

TAYLOR'S RIDGE DIVISION II

N.E.1/4, S.W.1/4, SEC. 18, T.26N., R.7E., W.M. DUVALL, KING COUNTY, WASHINGTON

VOL. 170 PG. 28

REGISTERED LAND SURVEYOR'S CERTIFICATION

I, a registered land surveyor, do hereby certify that the plat of Taylor's Ridge Division II 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.

Registered Land Surveyor _____
Washington License No. 16915

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 18th day of August 1994 A.D.

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 18th day of August 1994.

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 26th day of August 1994.

Mayor

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 dedicated as streets, alleys, or for other public use and paid in full this 25th day of August 1994.

Department of Finance

City Treasurer

N.G.P.E. NOTES:

Temporary Marking: Prior to commencing construction activities on a development proposal site, the applicant shall mark, as required by the DRC, sensitive areas in a highly visible manner, such as yellow caution tape, and these areas must remain so marked until all development proposal activities in the vicinity of the sensitive area are completed.

Survey Markers: Permanent survey stakes using iron or cement markers as established by current survey standards shall be set delineating the boundary between adjoining property and the sensitive area tracts.

Signs: The boundary between a sensitive area tract and adjacent land shall be identified using permanent signs.



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 26th day of August 1994.

FINANCE DIVISION, KING COUNTY

Manager, Finance Division

Deputy

DEPARTMENT OF ASSESSMENTS

Examined and approved this 30th day of August 1994 A.D.

Deputy King County Assessor
Account No. 182607-9009, 9052, 9053, 9054, 9055, 9056, 9057

RECORDING CERTIFICATE

Filed for record at the request of the Duvall City Council this 31st day of August 1994 A.D. at 11:00 minutes past 11:00 a.m. and recorded in Volume 220 of Plats, pages 28 thru 30 Records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

Manager

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 484.98 feet to the True Point of Beginning; 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 50.52 feet; Thence S84°13'25"E 382.95 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 46°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 N01°02'27"W along said east line 972.74 feet to the northeast corner of said subdivision; Thence N81°30'07"W along the north line of said subdivision 1295.55 feet to the northwest corner of said subdivision; Thence S00°01'11"W along the west line of said subdivision 895.49 feet to the True Point of Beginning.

EXCEPT thereof the following described property:

- Beginning at the northeast corner of said subdivision; Thence N81°30'07"W along the north line thereof 904.30 feet; Thence S41°30'00"E 743.00 feet; Thence S50°29'54"E 237.63 feet; Thence S71°00'00"E 243.85 feet to the east line of said subdivision; Thence N01°02'27"W along said east line 653.49 feet to the point of beginning.
- Subject to a road easement as filed under Auditor's File No. 4738186.
- Subject to an easement for electric transmission line as filed under Recording No. 9305181013.
- Subject to an Agreement and the terms and conditions thereof as filed under Recording No. 8305120471.
- Subject to an Agreement and the terms and conditions thereof as filed under Recording No. 9305060794.
- Subject to an Agreement and the terms and conditions thereof as filed under Recording No. 9305060796.
- Subject to exceptions and reservations contained in deed as filed under Auditor's File No. 4378186.

SUBDIVIDOR:

JOHN F. BUCHAN HOMES
11555 NORTHPUP WAY
BELLEVUE, WA. 98004
(206)927-2266

SURVEYOR:

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

TAYLOR'S RIDGE DIVISION II

N.E. 1/4, S.W. 1/4, SEC. 18, T. 26N., R. 7E., W.M.

DUVALL, 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 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 right-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.

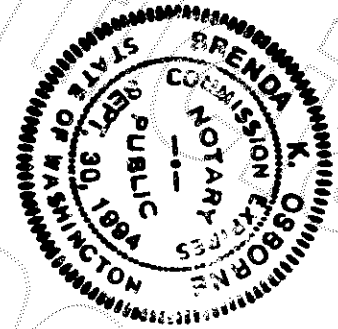
This subdivision, dedication, waiver of claims and agreement to hold harmless is made with the free consent and in accordance with the desires of said owners.

IN WITNESS WHEREOF we set our hands and seals.

John F. Buchan Construction, Inc. licensed to do business in the State of Washington
 BY: [Signature] BY: _____
 ITS: President ITS: _____
 University Savings Bank

STATE OF WASHINGTON)
 COUNTY OF King) s.s.
 On this 17th day of August 1994 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John F. Buchan,
 to me known to be the President and Secretary, respectively, of John F. Buchan Construction, Inc. 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 is 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.



Brenda K. Albrecht
 Notary Public in and for the State of Washington, residing at Bellevue
 My appointment expires 9-30-94

SUBDIVIDOR:
 JOHN F. BUCHAN HOMES
 11555 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

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

On this 17th day of August 1994 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Larry L. Bain,
 to me known to be the President and 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 is 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.

[Signature]
 Notary Public in and for the State of Washington, residing at Bellevue
 My appointment expires 8-25-96

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 for 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.

CURVE	RADIUS	LENGTH	DELTA
C50	975.00'	106.17'	0614.21"
C51	975.00'	103.80'	0606.10"
C52	975.00'	105.29'	0611.15"
C53	975.00'	55.00'	033.355"
C54	375.00'	51.21'	0749.28"
C55	375.00'	55.98'	0833.13"
C56	25.00'	39.27'	9000.00"
C58	125.00'	64.41'	2931.25"
C59	125.00'	24.64'	1117.35"
C60	25.00'	21.03'	4811.23"
C61	50.00'	72.36'	8254.47"
C62	50.00'	34.15'	3907.56"
C63	50.00'	46.61'	5324.24"
C64	50.00'	88.08'	10055.38"
C65	25.00'	21.03'	4811.23"
C66	175.00'	63.63'	2049.52"
C67	175.00'	61.04'	1959.08"
C68	25.00'	39.27'	9000.00"
C69	725.00'	63.48'	0501.00"
C70	725.00'	156.19'	12207.38"
C71	775.00'	95.33'	0702.52"
C72	825.00'	59.85'	0409.23"
C73	675.00'	137.46'	1140.04"
C74	675.00'	67.07'	0541.34"
C75	425.00'	82.21'	1105.00"
C76	425.00'	39.28'	0517.41"
C77	1025.00'	61.25'	0325.25"
C78	1025.00'	109.26'	0606.27"
C79	25.00'	35.42'	810.25"
C80	425.00'	64.97'	0845.34"

CURVE	RADIUS	LENGTH	DELTA
C81	425.00'	71.74'	0940.19"
C82	25.00'	19.43'	4431.25"
C83	50.00'	11.50'	1310.55"
C84	50.00'	60.61'	6927.29"
C85	50.00'	54.97'	6259.43"
C86	50.00'	33.47'	3821.14"
C87	50.00'	80.41'	9208.17"
C88	25.00'	22.96'	5237.00"
C89	375.00'	21.23'	0314.36"
C90	375.00'	81.35'	1225.44"
C91	25.00'	41.48'	9504.25"
C92	1025.00'	112.94'	0618.47"
C93	50.00'	33.55'	3826.49"
C94	50.00'	51.40'	5853.40"
C95	50.00'	30.11'	3430.00"
C96	50.00'	56.61'	6452.27"
C97	25.00'	20.41'	4646.53"
C98	1125.00'	10.62'	0032.26"
C99	1000.00'	56.89'	0315.35"
C100	1000.00'	164.60'	0925.50"
C101	1000.00'	211.44'	1206.54"
C102	1000.00'	432.93'	2448.19"
C103	400.00'	114.34'	1622.41"
C104	700.00'	212.10'	1721.38"
C105	800.00'	77.38'	0532.32"
C106	400.00'	225.00'	3213.44"
C107	150.00'	106.86'	4049.00"

TAYLOR'S RIDGE DIVISION II

N.E. 1/4, S.W. 1/4, SEC. 18, T.26N., R.7E., W.M.

DUVALL, KING COUNTY, WASHINGTON

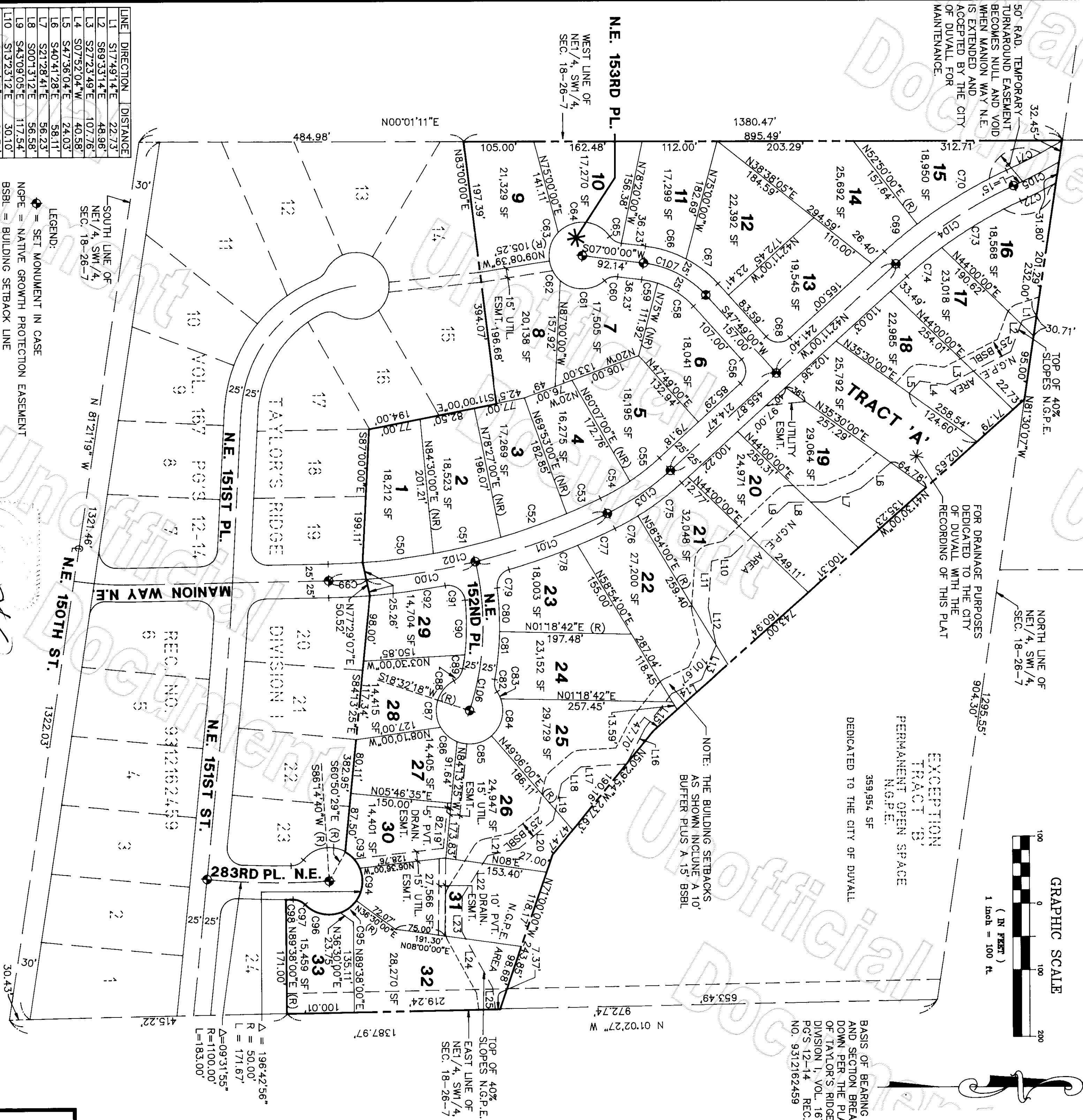


50' RAD. TEMPORARY TURAROUND EASEMENT BECOMES NULL AND VOID WHEN MANION WAY N.E. IS EXTENDED AND ACCEPTED BY THE CITY OF DUVALL FOR MAINTENANCE.

FOR DRAINAGE PURPOSES DEDICATED TO THE CITY OF DUVALL WITH THE RECORDING OF THIS PLAT

EXCEPTION TRACT 'B' PERMANENT OPEN SPACE N.G.P.E. 359,954 SF DEDICATED TO THE CITY OF DUVALL

NOTE: THE BUILDING SETBACKS AS SHOWN INCLUDE A 10' BUFFER PLUS A 15' BSBL



LINE	DIRECTION	DISTANCE
L1	S17°49'14"E	22.73'
L2	S69°33'14"E	48.96'
L3	S27°23'49"E	107.76'
L4	S07°52'04"W	40.58'
L5	S47°36'04"E	24.03'
L6	S40°41'28"E	58.11'
L7	S21°28'41"E	56.23'
L8	S00°13'12"E	56.58'
L9	S43°09'05"E	117.54'
L10	S13°23'12"E	30.10'
L11	S85°31'15"E	69.71'
L12	N78°02'16"E	57.18'
L13	S66°28'07"E	55.56'
L14	S25°23'04"E	49.21'
L15	S51°52'51"E	65.84'
L16	S62°08'29"E	59.94'
L17	S03°08'24"E	68.08'
L18	S40°28'50"E	38.53'
L19	S76°46'41"E	55.72'
L20	S39°22'33"E	66.10'
L21	S12°34'28"E	48.17'
L22	S57°35'18"E	72.47'
L23	S89°41'25"E	52.50'
L24	N61°18'20"E	95.88'
L25	N82°37'17"E	32.12'

LEGEND:
 ◆ = SET MONUMENT IN CASE
 NGPE = NATIVE GROWTH PROTECTION EASEMENT
 BSBL = BUILDING SETBACK LINE
 (R) = RADIAL
 (NR) = NOT RADIAL

NOTE: ALL TACK & LEAD IN CURBS ARE SET FOR LINE ONLY (PROPERTY LINE EXTENDED). ALL FRONT CORNERS ARE SET ON A 20' OFFSET. REAR CORNERS ARE SET IN THE TRUE POSITION EXCEPT LOTS 16-32 LINE STAKES ARE SET AT THE NGPE LINE.

JOB NO.	982090
DATE	6/94
SCALE	1"=100'
DESIGNED S. KITZ	
DRAWN S. KITZ	
CHECKED R. KITZ	
APPROVED	

EASTSIDE CONSULTANTS, INC.
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 ENGINEERS SURVEYORS