

# TALUS DIV. A A MASTER PLAT

FOR NW 1/4, SW 1/4, AND SE 1/4, SEC 29, TWP 24 N, RGE 6 E, W.M. AND FOR NW 1/4 SEC 32, 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 ALLEYS 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 7<sup>th</sup> DAY OF August, 2001.

ONLY/INTRACORP 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.  
ITS MEMBER

BY: INTRACORP SEATTLE INVESTMENTS, L.L.C.,  
ITS MANAGER

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

INTRACORP PROPERTIES PARTNERSHIP U.S., A WASHINGTON LIMITED PARTNERSHIP

BY: INTRACO HOLDING PARTNERSHIP,  
ITS MANAGING GENERAL PARTNER

BY: INTRACORP REAL ESTATE, L.L.C.  
ITS MANAGING GENERAL PARTNER

BY: INTRACORP SEATTLE INVESTMENTS, L.L.C.,  
ITS MANAGER

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

KEYBANK NATIONAL ASSOCIATION

BY: [Signature] BY: \_\_\_\_\_  
ITS: S.R. VICE PRES. ITS: \_\_\_\_\_

## APPROVALS

### MDRT APPROVAL

EXAMINED AND APPROVED THIS 8 DAY OF AUG, 2001.

MDRT PLANNER

EXAMINED AND APPROVED THIS 8 DAY OF AUG, 2001.

MDRT ENGINEER

EXAMINED AND APPROVED THIS 8 DAY OF AUG, 2001.

MDRT PROGRAM MANAGER

EXAMINED AND APPROVED THIS 9<sup>th</sup> DAY OF Aug, 2001.

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 9<sup>th</sup> OF August, 2001.

CITY OF ISSAQUAH, FINANCE DIRECTOR

CITY OF ISSAQUAH  
EXAMINED AND APPROVED THIS 9<sup>th</sup> DAY OF August, 2001.

MAYOR

ATTEST: [Signature]  
Acting 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 15<sup>th</sup> DAY OF August, 2001.

Garry Holmes  
MANAGER, FINANCE DIVISION

[Signature]  
DEPUTY

### KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 15<sup>th</sup> DAY OF August, 2001.

Scott Noble  
KING COUNTY ASSESSOR

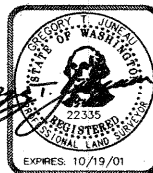
[Signature]  
DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER various

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

### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF TALUS DIV. A, A MASTER PLAT, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 29 AND 32, 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, THAT I FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



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

### RECORDING CERTIFICATE 2001 0815 000 871

FILED FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH THIS 15<sup>th</sup> DAY OF Aug, 2001, AT 5 MINUTES PAST 3:00 P.M. AND RECORDED IN VOLUME 201 OF PLATS, PAGE(S) 38-50, 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;  
THE SE 1/4 OF THE SW 1/4; THE SW 1/4 OF SW 1/4; THE NW 1/4 OF SE 1/4;  
THE NE 1/4 OF SE 1/4; THE SE 1/4 SE 1/4;  
AND SW 1/4 OF SE 1/4; ALL IN SEC. 29, TWP. 24 N. RGE 6 E., W.M. AND  
POR. OF THE NE 1/4 OF NW 1/4; SEC. 32, TWP. 24 N., RGE. 6 E. W.M. ALL IN  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



# TALUS DIV. A A MASTER PLAT

FOR NW 1/4, SW 1/4, AND SE 1/4, SEC 29, TWP 24 N, RGE 6 E, W.M. AND FOR NW 1/4 SEC 32, 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 7, 2001  
SIGNATURE OF Kim R. Wilson  
NOTARY PUBLIC  
TITLE Project Administrator  
MY APPOINTMENT EXPIRES 5-5-03

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 7, 2001  
SIGNATURE OF Kim R. Wilson  
NOTARY PUBLIC  
TITLE Project Administrator  
MY APPOINTMENT EXPIRES 5-5-03

STATE OF WASHINGTON }  
COUNTY OF King } SS

KEYBANK NATIONAL ASSOCIATION

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Monica R. Pleas SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE SH. Vice President OF KEYBANK NATIONAL ASSOCIATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED August 7, 2001  
SIGNATURE OF Kim R. Wilson  
NOTARY PUBLIC  
TITLE Project Administrator  
MY APPOINTMENT EXPIRES 5-5-03



JOB NO 96-328

SHEET 1A OF 12



# TALUS DIV. A

## A MASTER PLAT

POR NW ¼, SW ¼, AND SE ¼, SEC 29, TWP 24 N, RGE 6 E, W.M. AND POR NW ¼ SEC 32, TWP 24 N, RGE 6 E, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

### LEGAL DESCRIPTIONS

PARCEL A  
LOTS 1 AND 2, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA 00001EV, RECORDED IN BOOK 138 OF SURVEYS, PAGES 196, A THROUGH E, UNDER RECORDING NUMBER 2000062890001, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF SECTIONS 29 AND 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W. M. IN KING COUNTY, WASHINGTON.

PARCEL B  
LOTS 1 AND 2, KING COUNTY SHORT PLAT NUMBER 183014-R, RECORDED UNDER KING COUNTY RECORDING NUMBER 8311290994, BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

PARCEL C  
LOTS 1, 3 AND 4, KING COUNTY SHORT PLAT NUMBER 577055, RECORDED UNDER KING COUNTY RECORDING NUMBER 7801270881, BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

PARCEL D  
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; THENCE EAST ALONG THE SOUTH LINE THEREOF 1499 FEET, MORE OR LESS, TO THE WEST LINE OF SUNSET HIGHWAY; THENCE NORTHERLY ALONG SAID LINE 296 FEET TO A LINE PARALLEL WITH AND DISTANT 294 FEET NORTH OF SAID LINE; THENCE WEST ALONG SAID PARALLEL LINE 1,463 FEET TO THE WEST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH ALONG SAID LINE 294 FEET TO THE POINT OF BEGINNING.

PARCEL E  
THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING 294 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; THENCE NORTH 302 FEET; THENCE EAST 1426 FEET TO SUNSET HIGHWAY; THENCE SOUTHEASTERLY ALONG SAID HIGHWAY 304 FEET; THENCE WEST 1463 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:  
BEGINNING 294 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; THENCE NORTH 302 FEET; THENCE EAST 1426 FEET TO SUNSET HIGHWAY; THENCE SOUTHEASTERLY ALONG SAID HIGHWAY 211 FEET; THENCE WEST 121 FEET TO THE TRUE POINT OF BEGINNING OF THE EXCEPTION; THENCE EAST 121 FEET TO THE SUNSET HIGHWAY; THENCE SOUTHEASTERLY ALONG SAID SUNSET HIGHWAY 93 FEET; THENCE WEST 130 FEET; THENCE NORTHERLY 93 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL F  
THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:  
THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., LYING WESTERLY OF COUNTY ROAD #1016 (OLD SUNSET HIGHWAY); EXCEPT THE SOUTH 500 FEET THEREOF; AND EXCEPT THAT PORTION THEREOF LYING NORTHERLY OF A LINE DRAWN FROM A POINT 563.23 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SUBDIVISION AND RUNNING THENCE NORTH 51°05'00" EAST TO THE WESTERLY MARGIN OF SAID COUNTY ROAD #1016.

PARCEL G  
THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THENCE NORTH 0°43'08" EAST 200 FEET; THENCE NORTH 89°36'43" EAST TO THE WESTERLY LINE OF THE OLD SUNSET HIGHWAY; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE WEST TO THE POINT OF BEGINNING.

PARCEL H  
LOT 2, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA 00-02EV, AS RECORDED UNDER RECORDING NUMBER 2001061990001, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH RANGE 6 EAST, WM IN KING COUNTY, WASHINGTON.

### COVENANTS

ALL PARCELS AND TRACTS WITHIN THIS MASTER PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TALUS RESIDENTIAL PROPERTIES OWNERS RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001 UNDER RECORDING NUMBER \_\_\_\_\_ RECORDS OF KING COUNTY WASHINGTON AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TALUS COMMERCIAL AND MULTI-FAMILY (RENTAL) PROPERTIES RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001, UNDER RECORDING NUMBER \_\_\_\_\_ RECORDS OF KING COUNTY, WASHINGTON

### 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.

### GENERAL NOTES AND EASEMENTS

- NOTICE OF DEVELOPMENT AGREEMENT: THE DEVELOPMENT OF ALL PARCELS AND TRACTS WITHIN THIS PLAT IS SUBJECT TO AND VESTED TO THE COUGAR MOUNTAIN EAST VILLAGE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE CITY OF ISSAQUAH, COUGAR MOUNTAIN EAST VILLAGE PARTNERSHIP, AND THE THEN OWNERS OF THE COUGAR MOUNTAIN EAST VILLAGE PROPERTY, DATED EFFECTIVE AS OF DECEMBER 6, 1999 ("THE DEVELOPMENT AGREEMENT"), AND TO SUBSEQUENT MODIFICATIONS OF THE DEVELOPMENT AGREEMENT THAT HAVE BEEN APPROVED BY THE CITY OF ISSAQUAH. A MEMORANDUM OF THE DEVELOPMENT AGREEMENT WAS RECORDED UNDER KING COUNTY RECORDING NO. 20000209001923. IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT, CERTAIN OBLIGATIONS AND DUTIES OF OLY/INTRACORP GENERAL PARTNERSHIP AS THE COUGAR MOUNTAIN EAST VILLAGE MASTER DEVELOPER MAY BECOME THE DUTIES AND OBLIGATIONS OF A TRANSFERREE OF THE MASTER DEVELOPER. A TRANSFEREE OF THE MASTER DEVELOPER SHOULD ASCERTAIN THE EXTENT OF ITS ASSUMPTION OF SUCH OBLIGATIONS AND DUTIES.
- SPECIFIC CONDITIONS OF APPROVAL APPLY TO THIS FINAL MASTER PLAT. THESE CONDITIONS ARE FOUND IN THE CITY OF ISSAQUAH HEARING EXAMINER'S DECISION ON FP00-001EV DATED DECEMBER 28, 2000.
- PROHIBITION ON DEVELOPMENT UNTIL IMPLEMENTING PLATS APPROVED: PURSUANT TO THE DEVELOPMENT AGREEMENT, NO BUILDING MAY BE CONSTRUCTED ON, NOR SHALL THE CITY OF ISSAQUAH ISSUE ANY BUILDING PERMIT FOR, A PARCEL CREATED ON TALUS DIV. A UNTIL EITHER THE SUBJECT PARCEL IS REPLATTED AS PART OF AN IMPLEMENTING PLAT (AS DEFINED IN SUBSECTION 32.23 OF THE DEVELOPMENT AGREEMENT), OR AN ADMINISTRATIVE SITE DEVELOPMENT PERMIT IS ISSUED BY THE CITY OF ISSAQUAH FOR DEVELOPMENT ON THE SUBJECT PARCEL; PROVIDED, HOWEVER, THAT STREETS, SIDEWALKS, UTILITY LINES, DRAINAGE FACILITIES, AND OTHER UTILITIES INFRASTRUCTURE INCLUDED WITHIN SUBSECTION 4.3.2 OF APPENDIX J (PROCESSING OF IMPLEMENTING APPROVALS) OF THE DEVELOPMENT AGREEMENT, MAY NEVERTHELESS BE CONSTRUCTED ON OR IN A PARCEL THAT HAS NOT YET BEEN REPLATTED AS PART OF AN IMPLEMENTING PLAT OR THAT HAS NOT YET BEEN THE SUBJECT OF AN APPROVED ADMINISTRATIVE SITE DEVELOPMENT PERMIT. PURSUANT TO APPROVED UTILITY OR ADMINISTRATIVE SITE DEVELOPMENT PERMITS, THE LIMITATIONS OF THIS NOTE SHALL NOT APPLY TO TRACTS CREATED ON TALUS DIV. A.
- TEMPORARY EMERGENCY ACCESS EASEMENT: A TEMPORARY EASEMENT OVER, UPON, AND ACROSS ALL OF PARCELS 5-A AND 5-C, TO AND FROM SHANGRI-LA WAY AND JAMES BUSH ROAD, IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH, AND TO ANY OTHER PUBLIC OR PRIVATE PURVEYOR OF EMERGENCY HEALTH OR SAFETY SERVICES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, OR EMERGENCY MEDICAL SERVICES, FOR PURPOSES OF EMERGENCY VEHICULAR INGRESS AND EGRESS. THIS TEMPORARY EASEMENT SHALL AUTOMATICALLY TERMINATE AND SELF-EXTINGUISH UPON THE RECORDING OF EITHER (1) A FINAL IMPLEMENTING PLAT OF PARCEL 5-A OR 5-C, OR (2) ANY OTHER INSTRUMENT ACCEPTABLE TO THE CITY OF ISSAQUAH, THAT CREATES A DEFINED EMERGENCY ACCESS ROUTE (EITHER BY EASEMENT OR DEDICATED OR CONVEYED RIGHT-OF-WAY) FOR SUCH EMERGENCY SERVICE PURVEYORS OVER, UPON, AND ACROSS PARCELS 5-A OR 5-C BETWEEN SHANGRI-LA WAY AND JAMES BUSH ROAD, OR BETWEEN OTHER TERMINI ACCEPTABLE TO THE CITY.
- 100-FOOT VEGETATIVE BUFFER AREA EASEMENT: TRACTS D AND E ARE SUBJECT TO AND BENEFITED BY A 100-FOOT-WIDE VEGETATIVE BUFFER AREA EASEMENT, AS SHOWN ON THE PLAT, IN FAVOR OF THE TALUS RESIDENTIAL PROPERTIES OWNERS AND THE TALUS COMMERCIAL AND MULTI-FAMILIES RENTAL PROPERTIES OWNERS AND THE CITY OF ISSAQUAH. THE VEGETATIVE BUFFER EASEMENT AREAS SHALL BE LEFT PERMANENTLY IN A NATIVE, UNDISTURBED VEGETATED STATE AND SHALL NOT BE CLEARED OR IMPROVED, EXCEPT AS NECESSARY (1) TO PRUNE OR REMOVE DEAD OR DISEASED TREES OR OTHER VEGETATION REASONABLY ADJACENT TO DEVELOPED AREAS OF THE TALUS DIV. A PROPERTY, (2) TO REMOVE INVASIVE OR EXOTIC VEGETATION, (3) TO PRUNE OR REMOVE TREES OR OTHER VEGETATION PRESENTING A REASONABLE THREAT TO LIFE OR SAFETY OR GROWING OVER ROADWAYS, TRAILS, OR OTHER CORRIDORS THAT MUST BE KEPT CLEAR, OR (4) TO CONSTRUCT, INSTALL, MAINTAIN, REPAIR, RECONSTRUCT, OR REPLACE DRAINAGE RETENTION/DETENTION FACILITIES AND APPURTENANCES APPROVED BY THE CITY IN ACCORDANCE WITH APPENDIX D (SURFACE WATER MANAGEMENT) OF THE DEVELOPMENT AGREEMENT, OR TRAILS OR ENTRY FEATURES OR STRUCTURES APPROVED BY THE CITY. NO PRUNING OR REMOVAL OF VEGETATION AS PERMITTED ABOVE SHALL BE UNDERTAKEN IN THE VEGETATIVE BUFFER EASEMENT AREA EXCEPT BY THE CITY OR BY THE MASTER DEVELOPER OF THE TALUS PROJECT, ACTING WITH APPROVAL BY THE CITY. THE PROVISIONS OF THIS EASEMENT MAY BE ENFORCED BY THE INDIVIDUAL OWNERS OF PARCELS AND TRACTS WITHIN TALUS DIV. A, THEIR HEIRS, SUCCESSORS, AND ASSIGNS, THE TALUS COMMERCIAL AND MULTI-FAMILIES RENTAL PROPERTIES OWNERS AND THE TALUS RESIDENTIAL PROPERTIES OWNERS, OR THE CITY OF ISSAQUAH.
- NOTICE IS HEREBY GIVEN TO ALL LAND OWNERS WITHIN THE FINAL PLAT, AND THEIR HEIRS, SUCCESSORS, AND ASSIGNS, THAT A NATIVE GROWTH PROTECTION AREA EASEMENT HAS BEEN PLACED ON THE OPEN SPACE SOUTH OF WEST FORT TIBBETTS CREEK RESTRICTING RIGHTS OF OWNERS OF PARCELS IN TALUS DIV. A WITH RESPECT TO SUCH OPEN SPACE AS SET FORTH IN COUGAR MOUNTAIN EAST VILLAGE DEVELOPMENT AGREEMENT PER NOTE 1 ABOVE.
- PUBLIC MAINTENANCE EASEMENT: A PERPETUAL PUBLIC MAINTENANCE EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH OVER, UNDER, AND UPON THOSE CERTAIN AREAS SHOWN ON THE FACE OF THE PLAT AS ABUTTING TALUS DRIVE, SHY BEAR WAY AND SHANGRI-LA WAY, FOR THE PURPOSES OF INSTALLING, MAINTAINING, REPAIRING, RECONSTRUCTING, AND REPLACING SLOPES, SIDEWALKS, RETAINING WALLS, ROCKERIES, STORM DRAINAGE, GUARD RAILS, AND OTHER STRUCTURES APPURTENANCES RELATED TO SUCH PUBLIC ROADS, TOGETHER WITH THE RIGHT TO ENTER UPON SAID AREAS AT ALL TIMES FOR THE PURPOSES STATED. NO STRUCTURE UNRELATED TO THE PURPOSES OF THIS PUBLIC MAINTENANCE EASEMENT SHALL BE CONSTRUCTED OR ALLOWED TO REMAIN IN ANY PUBLIC MAINTENANCE EASEMENT.
- TEMPORARY ACCESS EASEMENT OVER PARCEL 9: A TEMPORARY EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH OVER, UPON, AND ACROSS ALL OF PARCEL 9, TO AND FROM TRACT B, FOR PURPOSES OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS. THIS TEMPORARY EASEMENT SHALL BE AUTOMATICALLY TERMINATED AND SELF-EXTINGUISH WHEN BOTH OF THE FOLLOWING EVENTS HAVE OCCURRED: (1) RECORDING OF TALUS DIV. B THAT INCLUDES A CONTINUATION OF SHANGRI-LA WAY ABUTTING PARCEL 9 (AS SHOWN ON TALUS DIV. A) TO AND ABUTTING THE WESTERLY PERIMETER OF TRACT B, AND (2) CREATION OF A PERMANENT EASEMENT OF VEHICULAR INGRESS AND EGRESS OVER, UPON, AND ACROSS A DEFINED ROADWAY CORRIDOR IN PARCEL 9, TO AND FROM TRACT B AND SHANGRI-LA WAY ABUTTING PARCEL 9, IN FAVOR OF AND CONVEYED THE CITY OF ISSAQUAH, EITHER ON A FINAL IMPLEMENTING PLAT OR BY SEPARATE RECORDED INSTRUMENT ACCEPTABLE TO THE CITY OF ISSAQUAH.
- PROHIBITION OF PARCEL 9 DEVELOPMENT UNTIL 884 RESERVOIR CONSTRUCTED: NO BUILDING MAY BE CONSTRUCTED ON, NOR SHALL THE CITY OF ISSAQUAH ISSUE ANY BUILDING PERMIT FOR, PARCEL 9 UNTIL SUCH TIME AS THE CITY OF ISSAQUAH PUBLIC WORKS DIRECTOR CERTIFIES IN WRITING, AND IN RECORDABLE FORM, THAT A PUBLIC WATER SYSTEM HAS BEEN CONSTRUCTED AND IS AVAILABLE TO SERVE PARCEL 9 VIA THE WATER RESERVOIR TO BE CONSTRUCTED ON TRACT A OF THE APPROVED EAST VILLAGE PRELIMINARY MASTER PLAT (COMMONLY KNOWN AS "THE 884 RESERVOIR"). UPON RECORDING OF SUCH WRITTEN CERTIFICATION IN THE KING COUNTY DEPARTMENT OF RECORDS AND ELECTIONS, THIS RESTRICTION SHALL AUTOMATICALLY TERMINATE AND BE OF NO FURTHER FORCE AND EFFECT.
- WATER LINE EASEMENT IN PARCEL 9: A PERPETUAL EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH, OVER, UNDER, UPON, AND ACROSS THAT PORTION OF PARCEL 9 SHOWN ON THE FACE OF THE PLAT AS A WATER LINE EASEMENT, FOR PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, RECONSTRUCTING, AND REPLACING A PUBLIC WATER LINE AND ITS APPURTENANCES, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSES STATED. NO STRUCTURE UNRELATED TO THE PURPOSES OF THIS WATER LINE EASEMENT SHALL BE CONSTRUCTED OR ALLOWED TO REMAIN UPON OR IN THE WATER LINE EASEMENT.
- EASEMENT ADJOINING PUBLIC DEDICATED ROADS FOR DRY UTILITIES: A PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY CO., QWEST COMMUNICATIONS, A CABLE TELEVISION COMPANY, OTHER PUBLIC AND PRIVATE UTILITY PURVEYORS AND OPERATORS AND OLY/INTRACORP A GENERAL PARTNERSHIP, AND THEIR SUCCESSORS AND ASSIGNS, UNDER AND UPON THE FOLLOWING PORTIONS OF TALUS DIV. A:
  - THE NORTHERLY AND EASTERLY 5 FEET IN WIDTH OF TRACT E ADJOINING TALUS DRIVE;
  - THE NORTHERLY 5 FEET IN WIDTH OF PARCEL 17-B ADJOINING TALUS DRIVE;
  - THE NORTHERLY 5 FEET IN WIDTH OF PARCEL 17-A ADJOINING TALUS DRIVE;
  - THE NORTHERLY 5 FEET IN WIDTH OF PARCEL 16 ADJOINING TALUS DRIVE;
  - THE EASTERLY 5 FEET IN WIDTH OF PARCEL 9 ADJOINING SHY BEAR WAY;
  - THE WESTERLY 5 FEET IN WIDTH OF PARCEL 16 ADJOINING SHY BEAR WAY;
  - THE WESTERLY 5 FEET IN WIDTH OF THAT PORTION PARCEL 14 ADJOINING SHY BEAR WAY;
  - THE EASTERLY 5 FEET IN WIDTH OF TRACTS G, F AND I ADJOINING SHANGRI LA WAY;
  - THE SOUTHERLY 5 FEET IN WIDTH OF PARCELS 1 AND 2 ADJOINING TALUS DRIVE;
  - THAT PORTION OF PARCELS 5A, 5B, 5C AND 5D SHOWN ON THE PLAT AND LABELED AS "DRY UTILITY EASEMENT" ALL IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE PARCELS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.
- PARCEL 17 ACCESS AND UTILITIES EASEMENT: PARCELS 17-A, 17-B, 17-C AND 17-D ARE SUBJECT TO AND BENEFITED BY A PERPETUAL APPURTENANCE EASEMENT AND COVENANT OVER, UNDER, AND UPON SUCH PARCELS, AS SHOWN ON THE FACE OF THE PLAT AS AN ACCESS AND UTILITY EASEMENT, FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND THE CONSTRUCTION, RENEWAL, OPERATION, AND MAINTENANCE OF UNDERGROUND UTILITIES AND APPURTENANCES. THE ROADWAY CONSTRUCTED IN THE ACCESS AND UTILITY EASEMENT SHALL BE MAINTAINED, REPAIRED, AND RECONSTRUCTED BY THE TALUS COMMERCIAL AND MULTI-FAMILIES RENTAL PROPERTIES OWNERS FOR THE BENEFIT OF PARCELS 17-A, 17-B, 17-C, AND 17-D. ALL COSTS AND EXPENSES OF SUCH MAINTENANCE, REPAIR, AND RECONSTRUCTION SHALL BE ALLOCATED BY THE ASSOCIATION. EXCLUSIVELY TO PARCELS 17-A, 17-B, 17-C AND 17-D AND PAID BY THE OWNERS OF SUCH PARCELS IN ACCORDANCE WITH THE ASSOCIATION'S ASSESSMENT PROCEDURES. THE ACCESS AND UTILITY EASEMENT MAY BE REVISED AND/OR RELOCATED BY MUTUAL CONSENT OF THE OWNERS OF PARCELS 17-A, 17-B, 17-C AND 17-D, THEIR SUCCESSORS AND ASSIGNS.
- TEMPORARY VEHICULAR TURNAROUND EASEMENT: A TEMPORARY EASEMENT OVER, UPON, AND ACROSS A PORTION OF PARCEL 14, TO AND FROM SHY BEAR WAY, AS SHOWN ON THE PLAT, IS HEREBY RESERVED, AND IS GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH ON BEHALF OF THE MEMBERS OF THE PUBLIC, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING A TEMPORARY STREET CUL-DE-SAC AFFORDING VEHICULAR TURNAROUND, AND FOR VEHICULAR INGRESS AND EGRESS, TO AND FROM SHY BEAR WAY. THIS TEMPORARY EASEMENT SHALL AUTOMATICALLY TERMINATE AND SELF-EXTINGUISH UPON COMPLETION OF CONSTRUCTION ON PARCEL 14 OF A PUBLIC OR PRIVATE STREET OR DRIVEWAY THAT CONNECTS WITH SHY BEAR WAY AND PROVIDES A SUBSTITUTE VEHICULAR TURNAROUND TO AND FROM SHY BEAR WAY THAT IS SATISFACTORY TO THE CITY OF ISSAQUAH.
- 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 332-130-020.
- 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.
- THE TERMS AND CONDITIONS OF ALL EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS SET FORTH ON THE FACE OF SHORT PLATS NO. 577055 REC. NO. 7801270881 AND 183014-R REC. NO. 8311290994, WHICH SHORT PLAT CONSTITUTES A PORTION OF THIS TALUS DIV. A, ARE HEREBY RELEASED, TERMINATED, AND OF NO FURTHER FORCE AND EFFECT.
- THIS PROPERTY INCLUDES A WETLAND MITIGATION AREA WHOSE BOUNDARIES ARE LEGALLY DESCRIBED ON THIS PLAT AND MAY BE MODIFIED BY SUBSEQUENT MITIGATION AREA REVISIONS. THE PROVISIONS OF U.S. ARMY CORPS OF ENGINEERS NATIONWIDE PERMITS 14 AND 26, AS VERIFIED BY THE SEATTLE DISTRICT, REGULATORY BRANCH UNDER REFERENCE NO. 1997-4-00970, AND THE PROVISIONS OF EAST VILLAGE DEVELOPMENT AGREEMENT, APPENDIX E, CRITICAL AREAS REGULATIONS, APPLY TO THIS PROPERTY AND SPECIFICALLY TO THE MITIGATION AREA REFERENCED ABOVE. LIMITATIONS EXIST ON ACTIONS IN OR AFFECTING THE MITIGATION AREA PRESENT ON THIS PROPERTY. FOR FURTHER INFORMATION REGARDING SUCH LIMITATIONS, PLEASE CONTACT THE U.S. ARMY CORPS OF ENGINEERS, SEATTLE DISTRICT, REGULATORY BRANCH, OR THE CITY OF ISSAQUAH.
- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY AND ITS SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EASEMENT SHOWN IN TRACT C ON THE PLAT AND DESCRIBED HEREIN AS "ELECTRICAL EASEMENT" TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE ELECTRICAL TRANSMISSION LINES 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 ANDY AREA RESERVED FOR THIS EASEMENT.
- PORTIONS OF PARCELS 1, 4, 5A, 5B, 5C, 5D, 9, 13, 14, 15 AND 16, TRACTS D, E, F, G AND I ARE SUBJECT TO ELECTRICAL EASEMENTS OVER UNDISCLOSED PORTIONS AS DISCLOSED BY INSTRUMENTS RECORDED UNDER KING COUNTY RECORDING NUMBERS 3489976, 4152095, 6423875, 712191066 AND 811015063.



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JOB NO 96-328

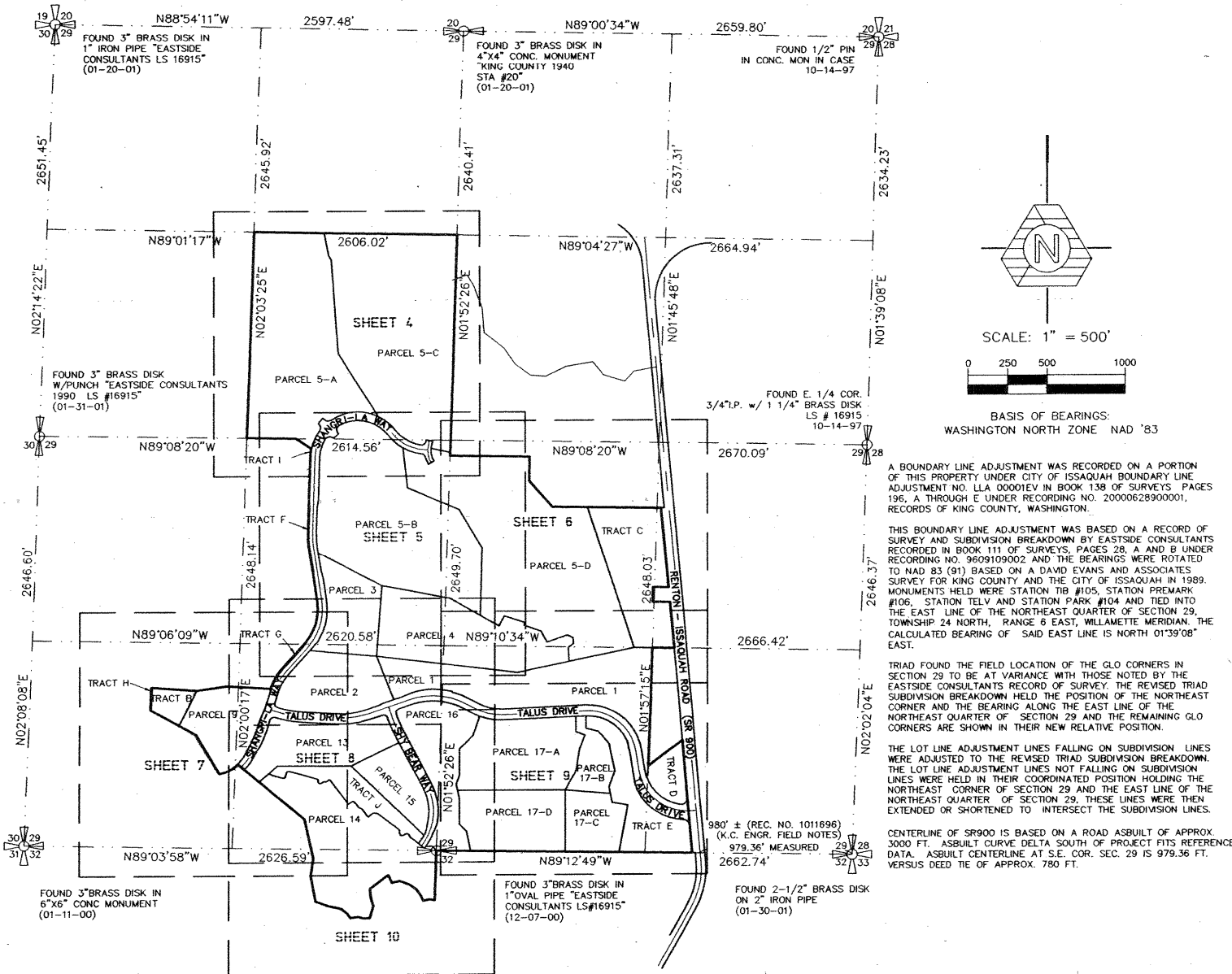
SHEET 2 OF 12



EXPRES: 10/19/01

# TALUS DIV. A A MASTER PLAT

FOR NW 1/4, SW 1/4, AND SE 1/4, SEC 29, TWP 24 N, RGE 6 E, W.M. AND FOR NW 1/4 SEC 32, TWP 24 N, RGE 6 E, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



## SECTION BREAKDOWN AND INDEX MAP

TRACT	FUNCTION	OWNERSHIP
B	RESERVOIR	OLY / INTRACORP
C	ACCESS, DRAINAGE AND UTILITIES	OLY / INTRACORP
D	ACCESS, DRAINAGE AND UTILITIES	OLY / INTRACORP
E	ACCESS, DRAINAGE AND UTILITIES	OLY / INTRACORP
F	REMAINDER TRACT TO BE COMBINED WITH DIV. B PARCEL OR TRACT	OLY / INTRACORP
G	REMAINDER TRACT TO BE COMBINED WITH DIV. B PARCEL OR TRACT	OLY / INTRACORP
H	REMAINDER TRACT TO BE COMBINED WITH DIV. B PARCEL OR TRACT	OLY / INTRACORP
I	REMAINDER TRACT TO BE COMBINED WITH DIV. B PARCEL OR TRACT	OLY / INTRACORP
J	WETLAND, WALLS, GRADING, STORM DRAINAGE AND SIDEWALK INCLUDING MAINTENANCE OF STATED IMPROVEMENTS AND ADJOINING BUILDINGS (TRACT TO BE DEDICATED IN FUTURE TO TALUS COMMERCIAL AND MULTIFAMILY HOME OWNERS ASSOCIATION)	OLY / INTRACORP

UPON RECORDING OF THIS PLAT, THE DEVELOPER RETAINS OWNERSHIP OF TRACTS B, C, D, E, F, G, H, I AND J. THE DEVELOPER HAS THE RIGHT TO SELL, TRANSFER OR CONVEY OWNERSHIP OF SAID TRACTS.

CITY OF ISSAQUAH FILE NO. FP00-001EV

### SUBDIVISION NOTE

THE BEARINGS ARE NAD 83 (91) BASED ON A DAVID EVANS AND ASSOCIATES SURVEY FOR KING COUNTY AND THE CITY OF ISSAQUAH IN 1989. MONUMENTS HELD WERE STATION TIBB #105, STATION PREMARK #106, STATION TELV, AND STATION PARK #104 AND TIED INTO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29. THE CALCULATED BEARING OF SAID EAST LINE IS NORTH 01°39'08" EAST.



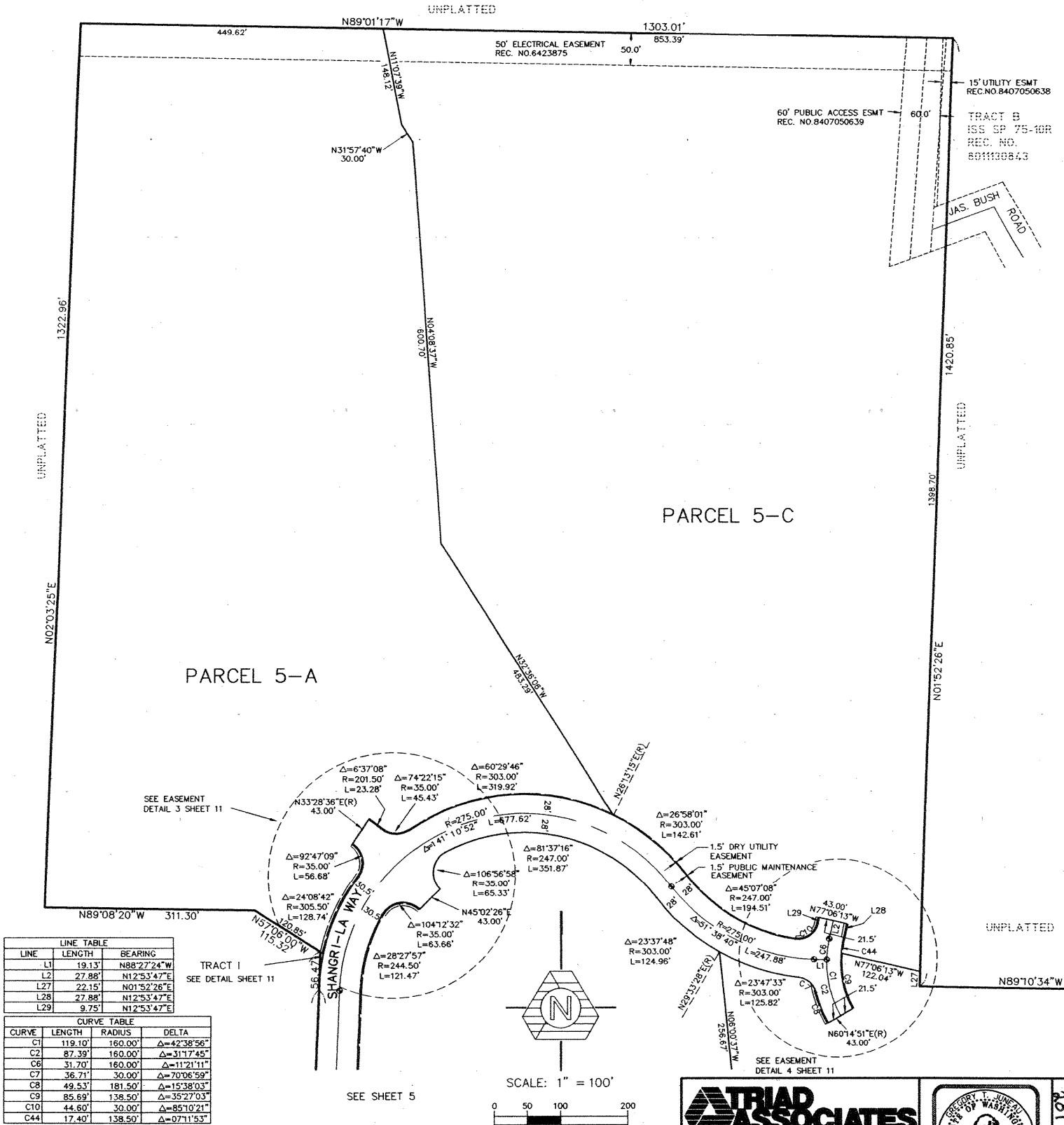
JOB NO 96-328  
SHEET 3 OF 12



VOL/P6  
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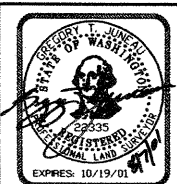
# TALUS DIV. A A MASTER PLAT

FOR NW 1/4, SW 1/4, AND SE 1/4, SEC 29, TWP 24 N, RGE 6 E, W.M. AND FOR NW 1/4 SEC 32, TWP 24 N, RGE 6 E, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



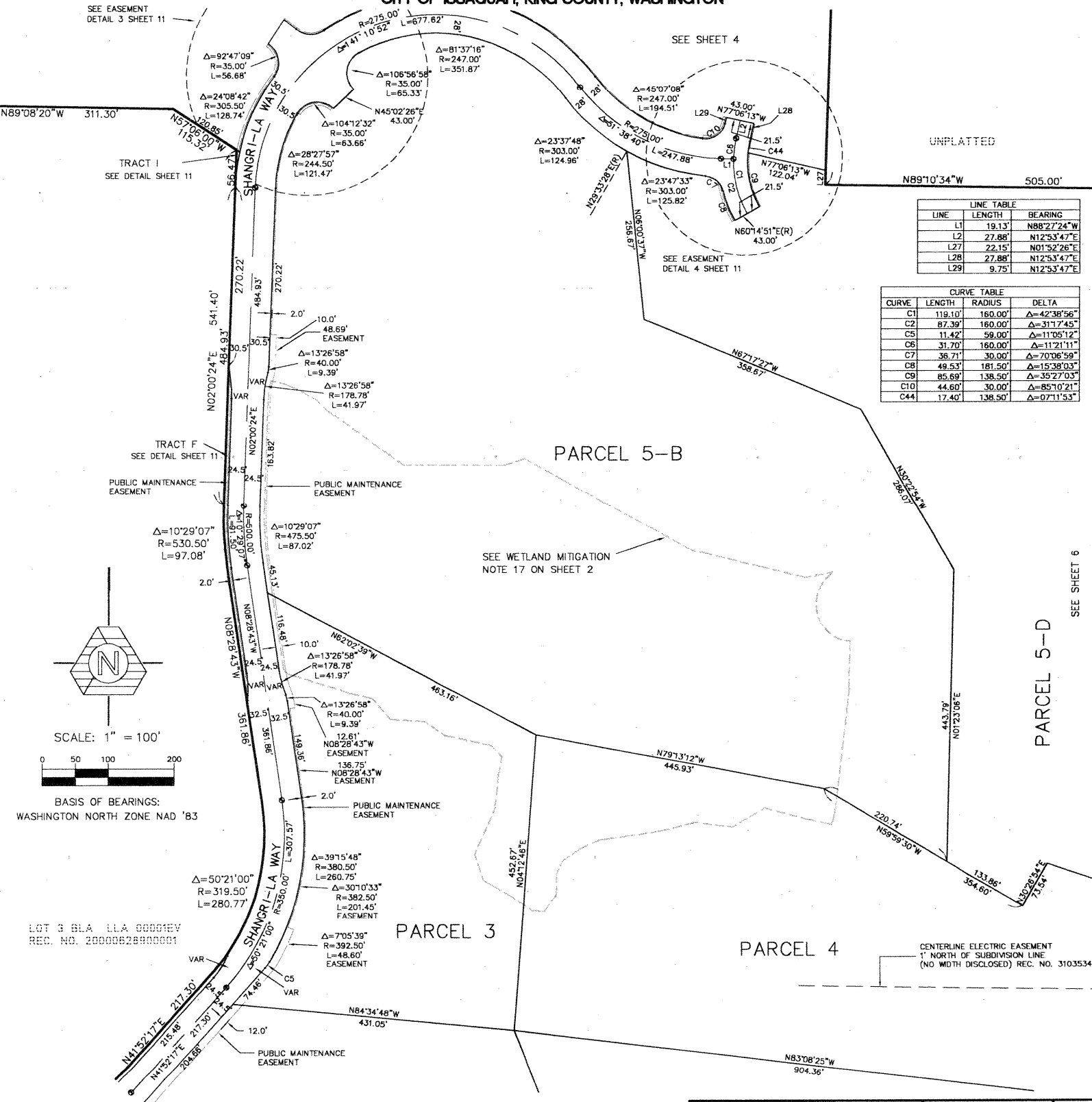
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JOB NO 96-328  
SHEET 4 OF 12



# TALUS DIV. A A MASTER PLAT

FOR NW 1/4, SW 1/4, AND SE 1/4, SEC 29, TWP 24 N, RGE 6 E, W.M. AND FOR NW 1/4 SEC 32, TWP 24 N, RGE 6 E, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



LINE TABLE		
LINE	LENGTH	BEARING
L1	19.13'	N88°27'24"W
L2	27.88'	N12°53'47"E
L27	22.15'	N01°52'26"E
L28	27.88'	N12°53'47"E
L29	9.75'	N12°53'47"E

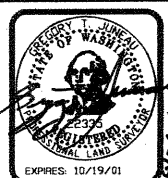
CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	119.10'	160.00'
C2	87.39'	160.00'
C5	11.42'	59.00'
C6	31.70'	160.00'
C7	36.71'	30.00'
C8	49.53'	181.50'
C9	85.69'	138.50'
C10	44.60'	30.00'
C44	17.40'	138.50'

MONUMENT LEGEND  
● MONUMENT IN CASE

SEE SHEET 8

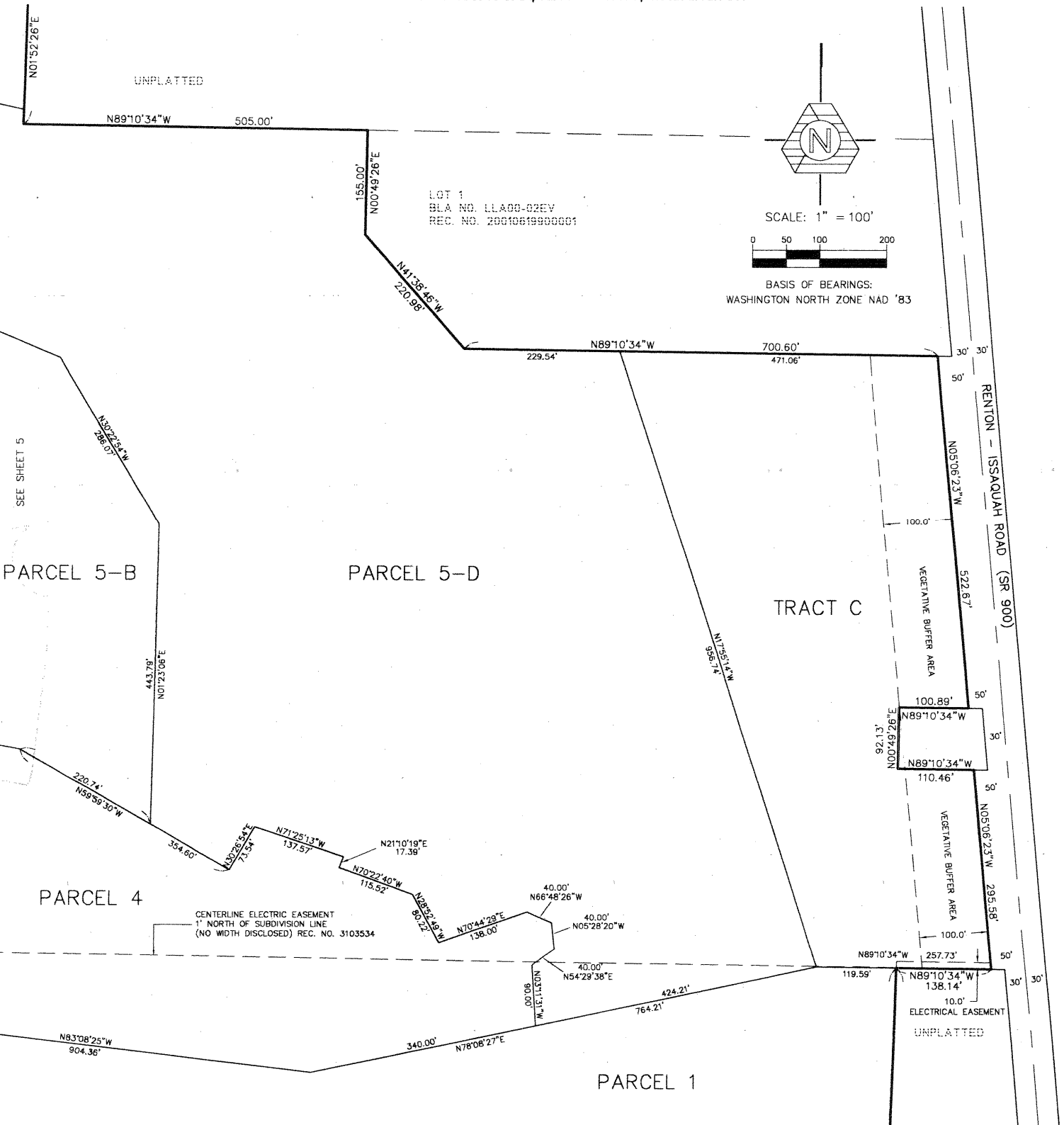


JOB NO 96-328  
SHEET 5 OF 12



# TALUS DIV. A A MASTER PLAT

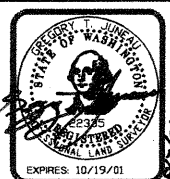
FOR NW ¼, SW ¼, AND SE ¼, SEC 29, TWP 24 N, RGE 6 E, W.M. AND FOR NW ¼ SEC 32, TWP 24 N, RGE 6 E, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SEE SHEET 9

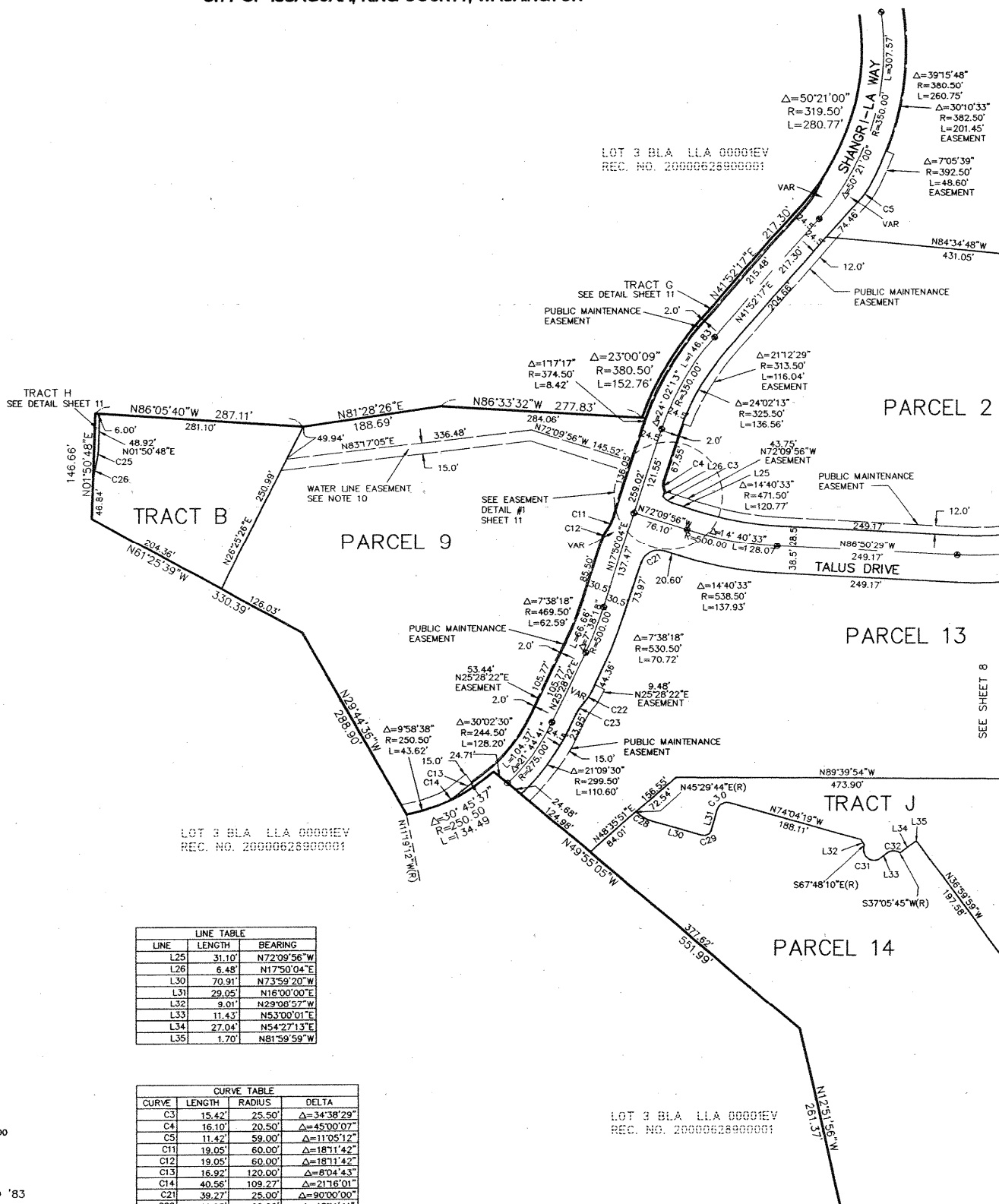


JOB NO 96-328  
SHEET 6 OF 12



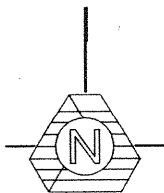
# TALUS DIV. A A MASTER PLAT

FOR NW 1/4, SW 1/4, AND SE 1/4, SEC 29, TWP 24 N, RGE 6 E, W.M. AND FOR NW 1/4 SEC 32, TWP 24 N, RGE 6 E, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

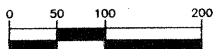


LINE TABLE		
LINE	LENGTH	BEARING
L25	31.10'	N72°09'56"W
L26	6.48'	N17°50'04"E
L30	70.91'	N73°59'20"W
L31	29.05'	N16°00'00"E
L32	19.05'	N29°00'57"W
L33	11.43'	N53°00'01"E
L34	27.04'	N54°27'13"E
L35	1.70'	N81°59'59"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	15.42'	25.50'	Δ=34°38'29"
C4	16.10'	20.50'	Δ=45°00'07"
C5	11.42'	59.00'	Δ=110°05'12"
C11	19.05'	60.00'	Δ=187°11'42"
C12	19.05'	60.00'	Δ=187°11'42"
C13	16.92'	120.00'	Δ=80°44'33"
C14	40.56'	109.27'	Δ=21°16'01"
C21	39.27'	25.00'	Δ=90°00'00"
C22	19.05'	60.00'	Δ=18°11'41"
C23	19.05'	60.00'	Δ=18°11'41"
C25	23.93'	101.52'	Δ=13°30'15"
C26	27.22'	115.50'	Δ=13°30'15"
C28	26.47'	51.44'	Δ=28°29'04"
C29	15.71'	10.00'	Δ=90°00'40"
C30	23.54'	15.00'	Δ=89°55'41"
C31	39.06'	15.00'	Δ=149°11'59"
C32	19.40'	15.00'	Δ=74°05'43"



SCALE: 1" = 100'



BASIS OF BEARINGS:  
WASHINGTON NORTH ZONE NAD '83

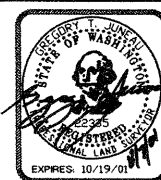
## MONUMENT LEGEND

● MONUMENT IN CASE

LOT 3 B.L.A. L.L.A. 00001EV  
REC. NO. 20000628900001



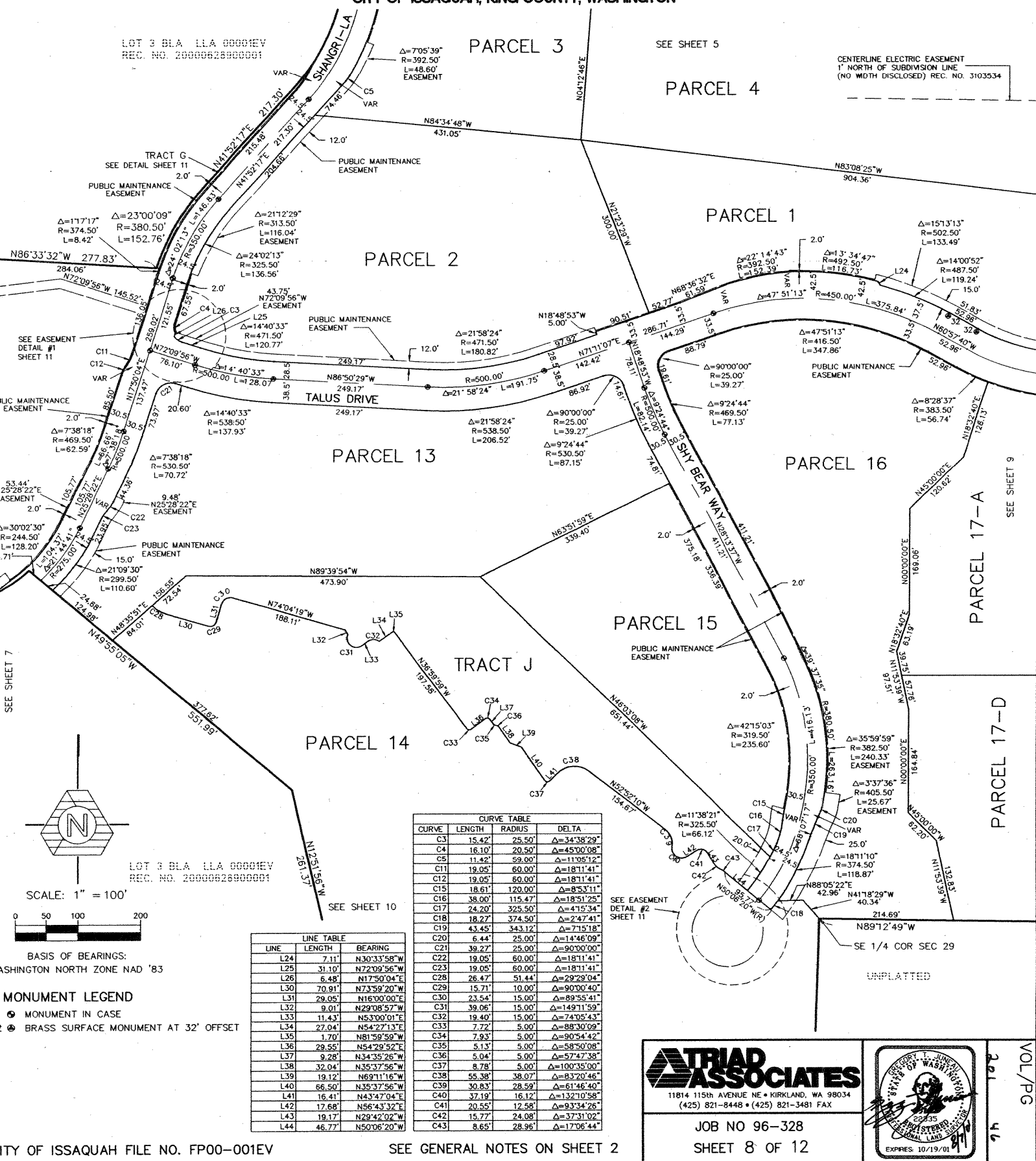
JOB NO 96-328  
SHEET 7 OF 12



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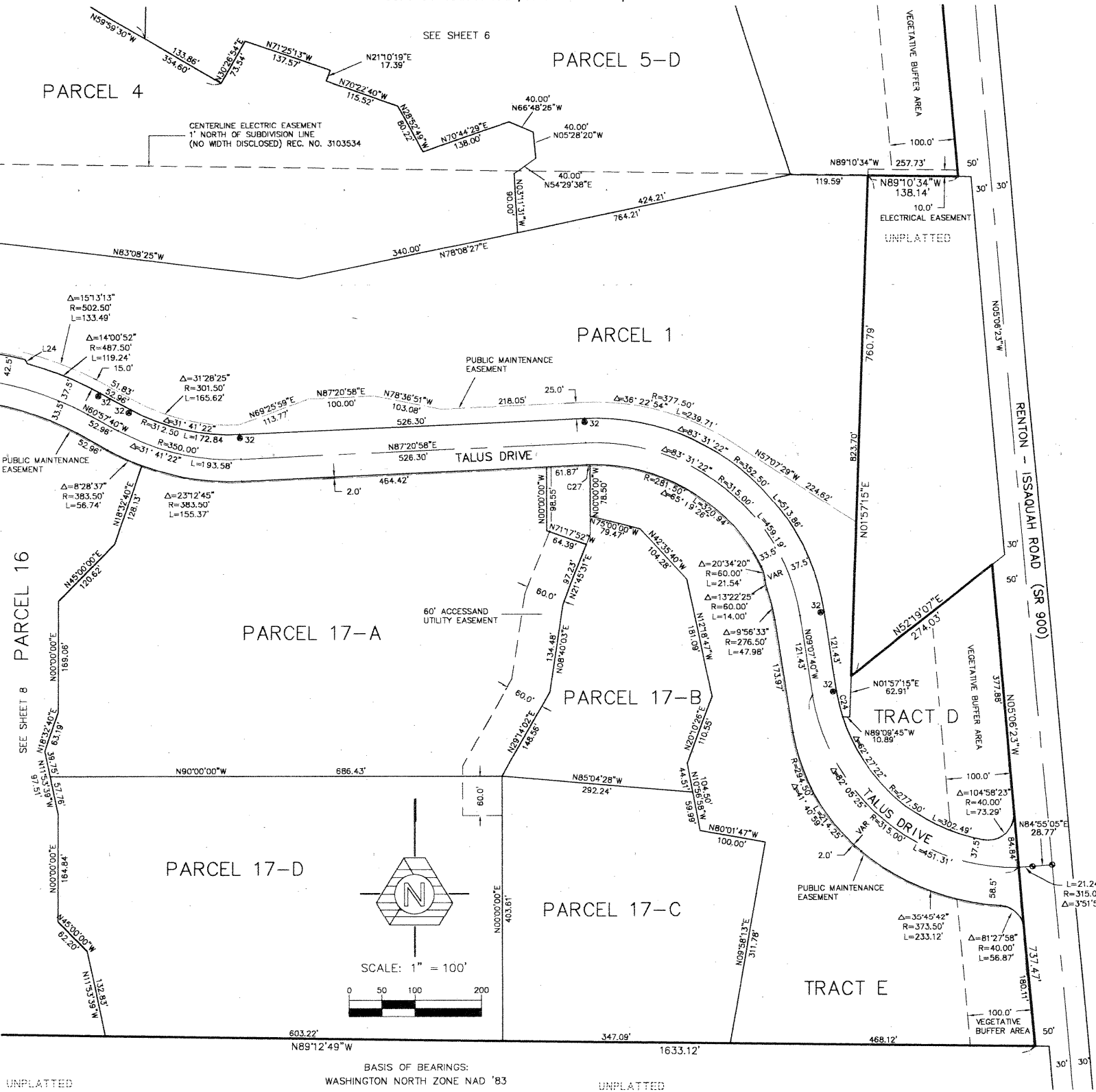


FOR NW ¼, SW ¼, AND SE ¼, SEC 29, TWP 24 N, RGE 6 E, W.M. AND FOR NW ¼ SEC 32, TWP 24 N, RGE 6 E, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



# TALUS DIV. A A MASTER PLAT

FOR NW ¼, SW ¼, AND SE ¼, SEC 29, TWP 24 N, RGE 6 E, W.M. AND FOR NW ¼ SEC 32, TWP 24 N, RGE 6 E, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



BASIS OF BEARINGS:  
WASHINGTON NORTH ZONE NAD '83

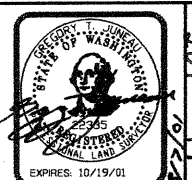
## MONUMENT LEGEND

- MONUMENT IN CASE
- 32 ● BRASS SURFACE MONUMENT AT 32' OFFSET

LINE TABLE		
LINE	LENGTH	BEARING
L24	7.11'	N30°33'58"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C24	41.41'	277.50'	Δ=8°32'58"
C27	5.20'	281.50'	Δ=1°03'28"

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JOB NO 96-328  
SHEET 9 OF 12

# TALUS DIV. A A MASTER PLAT

POR NW 1/4, SW 1/4, AND SE 1/4, SEC 29, TWP 24 N, RGE 6 E, W.M. AND POR NW 1/4 SEC 32, TWP 24 N, RGE 6 E, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 7

PARCEL 13

PARCEL 16

SEE SHEET 8

SEE SHEET 9

TRACT J

PARCEL 15

PARCEL 14

LOT 3 B.L.A. 11A 00001EV  
REC. NO. 20000628900001

SEE EASEMENT  
DETAIL #2  
SHEET 11

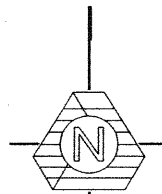
SE 1/4 COR SEC 29

UNPLATTED

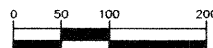
LOT 4 B.L.A. 11A 00001EV  
REC. NO. 20000628900001

LINE TABLE		
LINE	LENGTH	BEARING
L3	37.24'	N84°36'37"W
L4	41.01'	N78°27'27"E
L5	37.69'	N25°37'59"W
L6	49.31'	N35°33'19"W
L7	50.54'	N55°43'55"W
L8	68.93'	N68°56'12"W
L9	51.50'	N76°42'40"E
L10	47.38'	N25°35'00"W
L11	7.50'	N44°57'15"W
L12	142.49'	N53°42'09"E
L13	39.49'	N02°31'33"W
L14	40.76'	N11°44'33"W
L15	33.52'	N19°35'57"W
L16	81.86'	N16°39'22"E
L17	37.47'	N88°29'02"W
L18	38.12'	N76°40'16"W
L19	51.13'	N80°55'19"E
L20	37.78'	N36°06'39"W
L21	51.39'	N53°12'40"W
L22	83.70'	N78°12'21"W
L23	84.05'	N69°14'56"W
L30	70.91'	N73°59'20"W
L31	29.05'	N16°00'00"E
L32	9.01'	N29°08'57"W
L33	11.43'	N53°00'01"E
L34	27.04'	N54°27'13"E
L35	1.70'	N81°59'59"W
L36	29.55'	N54°29'52"E
L37	9.28'	N34°35'26"W
L38	32.04'	N35°37'56"W
L39	19.12'	N69°11'16"W
L40	66.50'	N35°37'56"W
L41	16.41'	N43°47'04"E
L42	17.68'	N56°43'32"E
L43	19.17'	N29°42'02"W
L44	46.77'	N50°08'20"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C15	18.61'	120.00'	Δ=8°53'11"
C16	38.00'	115.47'	Δ=18°51'25"
C17	24.20'	325.50'	Δ=4°15'34"
C18	18.27'	374.50'	Δ=2°47'41"
C19	43.45'	343.12'	Δ=7°15'18"
C20	6.44'	25.00'	Δ=14°46'09"
C22	19.05'	60.00'	Δ=18°11'41"
C23	19.05'	60.00'	Δ=18°11'41"
C28	26.47'	51.44'	Δ=29°29'04"
C29	15.71'	10.00'	Δ=90°00'40"
C30	23.54'	15.00'	Δ=89°55'41"
C31	39.06'	15.00'	Δ=149°11'59"
C32	19.40'	15.00'	Δ=74°05'43"
C33	7.72'	5.00'	Δ=88°30'09"
C34	7.93'	5.00'	Δ=90°54'42"
C35	5.13'	5.00'	Δ=58°50'08"
C36	5.04'	5.00'	Δ=57°47'38"
C37	8.78'	5.00'	Δ=100°35'00"
C38	55.38'	38.07'	Δ=83°20'46"
C39	30.83'	28.59'	Δ=61°46'40"
C40	37.19'	16.12'	Δ=132°10'58"
C41	20.55'	12.58'	Δ=93°34'26"
C42	15.77'	24.08'	Δ=37°31'02"
C43	8.65'	28.96'	Δ=17°06'44"



SCALE: 1" = 100'

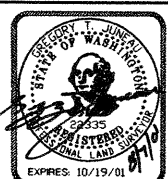


BASIS OF BEARINGS:  
WASHINGTON NORTH ZONE NAD '83

MONUMENT LEGEND  
● MONUMENT IN CASE

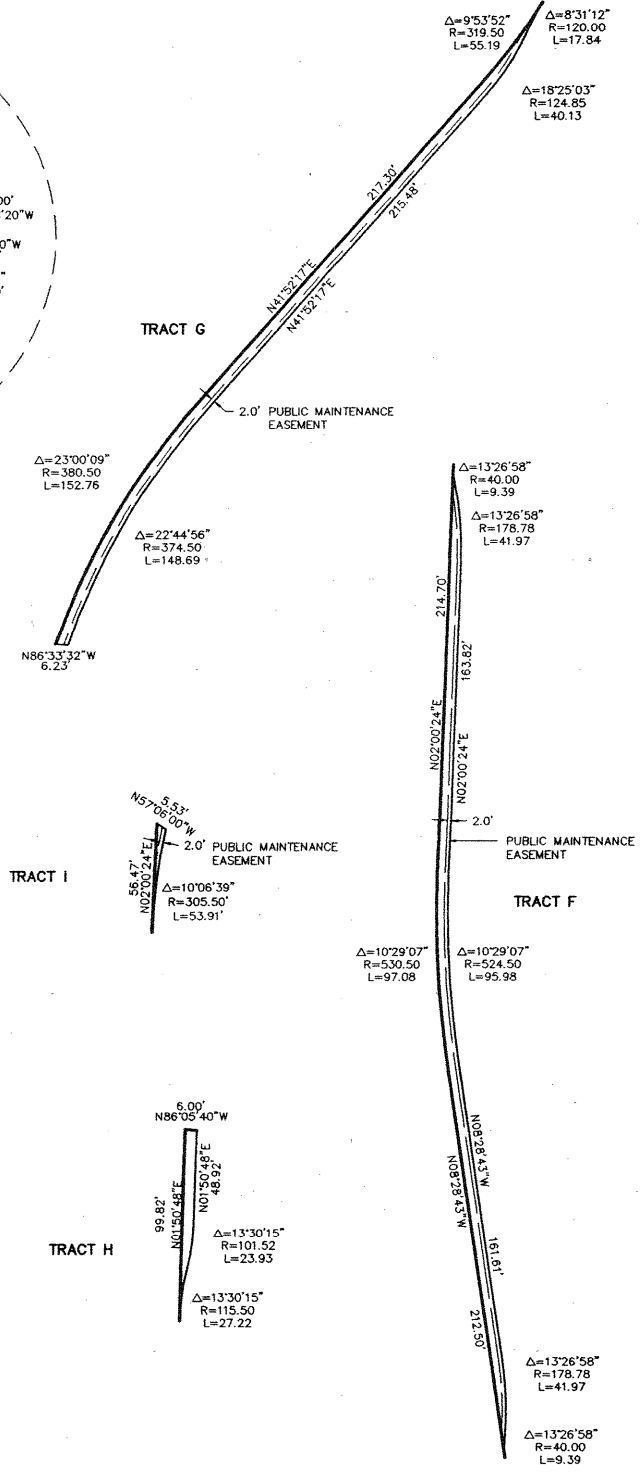
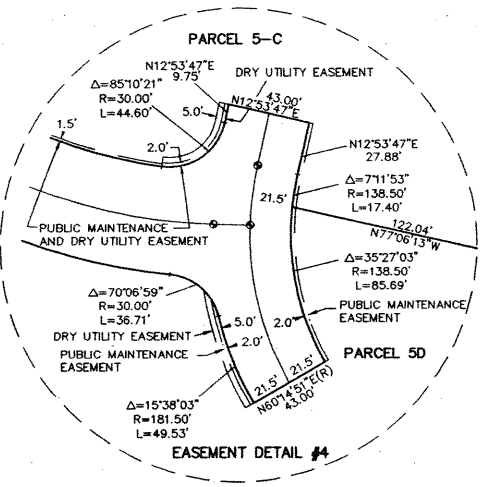
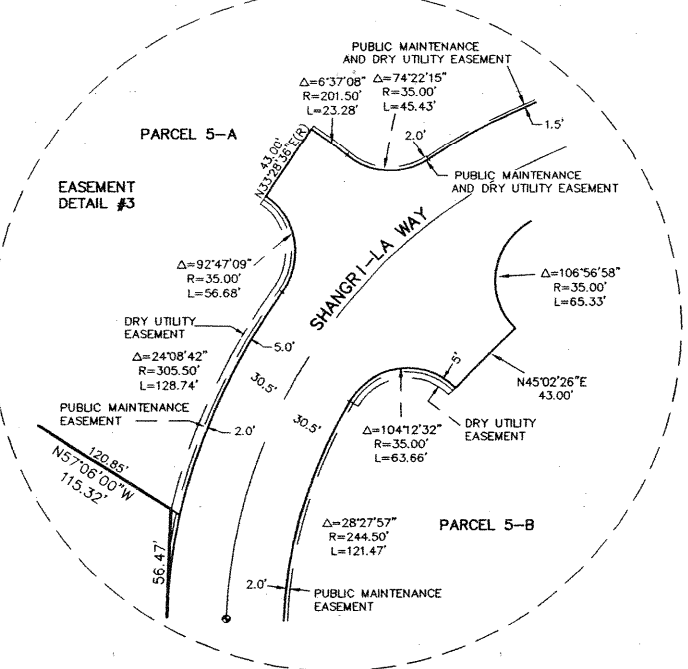
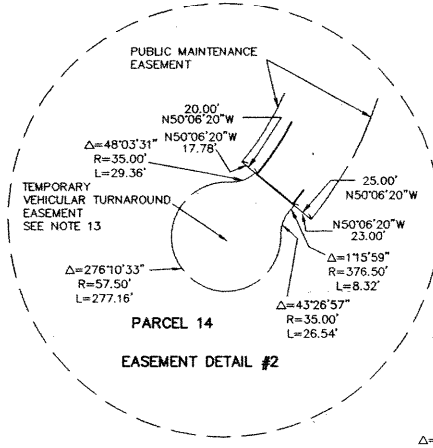
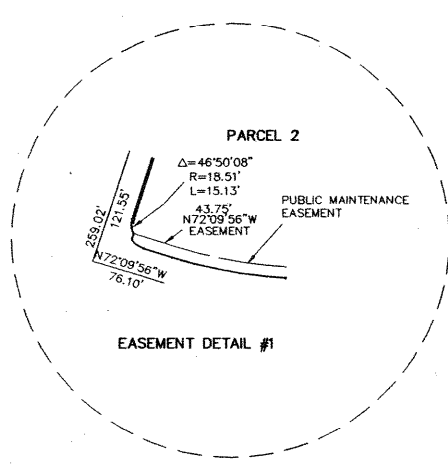
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JOB NO 96-328  
SHEET 10 OF 12

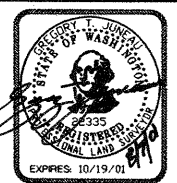


# TALUS DIV. A A MASTER PLAT

FOR NW ¼, SW ¼, AND SE ¼, SEC 29, TWP 24 N, RGE 6 E, W.M. AND FOR NW ¼ SEC 32, TWP 24 N, RGE 6 E, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



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JOB NO 96-328  
SHEET 11 OF 12



FOR NW ¼, SW ¼, AND SE ¼, SEC 29, TWP 24 N, RGE 6 E, W.M. AND FOR NW ¼ SEC 32, TWP 24 N, RGE 6 E, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

