

# TALUS DIV. 5D

POR NE 1/4 OF SW 1/4, AND W 1/2 OF SE 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 6<sup>th</sup> DAY OF August, 2002

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

BY: INTRACORP EAST L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER

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

BY: [Signature]  
TITLE: MICHAEL E. LIERMAN, ITS VICE PRESIDENT

U.S. BANK NATIONAL ASSOCIATION

BY: Kelly L. Race  
ITS: Vice President

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

## LEGAL DESCRIPTION

PARCEL 5-D, 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.

CITY OF ISSAQUAH FILE NO. FP 02-003EV



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

## APPROVALS

### MDRT APPROVAL

EXAMINED AND APPROVED THIS 8 DAY OF August, 2002.

[Signature]  
MDRT PLANNER

EXAMINED AND APPROVED THIS 9<sup>th</sup> DAY OF August, 2002.

[Signature]  
MDRT ENGINEER

EXAMINED AND APPROVED THIS 9 DAY OF AUGUST, 2002.

[Signature]  
MDRT PROGRAM MANAGER

EXAMINED AND APPROVED THIS 9<sup>th</sup> DAY OF August, 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 15<sup>th</sup> OF August, 2002.

[Signature]  
CITY OF ISSAQUAH, FINANCE DIRECTOR

### CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 15<sup>th</sup> DAY OF August, 2002.

[Signature]  
MAYOR PRO TEM

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 26<sup>th</sup> DAY OF August, 2002.

Garry Holmes  
MANAGER, FINANCE DIVISION

[Signature]  
DEPUTY

### KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 26<sup>th</sup> DAY OF AUGUST, 2002.

SCOTT NOBLE  
KING COUNTY ASSESSOR

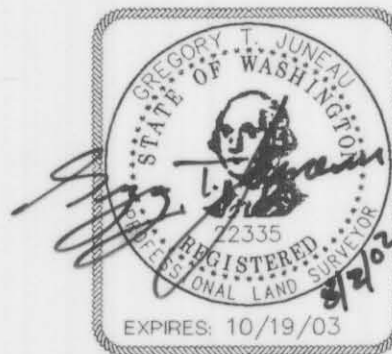
[Signature]  
DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER 856273-0080-08

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

### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF TALUS DIV. 5D, A FINAL PLAT, 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.



[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

FILED FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M. AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, PAGE(S) \_\_\_\_\_, RECORDS OF KING COUNTY, WASHINGTON.  
DIVISION OF RECORDS AND ELECTIONS

MANAGER

SUPERINTENDENT OF RECORDS

POR. OF THE NE 1/4 OF SW 1/4; THE NW 1/4 OF SE 1/4;  
AND THE SW 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 01-137

SHEET 1 OF 7

VOL/Pg



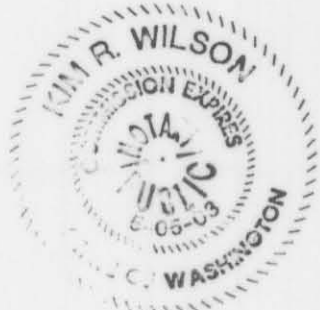
# TALUS DIV. 5D

POR NE 1/4 OF SW 1/4 , AND W 1/2 OF SE 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 E. LIERMAN SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF INTRACORP SEATTLE INVESTMENTS, L.L.C. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

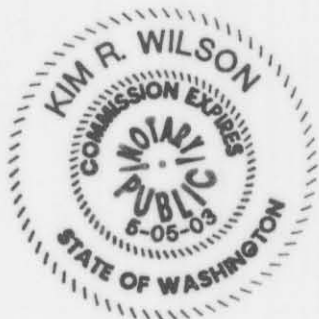


DATED August 6<sup>th</sup>, 2002  
SIGNATURE OF Kim R. Wilson  
NOTARY PUBLIC  
TITLE Project Administrator  
MY APPOINTMENT EXPIRES 5/5/03

STATE OF WASHINGTON }  
COUNTY OF King } SS

U.S. BANK NATIONAL ASSOCIATION

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Kelly L. Race AND Vice President SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President 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 August 5th, 2002  
SIGNATURE OF Kim R. Wilson  
NOTARY PUBLIC  
TITLE Project Administrator  
MY APPOINTMENT EXPIRES 5/5/03

## 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  
425.821.8448  
425.821.3481 fax  
800.488.0756 toll free  
www.triadassoc.com

JOB NO 01-137  
SHEET 2 OF 7



VOL/PG



# TALUS DIV. 5D

POR NE ¼ OF SW ¼ , AND W ½ OF SE ¼ , SEC 29, TWP 24 N, RGE 6 E, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

## NOTES

- 1) 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.
- 2) PROPERTY CORNERS SHALL BE SET AS FOLLOWS, UNLESS OTHERWISE SPECIFIED:
  - A) SET 1/2" x 24" REBAR WITH CAP "LS NO. 22335" AT 20' OFFSET FROM THE FRONT LOT 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. 22335" AT ALL REAR LOT CORNERS.
- 3) 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.
- 4) SLOPE NOTE: LOTS 79 THROUGH 102 AND 56 THROUGH 65 INCLUSIVE 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.
- 5) TRACT F 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 EXCEPT FOR STORM DRAINAGE, WATER AND SANITARY SEWER FACILITIES TO BE MAINTAINED BY THE CITY OF ISSAQUAH. THAT PORTION OF TRACT F LYING SOUTH OF THE WESTERLY PROJECTION OF THE COMMON LINE BETWEEN LOTS 50 AND 51 IS SUBJECT TO A PUBLIC ACCESS, PUBLIC STORM DRAINAGE, PUBLIC SANITARY SEWER AND PUBLIC WATERLINE EASEMENT. THESE ARE HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE PUBLIC AND TO THE CITY OF ISSAQUAH. THAT PORTION OF TRACT F LYING NORTH OF A LINE WHICH BEGINS AT THE MOST WESTERLY CORNER OF LOT 42 AND PROJECTS TO THE WEST BOUNDARY LINE OF SAID TRACT AT RIGHT ANGLES TO SAID BOUNDARY LINE IS SUBJECT TO A PUBLIC STORM DRAINAGE AND PUBLIC SANITARY SEWER EASEMENT. THESE ARE HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE PUBLIC AND TO THE CITY OF ISSAQUAH. TRACT F IS ALSO SUBJECT TO A PUBLIC STORM DRAINAGE EASEMENT AND A PUBLIC SANITARY SEWER EASEMENT, BOTH LYING WITHIN 15 FOOT STRIPS OF LAND IN THAT PORTION OF SAID TRACT ACROSS FROM LOTS 64 AND 65. THESE ARE HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE PUBLIC AND TO THE CITY OF ISSAQUAH. TRACT F 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, AS CONSTRUCTED, THE CENTERLINE LOCATED APPROXIMATELY AS SHOWN AND LABELED AS "FOREST PATH".
- 6) TRACT G IS AN ACCESS AND UTILITY TRACT FOR THE BENEFIT OF LOTS 79, 80 AND 81. AN UNDIVIDED INTEREST IN TRACT G IS HEREBY DEDICATED AND CONVEYED TO THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS OF LOTS 79, 80 AND 81. THE OWNERS OF LOTS 79, 80 AND 81 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRACT G EXCEPT FOR STORM DRAINAGE AND SANITARY SEWER FACILITIES. TRACT G IS ALSO A PUBLIC STORM DRAINAGE AND PUBLIC SANITARY SEWER EASEMENT. THE STORM DRAINAGE AND SANITARY SEWER FACILITIES CONTAINED THEREIN ARE HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE PUBLIC AND THE CITY OF ISSAQUAH.
- 7) TRACT I IS AN OPEN SPACE AND CRITICAL AREA 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. PORTIONS OF THE TRACT CONTAIN CRITICAL AREAS, WHICH ARE SUBJECT TO REGULATION UNDER APPENDIX E OF THE TALUS DEVELOPMENT AGREEMENT. TRACT I IS SUBJECT TO A PUBLIC STORM DRAINAGE EASEMENT AND A PUBLIC SANITARY SEWER EASEMENT. THESE ARE HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE PUBLIC AND THE CITY OF ISSAQUAH.
- 8) LOT 79 IS SUBJECT TO A PUBLIC STORM DRAINAGE EASEMENT AND A PUBLIC SANITARY SEWER EASEMENT. THESE ARE HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE PUBLIC AND THE CITY OF ISSAQUAH.
- 9) LOTS 60, 61, 72 AND 73 ARE SUBJECT TO A PUBLIC STORM DRAINAGE EASEMENT AND A PUBLIC SANITARY SEWER EASEMENT. THESE ARE HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE PUBLIC AND THE CITY OF ISSAQUAH.
- 10) LOTS 81 AND 82 ARE SUBJECT TO A PUBLIC STORM DRAINAGE EASEMENT. THIS IS HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE PUBLIC AND THE CITY OF ISSAQUAH.
- 11) LOT 90 IS SUBJECT TO A PUBLIC STORM DRAINAGE EASEMENT AND A PUBLIC SANITARY SEWER EASEMENT. THESE ARE HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE PUBLIC AND THE CITY OF ISSAQUAH.
- 12) TRACT J IS SUBJECT TO A TRAIL EASEMENT DEDICATED AND CONVEYED UPON RECORDING TO THE PUBLIC AND THE CITY OF ISSAQUAH.
- 13) TRACT J IS A POTENTIAL FUTURE DEVELOPMENT TRACT WHICH CAN ONLY BE DEVELOPED WHEN LEGAL ACCESS AND ADEQUATE UTILITIES HAVE BEEN EXTENDED FROM AN ADJOINING OFFSITE PARCEL. UPON RECORDING OF THIS PLAT, THE DEVELOPER RETAINS OWNERSHIP OF TRACT J. THE DEVELOPER HAS THE RIGHT TO SELL, TRANSFER OR CONVEY OWNERSHIP OF SAID TRACT, SUBJECT TO THE RESTRICTIONS NOTED ABOVE. UNTIL SUCH TIME AS IT IS DEVELOPED IT IS REDESIGNATED AS OPEN SPACE.
- 14) TRACTS K AND L ARE OPEN SPACE AND RECREATION TRACTS AND ARE 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 TRACTS.
- 15) THE PRIVATE ROCKERY DRAIN SYSTEM EASEMENT WITHIN LOTS 44 AND 45 IS FOR THE BENEFIT OF LOTS 42, 43 AND 44. THE OWNERS OF LOTS 42, 43 AND 44. 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.
- 16) THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 44 AND 45 IS FOR THE BENEFIT OF LOTS 42, 43, 44 AND 45. THE OWNERS OF LOTS 42, 43, 44 AND 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.
- 17) THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 47 IS FOR THE BENEFIT OF LOT 46. THE OWNERS OF LOT 46 AND 47 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.
- 18) THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 48 IS FOR THE BENEFIT OF LOT 49. THE OWNERS OF LOTS 48 AND 49 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.
- 19) THE PRIVATE ROCKERY DRAIN SYSTEM EASEMENT WITHIN LOTS 52 AND 53 IS FOR THE BENEFIT OF LOTS 51 AND 52. THE OWNERS OF LOTS 51 AND 52 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.
- 20) THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 51, 52 AND 53 IS FOR THE BENEFIT OF LOTS 50 THROUGH 52. THE OWNERS OF LOTS 50 THROUGH 53 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.
- 21) THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 55 IS FOR THE BENEFIT OF LOT 54. THE OWNERS OF LOTS 54 AND 55 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.
- 22) THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 56 THROUGH 60 IS FOR THE BENEFIT OF LOTS 56 THROUGH 60. THE OWNERS OF LOTS 56 THROUGH 60 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.
- 23) THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 61 THROUGH 65 IS FOR THE BENEFIT OF LOTS 61 THROUGH 65. THE OWNERS OF LOTS 61 THROUGH 65 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.
- 24) THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 67 IS FOR THE BENEFIT OF LOT 66. THE OWNERS OF LOTS 66 AND 67 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.
- 25) THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 68, 69, 70 AND 71 IS FOR THE BENEFIT OF LOTS 66 THROUGH 70 AND 72. THE OWNERS OF LOTS 66 THROUGH 72 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.

- 26) THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 74, 75, 76 AND 77 IS FOR THE BENEFIT OF LOT 73 AND 75 THROUGH 78. THE OWNERS OF LOTS 73 THROUGH 78 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.
- 27) THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 79 THROUGH 90 IS FOR THE BENEFIT OF LOTS 79 THROUGH 90. THE OWNERS OF LOTS 79 THROUGH 90 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.
- 28) THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 91 THROUGH 102 IS FOR THE BENEFIT OF LOTS 91 THROUGH 102. THE OWNERS OF LOTS 91 THROUGH 102 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.
- 29) THE PRIVATE SANITARY SEWER EASEMENT WITHIN TRACT F IS FOR THE BENEFIT OF LOT 42. THE OWNERS OF LOT 42 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SANITARY SEWER FACILITIES.
- 30) THE PRIVATE SANITARY SEWER EASEMENT WITHIN LOTS 56 THROUGH 60 IS FOR THE BENEFIT OF LOTS 56 THROUGH 60. THE OWNERS OF LOTS 56 THROUGH 60 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.
- 31) THE PRIVATE SANITARY SEWER EASEMENT WITHIN LOTS 61 THROUGH 65 IS FOR THE BENEFIT OF LOTS 61 THROUGH 65. THE OWNERS OF LOTS 61 THROUGH 65 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.
- 32) THE PRIVATE SANITARY SEWER EASEMENT WITHIN LOTS 79 THROUGH 90 IS FOR THE BENEFIT OF LOTS 79 THROUGH 90. THE OWNERS OF LOTS 79 THROUGH 90 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.
- 33) THE PRIVATE SANITARY SEWER EASEMENT WITHIN LOTS 91 THROUGH 102 IS FOR THE BENEFIT OF LOTS 91 THROUGH 102. THE OWNERS OF LOTS 91 THROUGH 102 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.
- 34) THE PRIVATE RETAINING WALL EASEMENT WITHIN LOTS 79 THROUGH 98 AND THE RETAINING WALL CONSTRUCTED WITHIN SUCH EASEMENT, ARE FOR THE BENEFIT OF LOTS 79 THROUGH 98. THE OWNERS OF LOTS 79 THROUGH 98 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.
- 35) THE PRIVATE ROCKERY DRAIN SYSTEM EASEMENT WITHIN LOTS 68 AND 69 IS FOR THE BENEFIT OF LOTS 66 THROUGH 68. THE OWNERS OF LOTS 66 THROUGH 69 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.
- 36) THE PRIVATE WATER LINE EASEMENT WITHIN LOTS 80 AND 81 IS FOR THE BENEFIT OF LOTS 79 AND 80. THE OWNERS OF LOTS 79 AND 80 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE WATER LINE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE WATER LINE FACILITIES USED IN COMMON.
- 37) THE BUILDING SETBACK COMPENSATION EASEMENT WITHIN TRACT F IS FOR THE BENEFIT OF THE CITY OF ISSAQUAH FOR ENFORCING THE BUILDING RESTRICTION IN THIS PORTION OF THE TRACT. THIS EASEMENT AREA SHALL BE MAINTAINED AS A PERVIOUS AREA. NO STRUCTURES ARE ALLOWED AS IT COMPENSATES FOR INTRUSION ELSEWHERE INTO A BUILDING SETBACK. ANY LANDSCAPE MAINTENANCE WITHIN THIS EASEMENT IS PROHIBITED IN THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES. FERTILIZERS SHALL ONLY BE THE ORGANIC, SLOW RELEASE TYPE. FOR THE PURPOSES OF THIS EASEMENT, STRUCTURE SHALL MEAN BUILDING STRUCTURE AND NOT APPLY TO FENCES OR WALLS LESS THAN 4 FEET HIGH.
- 38) EAVE OVERHANG OF 1 (ONE) FOOT PERMITTED FOR ALL PRIVATE EASEMENTS NOTED ABOVE.

## 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 NORTH LINE OF LOT 60, THE SOUTH LINE OF LOT 61, THE SOUTH LINE OF LOT 72, THE NORTH LINE OF LOT 73, THE NORTH LINE OF LOT 81, THE SOUTH LINE OF LOT 82 AND THE NORTH LINE OF LOT 90.

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 60, THE SOUTH LINE OF LOT 61, THE SOUTH LINE OF LOT 72, THE NORTH LINE OF LOT 73 AND THE NORTH LINE OF LOT 90.

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.

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 USE DISTRICT IN WHICH LOCATED.



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

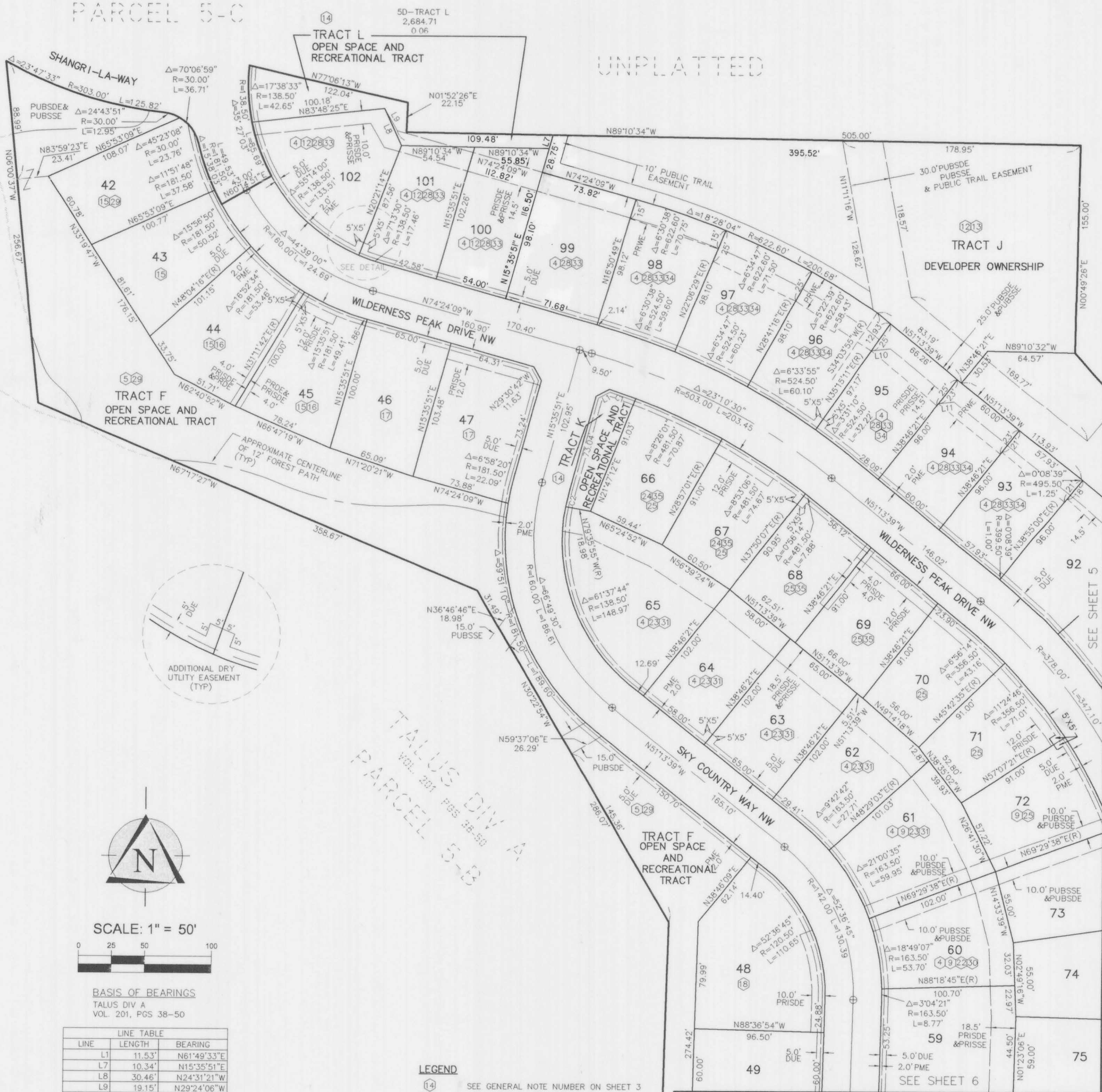
JOB NO 01-137  
SHEET 3 OF 7





# TALUS DIV. 5-D

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



**TRIAD ASSOCIATES**

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

425.821.8448  
425.821.3481 fax  
800.488.0756 toll free  
www.triadassoc.com

JOB NO 01-137

SHEET 4 OF 7

VOL/PG

CITY OF ISSAQUAH FILE NO. FP 02-003EV

EXPIRES: 10/19/03

8790



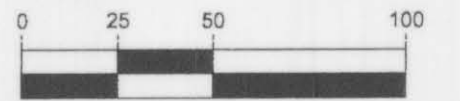
# TALUS DIV. 5-D

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

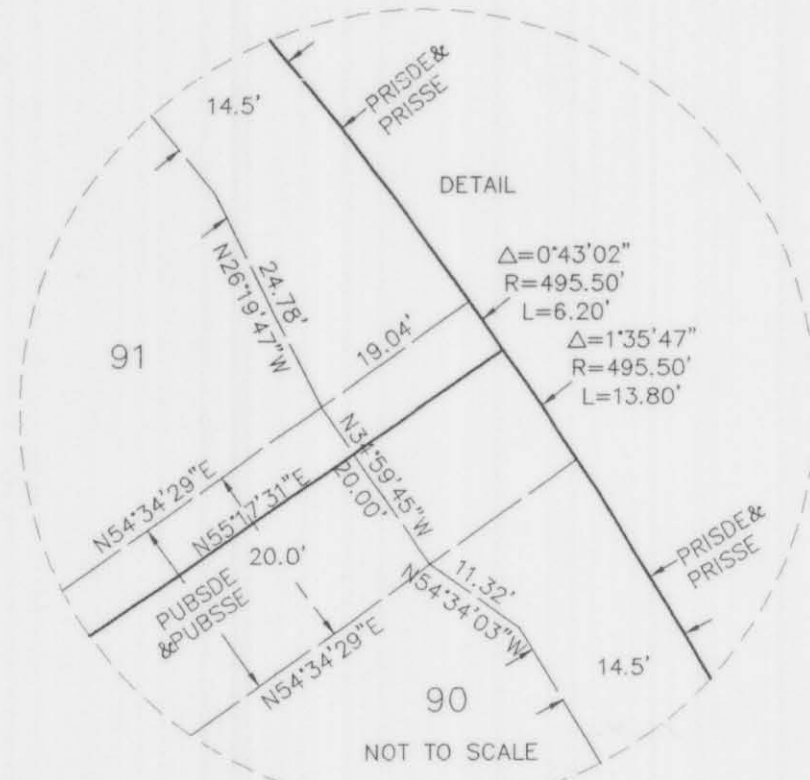
UNPLATTED



SCALE: 1" = 50'



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



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	15.01'	399.50'	Δ=2°09'09"
C8	5.00'	399.50'	Δ=0°43'02"

UNPLATTED

## LEGEND

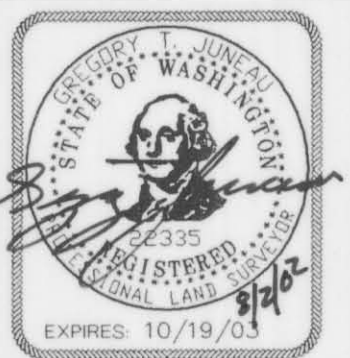
- (14) DUE SEE GENERAL NOTE NUMBER ON SHEET 3
- PRISSE DRY UTILITY EASEMENT
- PUBSDE PRIVATE STORM DRAIN EASEMENT
- PWLE PUBLIC STORM DRAIN EASEMENT
- (R) PRIVATE SANITARY SEWER EASEMENT
- (PLAT) PRIVATE RETAINING WALL EASEMENT
- PUBSDE PUBLIC SANITARY SEWER EASEMENT
- PME PUBLIC MAINTENANCE EASEMENT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



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

JOB NO 01-137

SHEET 5 OF 7

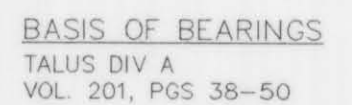


VOL/PG



SEE SHEET 5

SEE SHEET 7



VOL/PAGE



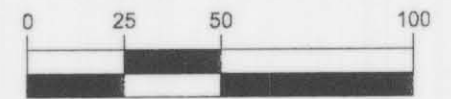
# TALUS DIV. 5-D

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

SEE SHEET 5



SCALE: 1" = 50'



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

LINE TABLE		
LINE	LENGTH	BEARING
L2	14.42'	N03°17'56"E
L3	16.68'	N03°17'56"E
L4	21.50'	N03°02'33"W
L5	14.89'	N03°17'56"E
L6	1.55'	N86°42'04"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	18.63'	76.50'	Δ=13°57'20"
C4	6.09'	55.00'	Δ=6°20'29"
C5	25.74'	82.50'	Δ=17°52'27"



## LEGEND

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



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

JOB NO 01-137  
SHEET 7 OF 7

