

TAYLOR'S RIDGE DIVISION IV GOV'T LOTS 1 & 2 SEC. 18, T.26N., R.7E., W.M. DUVALL, KING COUNTY, WASHINGTON

REGISTERED LAND SURVEYOR'S CERTIFICATION

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

[Signature]
Registered Land Surveyor
16915
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 19th day of SEPTEMBER, A.D., 1995.

[Signature]
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 21st day of SEPTEMBER, 1995.

[Signature]
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 19th day of SEPTEMBER, 1995.

[Signature]
Mayor
ATTEST:
[Signature]
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 2nd day of DECEMBER, 1995.

Department of Finance
[Signature]
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.

Sewer Note: John F. Buchan Construction will continue to pursue infiltration in the existing sewer lines that may be adding water to the lift station. Until this situation has been corrected, no building permits will be issued.

SUBDIVIDER:

JOHN F. BUCHAN HOMES
11555 NORTUP WAY
BELLEVUE, WA. 98004
(206)827-2266

SURVEYOR:

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

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 19th day of October, 1995.

FINANCE DIVISION, KING COUNTY

[Signature]
D LEE DEDRICK
Manager, Finance Division
Deputy

DEPARTMENT OF ASSESSMENTS

Examined and approved this 19th day of October, 1995 A.D.

[Signature]
Deputy King County Assessor
Account No. 182607-9007+9045
Scott Noble
King County Assessor

RECORDING CERTIFICATE

951026110
Filed for record at the request of the Duvall City Council this 26th day of DECEMBER, 1995, A.D. at 10 minutes past 12:00 P.M. and recorded in Volume 175 of Plats, pages 10 through 12, Records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

[Signature]
Manager
Cecilia Altman
Superintendent of Records

LEGAL DESCRIPTION

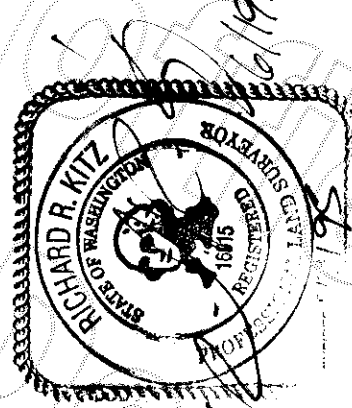
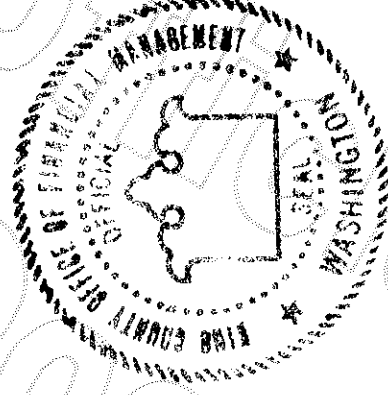
THAT PORTION OF GOVERNMENT LOTS 1 AND 2 IN SECTION 18, TOWNSHIP 26 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE NORTH 0°03'08" EAST ALONG THE EAST LINE THEREOF 301.13 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 78°00'00" WEST 138.95 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST WHOSE RADIUS POINT BEARS NORTH 67°17'45" EAST 355.00 FEET; THENCE NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 355.00 FEET THROUGH A CENTRAL ANGLE OF 16°50'23" AN ARC LENGTH OF 104.34 FEET;

THENCE SOUTH 86°03'32" WEST 50.02 FEET;
THENCE NORTH 85°00'00" WEST 177.55 FEET;
THENCE NORTH 0°00'00" EAST 132.90 FEET;
THENCE NORTH 17°00'00" WEST 127.97 FEET;
THENCE NORTH 23°22'07" WEST 101.58 FEET;
THENCE NORTH 31°45'00" WEST 761.00 FEET;
THENCE NORTH 24°00'00" EAST 144.76 FEET;
THENCE NORTH 28°29'37" EAST 50.12 FEET;
THENCE NORTH 25°00'00" EAST 143.90 FEET;
THENCE SOUTH 56°00'00" EAST 148.55 FEET;
THENCE NORTH 43°00'00" EAST 313.09 FEET;
THENCE SOUTH 89°56'52" EAST 387.61 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 1;

THENCE SOUTH 0°03'08" WEST 1531.80 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF DUVALL BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 9402141142.

SUBJECT TO EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED AS FILED UNDER KING COUNTY AUDITOR'S FILE NO. 4064569.



TAYLOR'S RIDGE DIVISION IV

GOV'T LOTS 1 & 2 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 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, its 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 Dennis E. Johnston BY DEANIS E. THORNTON
ITS: President ITS: President

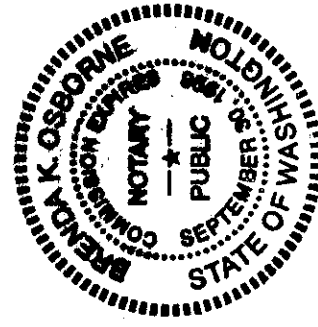
Seattle-First National Bank
BY Terrence R. Mackle BY Vice President
ITS: Vice President ITS:

STATE OF WASHINGTON) s.s.
COUNTY OF King

On this 14th day of August, 1995, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John F. Buchan Construction, Inc. 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 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.



Brenda K. Osborne
Notary Public in and for the State of Washington, residing at Bellevue
My appointment expires 9-30-99

SUBDIVIDER:
JOHN F. BUCHAN HOMES
11555 NORTHP WAY
BELLEVUE, WA. 98004
(206)827-2286

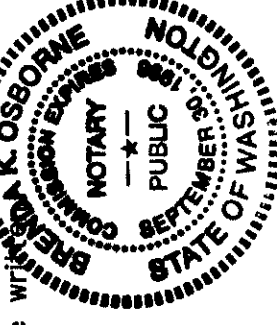
SURVEYOR:
RICHARD R. KITZ
EASTSIDE CONSULTANTS, INC.
415 RAINIER BLVD. N.
ISSAQUAH, WA. 98027
(206)392-5351

STATE OF WASHINGTON) s.s.
COUNTY OF King

On this 14th day of August, 1995, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Terrence R. Mackle to me known to be the Vice Secretary, respectively, of

Seattle-First National 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.



Brenda K. Osborne
Notary Public in and for the State of Washington, residing at Bellevue
My appointment expires 9-30-99

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.

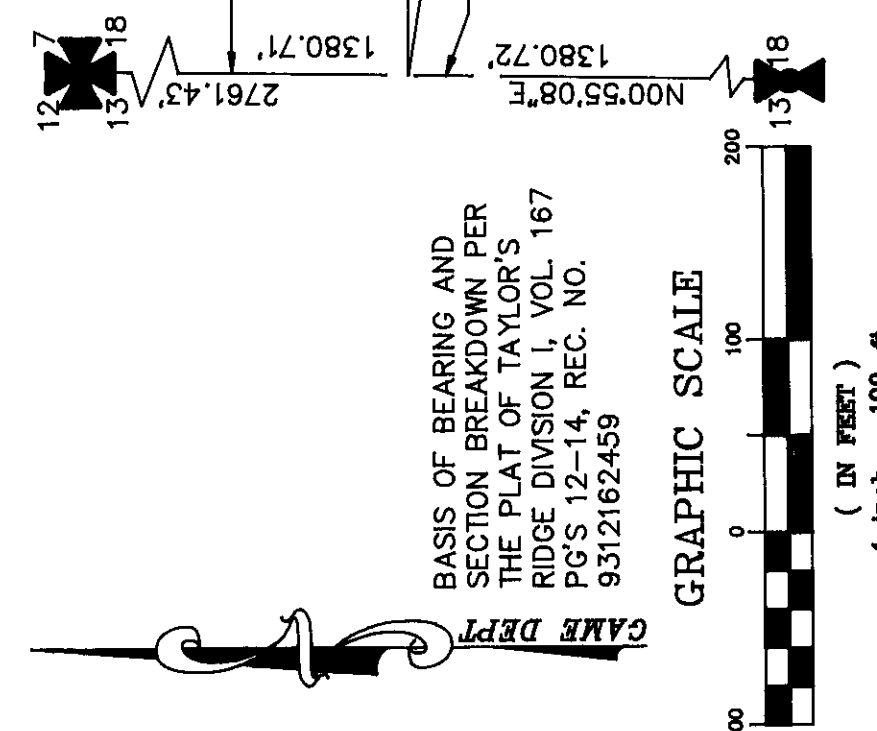
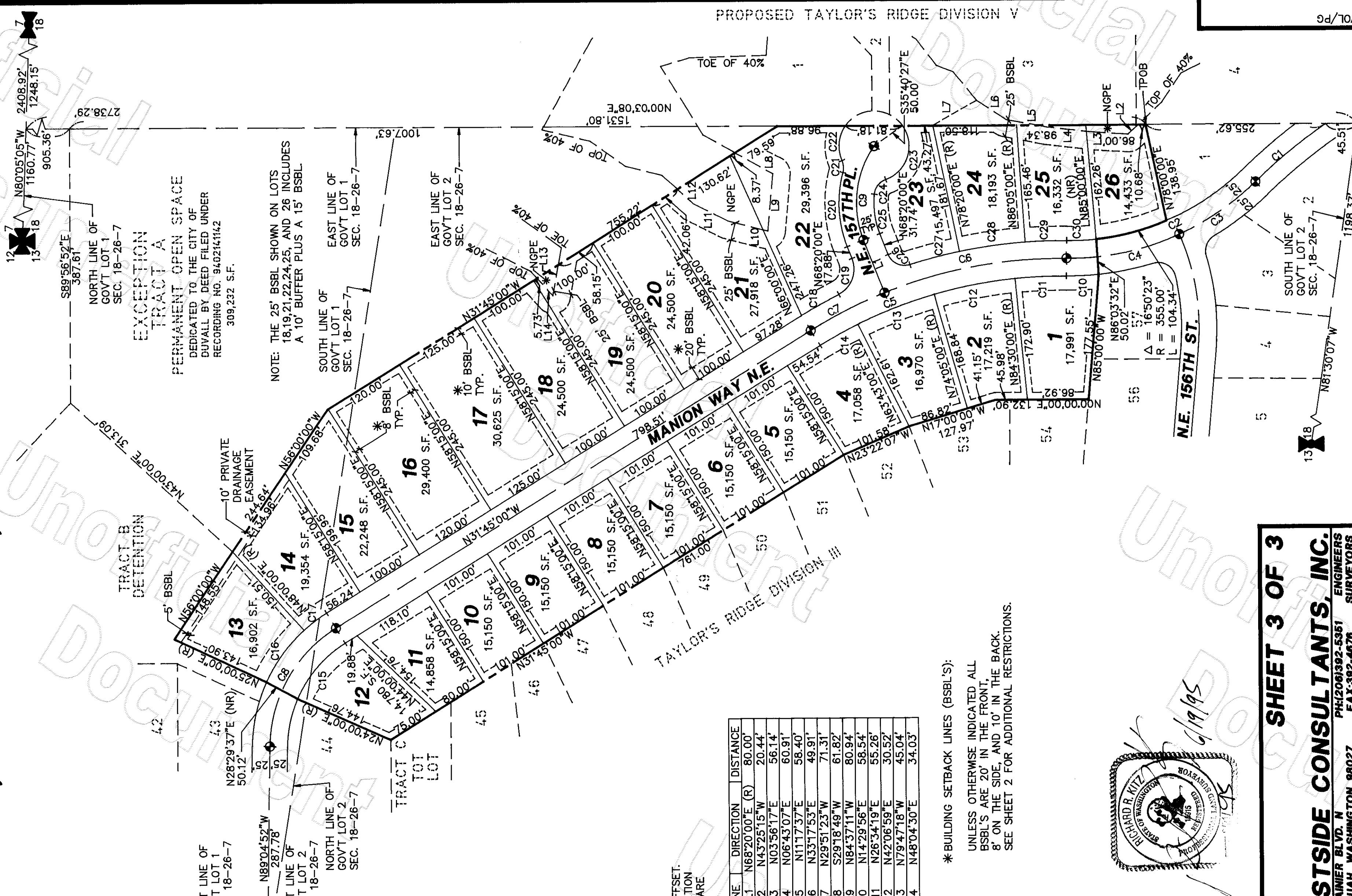
Structures or obstructions (including but not limited to decks, patios, outbuildings, or overhangs) shall not be permitted beyond the building setback line or within public utility easements.

No building permits shall be issued until offsite improvements for 278th Ave. N.E. are completed and the paving is completed in Taylor's Ridge Division III, with the exception of lots 1 through 4 and 21 through 26 can be issued upon completion of 278th Ave. N.E.

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.

TAYLOR'S RIDGE DIVISION IV GOV'T LOTS 1 & 2 SEC. 18, T.26N., R.7E., W.M. DUVALL, KING COUNTY, WASHINGTON



EQUIPMENT & PROCEDURES:
FIELD WORK WAS PERFORMED AT VARIOUS
TIMES BETWEEN 1988 AND 1995 USING
TOPCON GTS-2, AND GTS-3 TOTAL
STATIONS IN ACCORDANCE WITH WAC 332-130.

- LEGEND:
- ◆ = SET MONUMENT IN CASE
 - NGPE = NATIVE GROWTH PROTECTION EASEMENT
 - BSBL = BUILDING SETBACK LINE
 - (R) = RADIAL
 - (NR) = NOT RADIAL
 - TPOB = TRUE POINT OF BEGINNING

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 21,22,25 & 26 LINE STAKES ARE
SET AT THE NGPE LINE.

CURVE	RADIUS	LENGTH	DELTA
C1	800.00'	129.55'	09°16'42"
C2	380.00'	297.58'	44°52'06"
C3	380.00'	132.09'	19°55'00"
C4	380.00'	165.49'	24°57'06"
C5	670.00'	382.40'	32°42'06"
C6	670.00'	264.49'	22°37'06"
C7	670.00'	117.91'	10°05'00"
C8	200.00'	200.12'	57°19'52"
C9	140.00'	139.00'	56°53'10"
C10	405.00'	46.50'	06°34'42"
C11	645.00'	72.63'	06°27'06"
C12	645.00'	117.26'	10°25'00"
C13	645.00'	116.70'	10°22'00"
C14	645.00'	61.54'	05°28'00"
C15	175.00'	104.61'	34°15'00"
C16	225.00'	90.32'	23°00'00"
C17	225.00'	40.25'	10°15'00"
C18	695.00'	60.77'	05°00'35"
C19	40.00'	59.29'	84°55'35"
C20	165.00'	106.99'	37°09'01"
C21	25.00'	17.05'	39°04'32"
C22	50.00'	51.81'	59°22'15"
C23	50.00'	92.73'	106°15'34"
C24	25.00'	28.01'	64°12'11"
C25	115.00'	56.30'	28°02'56"
C26	25.00'	37.53'	86°01'05"
C27	695.00'	73.00'	06°01'05"
C28	695.00'	94.01'	07°45'00"
C29	695.00'	59.05'	04°52'06"
C30	355.00'	42.23'	06°48'58"

* BUILDING SETBACK LINES (BSBL'S):
UNLESS OTHERWISE INDICATED ALL
BSBL'S ARE 20' IN THE FRONT,
8' ON THE SIDE AND 10' IN THE BACK.
SEE SHEET 2 FOR ADDITIONAL RESTRICTIONS.



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

SHEET 3 OF 3

EASTSIDE CONSULTANTS, INC.
415 RAINIER BLVD. N
ISSAQUAH, WASHINGTON 98027
PH: (206) 392-5351
FAX: 392-4676
ENGINEERS
SURVEYORS

JOB NO. 92990
DATE 2/96
SCALE 1"=100'
DESIGNED S. KITZ
DRAWN S. KITZ
CHECKED R. KITZ
APPROVED