSAQUAH CITY HALL.
- TRACT M IS FOR PUBLIC STORM DRAINAGE AND PUBLIC SANITARY SEWER UTILITIES AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE CITY OF ISSAQUAH.
- TRACT N IS FOR PUBLIC ACCESS AND PUBLIC STORM DRAINAGE AND PUBLIC WATERMAIN AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE CITY OF ISSAQUAH.
- TRACT O IS AN ACCESS AND UTILITY TRACT FOR THE BENEFIT OF LOTS 181 THROUGH 183. AN UNDIVIDED INTEREST IN TRACT O IS HEREBY CONVEYED UPON RECORDING TO THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS OF LOTS 181 THROUGH 183. THE OWNERS OF LOTS 181 THROUGH 183 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRACT O.
- TRACT N IS A RELOCATION OF AND SUBSTITUTION FOR THE PUBLIC ACCESS EASEMENT GRANTED TO THE CITY OF ISSAQUAH AS GRANTEE IN THAT CERTAIN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 8407050639. BY ITS SIGNATURE ON THIS PLAT, THE CITY OF ISSAQUAH HEREBY AGREES TO SUCH EASEMENT RELOCATION AS DEPICTED ON THIS PLAT AND RELEASES ALL ITS RIGHTS IN AND TO THE ORIGINAL LOCATION OF SUCH EASEMENT; PROVIDED, HOWEVER, THAT THE CITY RESERVES AND RETAINS ALL ITS RIGHTS IN AND TO SUCH EASEMENT AS RELOCATED.
- TRACTS Q AND R ARE FOR PUBLIC ACCESS, PUBLIC STORM DRAINAGE, PUBLIC SANITARY SEWER UTILITIES AND PUBLIC WATERMAIN AND ARE HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE CITY OF ISSAQUAH.
- TRACT T IS AN ACCESS, OPEN SPACE AND RECREATION 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.
- TRACT U IS AN ACCESS, OPEN SPACE AND RECREATION 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.
- TRACT V IS AN OPEN SPACE AND RECREATION 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. TRACT V 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, AS CONSTRUCTED, THE CENTERLINE LOCATED APPROXIMATELY AS SHOWN AND LABELED AS "FOREST PATH".
- THE PRIVATE STORM DRAINAGE EASEMENT ALONG THE COMMON LINE OF LOTS 103 AND 104, AND THE EAST LINE OF LOTS 104 THROUGH 109 AND 111 THROUGH 120 IS FOR THE BENEFIT OF LOTS 103 THROUGH 109 AND 111 THROUGH 120. MAINTENANCE OF THE DRAINAGE FACILITIES WITHIN THE EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 103 THROUGH 109 AND 111 THROUGH 120. EAVES MAY EXTEND INTO THE PRIVATE STORM DRAINAGE EASEMENT ALONG THE NORTH LINE OF LOT 103 AND ALONG THE SOUTH LINE OF LOT 104 A MAXIMUM OF 1.00 FEET.
- THE PRIVATE STORM DRAINAGE EASEMENT ALONG THE WEST LINE OF LOT 111 IS FOR THE BENEFIT OF LOT 110. MAINTENANCE OF THE DRAINAGE FACILITIES WITHIN THE EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 110.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 123 THROUGH 126 IS FOR THE BENEFIT OF LOTS 122 THROUGH 126. THE OWNERS OF LOTS 122 THROUGH 126 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 181 AND 182 IS FOR THE BENEFIT OF LOTS 181 THROUGH 183. THE OWNERS OF LOTS 181, 182 AND 183 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 181, TRACT O, AND LOTS 183 THROUGH 188 IS FOR THE BENEFIT OF TRACT O AND LOTS 184 THROUGH 189. THE OWNERS OF TRACT O, AND LOTS 184 THROUGH 189 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 THE SOUTHERLY 10.00 FEET OF LOTS 187 AND 188 IS FOR THE BENEFIT OF LOTS 188 AND 189. THE OWNERS OF LOTS 188 AND 189 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 191 AND 192 IS FOR THE BENEFIT OF LOTS 192 AND 193. THE OWNERS OF LOTS 192 AND 193 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 196, 197 AND 198 IS FOR THE BENEFIT OF LOTS 196, 197, 198 AND 199. THE OWNERS OF LOTS 196, 197, 198 AND 199 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 200, 201, 202 AND TRACT V IS FOR THE BENEFIT OF LOTS 200, 201, 202, 203, TRACT V AND ADJACENT PARCEL 5-A, TALUS DIV. A. THE OWNERS OF LOTS 200, 201, 202, 203, TRACT V AND THE DEVELOPED LOTS AND TRACTS WITHIN PARCEL 5-A 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. EAVES MAY EXTEND INTO THE PRIVATE STORM DRAINAGE EASEMENT ALONG THE SOUTH LINE OF LOT 200 AND THE NORTH LINE OF LOT 201 A MAXIMUM OF 1.00 FEET.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 204 THROUGH 207 IS FOR THE BENEFIT OF LOTS 204 THROUGH 207 AND TRACT V. THE OWNERS OF LOTS 204 THROUGH 207 AND TRACT V 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. EAVES MAY EXTEND INTO THE STORM DRAINAGE EASEMENT ALONG THE NORTH LINES OF LOTS 204 AND 205, AND THE SOUTH LINE OF LOT 207 A MAXIMUM OF 1.00 FEET.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 209, 210 AND 211 IS FOR THE BENEFIT OF LOTS 208 THROUGH 211. THE OWNERS OF LOTS 208 THROUGH 211 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 213, 214 AND 215 IS FOR THE BENEFIT OF LOTS 212 THROUGH 215 AND TRACT V. THE OWNERS OF LOTS 212 THROUGH 215 AND TRACT V 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. EAVES MAY EXTEND INTO THE STORM DRAINAGE EASEMENT ALONG THE SOUTH LINE OF 213 A MAXIMUM OF 1.00 FEET.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 217 THROUGH 221 IS FOR THE BENEFIT OF LOTS 216 THROUGH 222 AND TRACT V. THE OWNERS OF LOTS 217 THROUGH 222 AND TRACT V 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. EAVES MAY EXTEND INTO THE STORM DRAINAGE EASEMENT ALONG THE SOUTH LINE OF LOT 218 AND ALONG THE NORTH LINE OF LOT 219.
- THE 18 FOOT WIDE ALLEY WITHIN LOTS 127 THROUGH 138 IS AN INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF LOTS 127 THROUGH 138. THE OWNERS OF LOTS 127 THROUGH 138 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID INGRESS AND EGRESS EASEMENT. THE 18 FOOT ALLEY IS ALSO A PRIVATE STORM DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 127 THROUGH 138. THE OWNERS OF LOTS 127 THROUGH 138 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 18 FOOT ALLEY IS A PUBLIC WATERLINE EASEMENT AND A DRY UTILITY EASEMENT. NO ABOVE GRADE STRUCTURES ARE PERMITTED WITHIN THE 18 FOOT ALLEY.
- THE 18 FOOT WIDE ALLEY WITHIN LOTS 139 THROUGH 160 IS AN INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF LOTS 139 THROUGH 160. THE OWNERS OF LOTS 139 THROUGH 160 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID INGRESS AND EGRESS EASEMENT. THE 18 FOOT ALLEY IS ALSO A PRIVATE STORM DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 139 THROUGH 160. THE OWNERS OF LOTS 139 THROUGH 160 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 18 FOOT ALLEY IS A PUBLIC WATERLINE EASEMENT AND A DRY UTILITY EASEMENT. NO ABOVE GRADE STRUCTURES ARE PERMITTED WITHIN THE 18 FOOT ALLEY.
- THE 18 FOOT WIDE ALLEY WITHIN LOTS 161 THROUGH 180 IS AN INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF LOTS 161 THROUGH 180. THE OWNERS OF LOTS 161 THROUGH 180 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID INGRESS AND EGRESS EASEMENT. THE 18 FOOT ALLEY IS ALSO A PRIVATE STORM DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 161 THROUGH 180. THE OWNERS OF LOTS 161 THROUGH 180 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 18 FOOT ALLEY IS A PUBLIC WATERLINE EASEMENT AND A DRY UTILITY EASEMENT. NO ABOVE GRADE STRUCTURES ARE PERMITTED WITHIN THE 18 FOOT ALLEY.
- THE PRIVATE WATERLINE EASEMENT WITHIN LOT 181 IS FOR THE BENEFIT OF LOTS 182 AND 183. THE OWNERS OF LOTS 182 AND 183 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR OWN WATERLINES WITHIN THE EASEMENT.
- THE PRIVATE SANITARY SEWER EASEMENT WITHIN LOT 184 IS FOR THE BENEFIT OF LOT 183. THE OWNER OF LOT 183 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SANITARY SEWER LINE WITHIN THE EASEMENT.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 194 IS FOR THE BENEFIT OF TWO OR THREE PROPOSED LOTS WITHIN THE ADJACENT PARCEL 5-A, TALUS DIV. A. MAINTENANCE OF THE DRAINAGE FACILITIES WITHIN THE EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE TWO OR THREE PROPOSED DEVELOPED LOTS WITHIN THE ADJACENT PARCEL 5-A.
- THE PRIVATE RETAINING WALL EASEMENT WITHIN LOTS 103 THROUGH 109 AND LOTS 111 THROUGH 116, AND THE RETAINING WALL CONSTRUCTED WITHIN SUCH EASEMENT, ARE FOR THE BENEFIT OF LOTS 103 THROUGH 109 AND LOTS 111 THROUGH 116. THE OWNERS OF LOTS 103 THROUGH 109 AND LOTS 111 THROUGH 116 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 RETAINING WALL EASEMENT WITHIN LOTS 181 THROUGH 183, AND THE RETAINING WALL CONSTRUCTED WITHIN SUCH EASEMENT, ARE FOR THE BENEFIT OF LOTS 181 THROUGH 183. THE OWNERS OF LOTS 181 THROUGH 183 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.
- TRACTS T, U AND V ARE TO BE USED FOR THE PURPOSE OF PARK AND OPEN SPACE.
- LOTS 122 THROUGH 126 AND LOTS 181 THROUGH 185 MAY REQUIRE INDIVIDUAL LOT GRINDER PUMPS FOR SEWER SERVICE DEPENDING ON THE ELEVATION OF THE HOUSE PLUMBING.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UPON THE EXTERIOR 2 FEET PARALLEL WITH AND ADJOINING THE PUBLICLY DEDICATED STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, MAINTAIN, REPLACE AND OPERATE A SIDEWALK SYSTEM FOR THE PUBLIC USE TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED.

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, EXCEPT EAVES MAY EXTEND INTO THE EASEMENT A MAXIMUM OF 1.00 FEET ALONG THE SOUTH LINE OF LOT 121, ALONG THE WEST LINE OF LOTS 161 AND 190, ALONG THE EAST LINE OF LOTS 162 AND 191, ALONG THE SOUTH LINE OF LOT 200, ALONG THE NORTH LINE OF LOT 201, AND WITHIN THE EASEMENT IN LOTS 160 AND 180.

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, EXCEPT EAVES MAY EXTEND INTO THE EASEMENT A MAXIMUM OF 1.00 FEET ALONG THE NORTH LINE OF LOT 120, THE WEST LINE OF LOT 190, THE EAST LINE OF LOT 191, THE SOUTH LINE OF LOT 200 AND THE NORTH LINE OF LOT 201

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, A 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. EAVE OVERHANGS ARE PERMITTED WITHIN THE EASEMENT.

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 THESE EASEMENT PROVISIONS, STRUCTURE SHALL MEAN BUILDING STRUCTURE AND NOT APPLY TO FENCES, PATIOS, DECKS OR WALLS LESS THAN 4 FEET HIGH.

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 APPLICABLE ZONING.

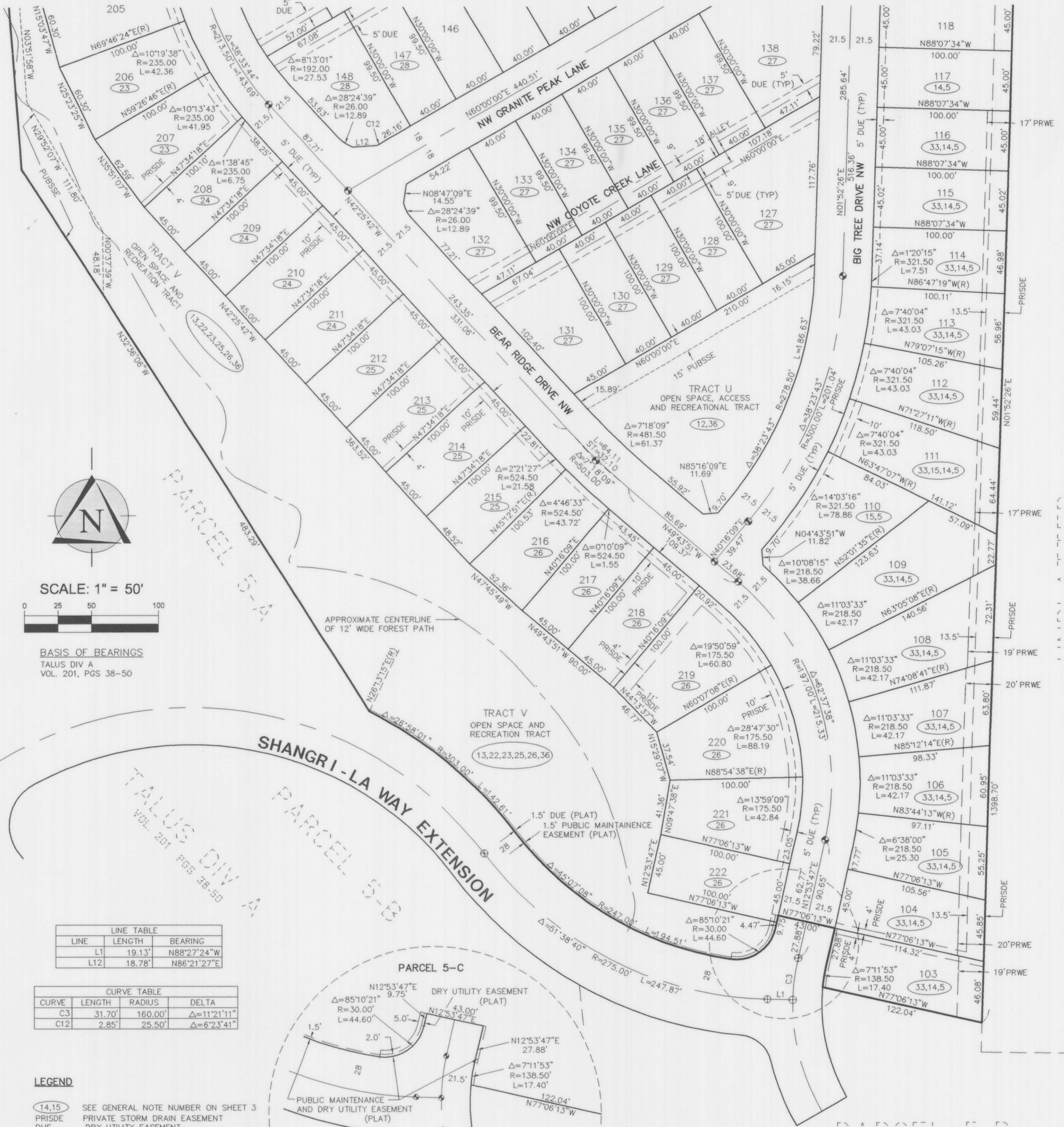
 <p>11814 115th Ave. NE Kirkland, WA 98034-6923 425.821.8448 425.821.3481 fax 800.488.0756 toll free www.triadassoc.com</p>	 <p>206 33</p> <p>VOL/PG</p>
JOB NO 01-137 SHEET 3 OF 6	

TALUS DIV. 5-C

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

SEE SHEET 6

SEE SHEET 5



SCALE: 1" = 50'

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

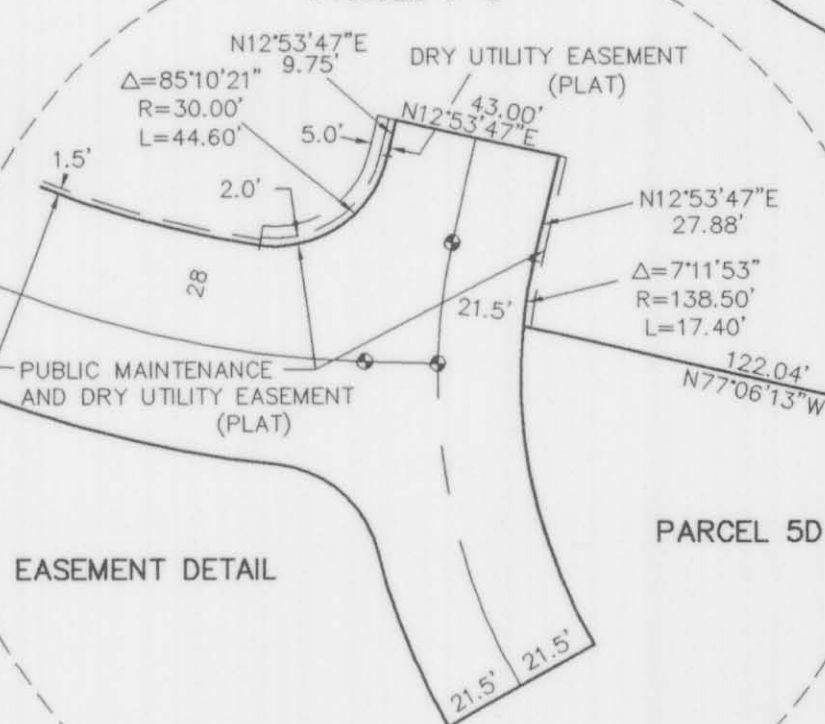
LINE	LENGTH	BEARING
L1	19.13'	N88°27'24"W
L12	18.78'	N86°21'27"E

CURVE	LENGTH	RADIUS	DELTA
C3	31.70'	160.00'	Δ=11°21'11"
C12	2.85'	25.50'	Δ=6°23'41"

LEGEND

- 14,15 SEE GENERAL NOTE NUMBER ON SHEET 3
 PRISDE PRIVATE STORM DRAIN EASEMENT
 DUE DRY UTILITY EASEMENT
 PUBSDE PUBLIC STORM DRAIN EASEMENT
 PRISSE PRIVATE SANITARY SEWER EASEMENT
 PUBSSE PUBLIC SANITARY SEWER EASEMENT
 PRWLE PRIVATE WATERLINE EASEMENT
 PRWLE PRIVATE RETAINING WALL EASEMENT
 (R) RADIAL
 (PLAT) TALUS DIV A, VOL 201 PGS 38-50

PARCEL 5-C

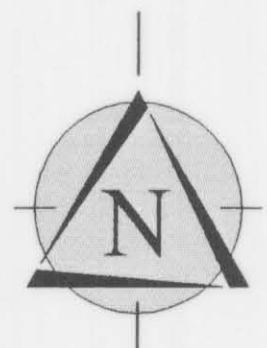
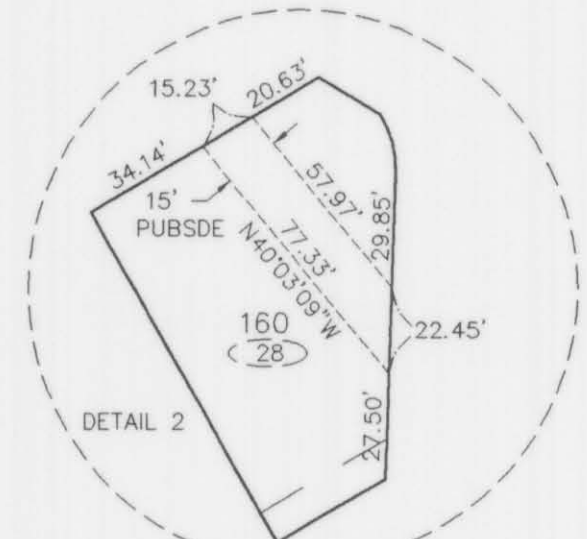


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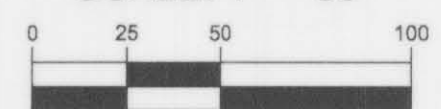
JOB NO 01-137
 SHEET 4 OF 6



POR SE ¼ OF NW ¼ , AND NE ¼ OF SW ¼, SEC 29, TWP 24 N, RGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

[illegible]

SCALE: 1" = 50'



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

LEGEND

- SEE GENERAL NOTE NUMBER ON SHEET 3
- | | |
|--------|---------------------------------|
| 14.15 | PRIVATE STORM DRAIN EASEMENT |
| PRDUE | DRY UTILITY EASEMENT |
| PUBSDE | PUBLIC STORM DRAIN EASEMENT |
| PRISSE | PRIVATE SANITARY SEWER EASEMENT |
| PUBSSE | PUBLIC SANITARY SEWER EASEMENT |
| PRWLE | PRIVATE WATERLINE EASEMENT |
| PRWE | PRIVATE RETAINING WALL EASEMENT |
| (R) | RADIAL |

LINE TABLE		
LINE	LENGTH	BEARING
L8	25.92'	N60°00'00"E
L9	15.22'	N30°00'00"W
L10	20.00'	N89°01'17"W
L12	18.78'	N86°21'27"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C5	30.60'	55.00'	$\Delta = 31^{\circ}52'26''$
C9	12.84'	25.00'	$\Delta = 29^{\circ}25'43''$
C10	6.25'	76.50'	$\Delta = 4^{\circ}40'40''$
C12	2.85'	25.50'	$\Delta = 6^{\circ}23'41''$

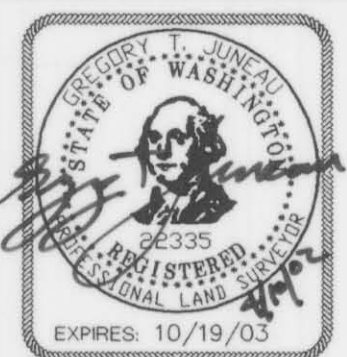
SEE SHEET 4

CITY OF ISSAQUAH FILE NO. FP 02-001EV



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JOB NO 01-137
SHEET 5 OF 6

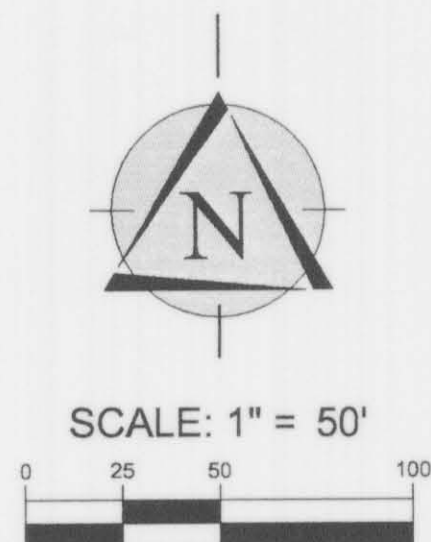


Vol /Pg

TALUS DIV. 5-C

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

UNPLATTED



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

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

LEGEND

- (14,15) SEE GENERAL NOTE NUMBER ON SHEET 3
PRISDE PRIVATE STORM DRAIN EASEMENT
DUE DRY UTILITY EASEMENT
PUBSDE PUBLIC STORM DRAIN EASEMENT
PRISSE PRIVATE SANITARY SEWER EASEMENT
PUBSSE PUBLIC SANITARY SEWER EASEMENT
PRWLE PRIVATE WATERLINE EASEMENT
(R) RADIAL

LINE TABLE		
LINE	LENGTH	BEARING
L11	12.76'	N38°38'13"W
L12	18.78'	N86°21'27"E

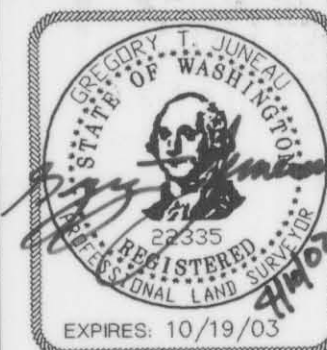
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C11	17.67'	76.50'	Δ=13°13'56"
C12	2.85'	25.50'	Δ=6°23'41"



SEE SHEET 4



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JOB NO 01-137
SHEET 6 OF 6