

**TAYLOR'S RIDGE DIVISION I**  
**N.E.1/4, S.W.1/4, SEC. 18, T.26N., R.7E., W.M.**  
**DUVALL, KING COUNTY, WASHINGTON**

VOL. \_\_\_\_\_ PG. \_\_\_\_\_  
**167 12**

REGISTERED LAND SURVEYOR'S CERTIFICATION

I, a registered land surveyor, do hereby certify that the plat of Taylor's Ridge Division I is based on actual survey and subdivision of Section 18, Township 26 North, Range 7 East, W.M., that the distances and courses and angles are shown thereon correctly and that proper monuments **will be** set and lot block corners staked on the ground as shown on the lot.

16915  
Registered Land Surveyor Washington License No.

CITY ENGINEER APPROVAL

I, the City Engineer for the City of Duvall, Washington, have reviewed the plat and have found it to comply with the provisions of the approved preliminary plat and the requirements and standards of the City's subdivision code, and therefore recommend approval on this 1st day of December A.D., 1993

Johnnie Chavira  
City Engineer

PLANNING COMMISSION RECOMMENDATION

The Planning Commission has reviewed the final plat and certifies that the plat complies with the conditions set forth by the City Council on this END day of DECEMBER 1993

Ray Ruckler  
Planning Commission Chairman

CITY COUNCIL APPROVAL

The City Council has reviewed the final plat for compliance with the approved preliminary plat requirements and standards of the City's subdivision ordinance, and required letters of recommendations and approve the subdivision this 199 day of December 1993

John R. Ruckler  
Mayor

ATTEST:

Elaine A. Judd  
City Clerk

CITY TREASURER'S CERTIFICATE

I hereby certify that there are no delinquent special assessments, and that all special assessments on any of the property herein contained replicated as streets, alleys, or for other public use and paid in full this 9th day of December 1993

Department of Finance

K.C. R  
City Treasurer

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 other public use, are paid in full. This 1st day of December 1993

FINANCE DIVISION, KING COUNTY

Manager, Finance Division

Deputy

DEPARTMENT OF ASSESSMENTS

Examined and approved this 1st day of December 1993 A.D.

Charles A. Smith  
Deputy King County Assessor

King County Assessor

Account No. 18261-9009, 9052, 9053, 9054 (BKS)

RECORDING CERTIFICATE 9312162459

Filed for record at the request of the Duvall City Council this 16 day of Dec, 1993 A.D. at 17 minutes past 3 o'clock p.m. and recorded in Volume 167 of Plats, pages 12 thru 14, Records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

Jane Hogue  
Manager

Frederick Anderson  
Superintendent of Records

LEGAL DESCRIPTION:

That portion of the northeast quarter of the southwest quarter of Section 18, Township 26 North, Range 7 East, W.M., in King County, Washington, being described as follows:

Commencing at the southwest corner of said subdivision; thence N00°01'11"E along the west line thereof 30.34 feet to the north right-of-way line of N.E. 150th Street and the True Point of Beginning; thence continuing N00°01'11"E along said west line 454.64 feet; Thence N83°00'00"E 394.07 feet; Thence S11°00'00"E 194.00 feet; Thence S87°00'00"E 199.11 feet; Thence N77°29'07"E 50.32 feet; Thence S84°13'25"E 362.95 feet to a point on a curve whose radius point bears S60°50'29"E; Thence easterly along said curve to the right having a radius of 50.00 feet through a central angle of 196°42'56", an arc length of 171.67 feet to a point of reverse curvature; Thence southerly along a curve to the left having a radius of 25.00 feet through a central angle of 48°46'53", an arc length of 20.41 feet to a point of reverse curvature; Thence southerly along a curve to the right having a radius of 1125.00 feet through a central angle of 00°32'26" an arc length of 10.62 feet; Thence N89°38'00"E 171.00 feet to the east line of said subdivision; Thence S01°02'27"E along said east line 384.79 feet to the north right-of-way line of N.E. 150th Street being a line parallel with and 30 feet north of the south line of said subdivision; Thence N81°21'19"W along said north right-of-way line 1,321.46 feet to the True Point of Beginning.

Subject to an easement for electric transmission line as filed under Recording No. 9305181013.

Subject to covenants contained in instrument as filed under Recording No. 8305120471.

Subject to exceptions and reservations contained in deed as filed under A.F. #4738186.

Subject to an agreement and the terms and conditions thereof as filed under Recording No. 9305060794.

Subject to the right to make necessary cuts and fills as filed under Recording No. 8208060463.

Subject to a road easement as filed under A.F. #4738186.

SUBDIVIDOR:

JOHN F. BUCHAN HOMES  
1655 NORTHUP WAY  
BELLEVUE, WA. 98004  
(206)827-2266

SURVEYOR:

RICHARD R. KITZ  
EASTSIDE CONSULTANTS, INC.  
415 RAINIER BLVD. N.  
ISSAQUAH, WA. 98027  
(206)392-5351



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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 ports, 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 here by dedicate such streets, easements, or tracts to the person or entity identified and for the purpose stated.

Following the original reasonable grading of the roads and right-of-way shown hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public rights-of-way or to hamper proper drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereon across any lots, as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner. All roof drains, footing drains, and area lot drains shall be connected to the storm drainage system.

Further, the undersigned owners of the land hereby subdivided, waive for themselves, their heirs and assigns and any person or entity deriving title from the undersigned, any and all claims for damages against the City of Duvall, its successors and assigns which may be occasioned by the establishment, construction, or maintenance of roads and/or drainage systems within this subdivision other than claims resulting from inadequate maintenance by the City of Duvall. Further, the undersigned owners of the land hereby subdivided, agree for themselves, their heirs and assigns to indemnify and hold the City of Duvall, its successors and assigns, harmless from any damage, including any costs of defense, claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or subsurface water flows within this subdivision or by establishment, construction or maintenance of the roads within this subdivision. Provided, this waiver and indemnification shall not be construed as releasing the City of Duvall, to successors or assigns, from liability for damages, including the cost of defense, resulting in whole or in part from the negligence of the City of Duvall, its successors or assigns.

This subdivision, dedication, waiver of claims and agreement to hold harmless is made with the free consent and in accordance with the desires of said owners.

IN WITNESS WHEREOF we set our hands and seals.

John F. Buchan Construction, Inc. licensed to do business in the State of Washington

BY John F. Buchan ITS PRESIDENT BY John F. Buchan ITS SECRETARY

University Savings Bank

BY William J. Hays ITS: BY ITS:

STATE OF WASHINGTON )  
COUNTY OF King ) s.s.

On this 10<sup>th</sup> day of November, 1993, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John F. Buchan, Inc. to me known to be the John F. Buchan, Inc. Secretary, respectively, of University Savings Bank the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

William J. Hays  
Notary Public in and for the State of  
Washington, residing at Seattle  
My apartment office 8/25/96

STATE OF WASHINGTON )  
COUNTY OF King ) s.s.

On this 11 day of November, 1993, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John F. Buchan, Inc. to me known to be the PRESIDENT John F. Buchan, Inc. Secretary, respectively, of University Savings Bank the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand, and official seal hereto affixed the day and year first above written.

John F. Buchan  
Notary Public in and for the State of  
Washington, residing at Seattle

RESTRICTIONS

No lot or portion of a lot in this plat shall be divided and sold or result 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.

Structures constructed within this subdivision shall comply with applicable Building Codes as adopted by the City of Duvall.

Every lot shall have a front yard Building Setback Limit of not less than twenty (20.00) feet. In the case of corner lots the front yard depth requirement shall apply to BOTH front yards.

Every lot shall have a side yard Building Setback Limit of not less than eight (8.00) feet.

Every lot shall have a rear yard Building Setback Limit of not less than ten (10.00) feet. On lots where the rear yard abuts a public right-of-way greater than sixteen (16.00) feet in width the rear yard shall have a minimum depth of twenty (20.00) feet.

Additional Building Setback Limits have been designated (as shown on the face of the plat) as required by the City of Duvall Department of Public Works.

Structures or obstructions (including but not limited to decks, patios, outbuildings, or overhangs) shall not be permitted beyond the building setback line or within public utility easements.

EASEMENT PROVISIONS

An easement is hereby granted to and reserved for the City of Duvall, any power company, natural gas company, telephone company, or cable television company and their respective successors and assigns under and upon the exterior ten feet parallel with and adjacent to the road frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, natural gas, telephone, sewer and water service, drainage, and cable television. Together with the right to enter upon the lots at all times for the purposes herein stated. These easements entered upon fore these purposes shall be restored as near as possible to their original condition. No lines or wires for the transmission of electric current or for telephone use or cable television shall be placed or permitted to be placed upon any lot unless the same shall be underground or in conduit attached to a building.

SUBDIVIDOR:  
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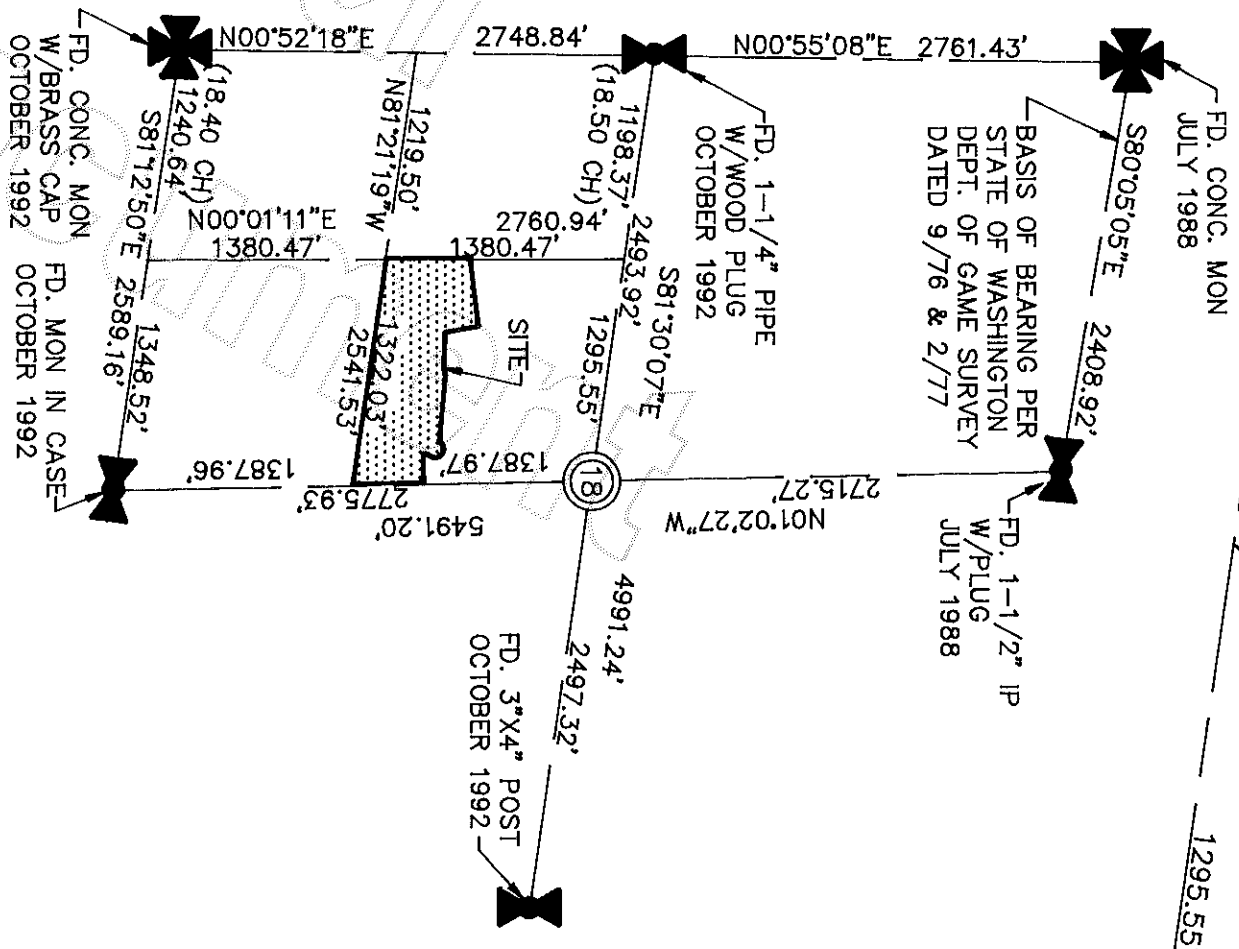
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GAME DEPT.  
N. LINE NW1/4  
SEC. 18-26-7

WEST LINE OF  
NE1/4, SW1/4,  
SEC. 18-26-7

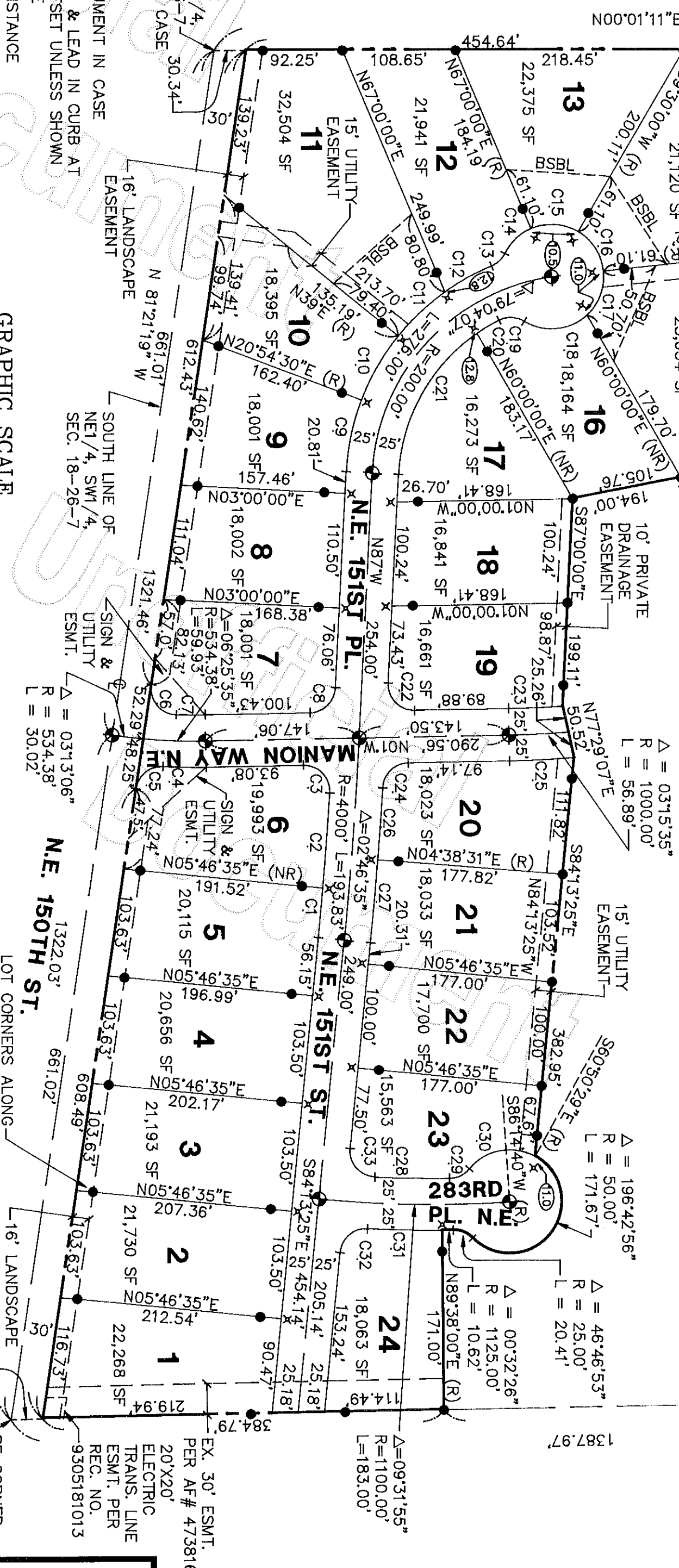
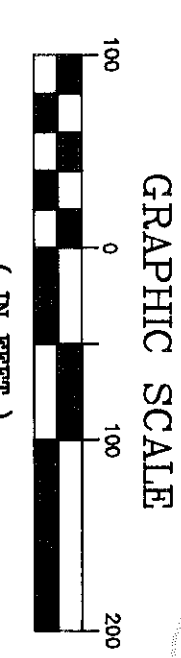
CURVE	RADIUS	LENGTH	DELTA
C1	3975.00'	47.35'	00°40'57"
C2	3975.00'	91.29'	01°18'57"
C3	25.00'	41.35'	94°46'41"
C4	559.38'	41.44'	041°4'39"
C5	25.00'	36.91'	84°35'58"
C6	25.00'	42.11'	96°3'11"
C7	509.38'	27.78'	03°07'30"
C8	25.00'	37.52'	86°00'00"
C9	225.00'	70.33'	17°54'30"
C10	225.00'	71.05'	18°05'30"
C11	225.00'	61.58'	15°40'52"
C12	225.00'	51.15'	13°01'34"
C13	25.00'	18.07'	41°24'35"
C14	50.00'	35.52'	40°42'09"
C15	50.00'	46.69'	53°30'00"
C16	50.00'	46.69'	53°30'00"
C17	50.00'	46.67'	53°28'41"
C18	50.00'	64.72'	74°09'43"
C19	25.00'	25.37'	58°08'40"
C20	175.00'	24.71'	08°05'21"
C21	175.00'	160.07'	52°24'23"
C22	25.00'	41.02'	94°00'00"
C23	975.00'	51.84'	03°02'48"
C24	25.00'	37.24'	85°20'24"
C25	1025.00'	61.94'	03°27'45"
C26	4025.00'	68.99'	00°56'56"
C27	4025.00'	79.70'	01°08'04"
C28	1075.00'	71.71'	03°49'19"
C29	25.00'	21.68'	49°41'50"
C30	50.00'	69.48'	79°37'50"
C31	1125.00'	71.69'	03°39'05"
C32	25.00'	38.18'	87°30'29"
C33	25.00'	40.46'	92°43'46"



SECTION 18-26-7

EAST LINE OF  
NE1/4, SW1/4,  
SEC. 18-26-7

LEGEND:  
= SET MONUMENT IN CASE  
= SET TACK & LEAD IN CURB AT 12.50' OFFSET UNLESS SHOWN OTHERWISE  
= OFFSET DISTANCE  
= SET REBAR & CAP W/ P.L.S. #16915. FRONT CORNERS SET AT 20.00' OFFSET, REAR CORNERS SET AT TRUE POSITION UNLESS SHOWN OTHERWISE  
BSBL = BUILDING SETBACK LINE  
(R) = RADIAL  
(NR) = NOT RADIAL



JOB NO. 92090  
DATE 8/83  
SCALE 1"=100'  
DESIGNED S.K./A.L.  
DRAWN S.K.  
CHECKED R.K.  
APPROVED

EASTSIDE CONSULTANTS, INC.

415 RAINIER BLVD. N.

ISSAQUAH, WASHINGTON 98027

PH:2061392-5351

FAX:392-4676

ENGINEERS

SURVEYORS

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