

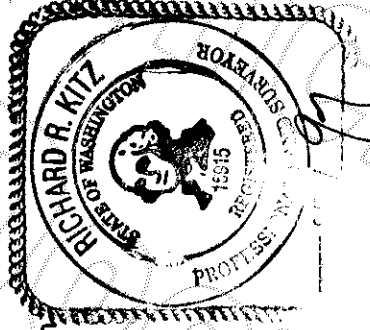
TAYLOR'S RIDGE DIVISION V

W1/2, SE1/4, NW1/4, 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 V 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
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 15 day of APRIL, A.D., 1996.

Ken McDaniel, P.E.
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 MAY, 1996.

Ray Bucken
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 15 day of MAY, 1996.

Glen Kuntz
Mayor

ATTEST:
Gloria J. 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 dedicated as streets, alleys, or for other public use and paid in full this 15 day of MAY, 1996.

Department of Finance

E. C. F.
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.

SUBDIVIDER:

LESFERD FAMILY TRUST
C/O WES CHLERS
COLDWELL BANKER
P.O. BOX 99
DUVALL, WA. 98019
(206)788-1547

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 21st day of MAY, 1996.

FINANCE DIVISION, KING COUNTY

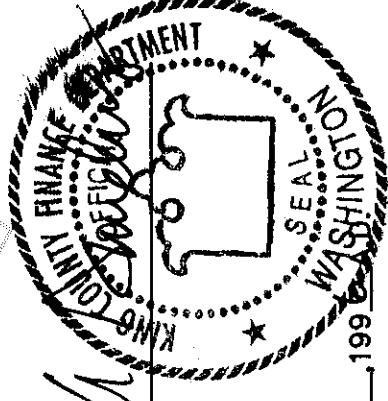
D. Lee Dedrick
Manager, Finance Division

DEPARTMENT OF ASSESSMENTS

Examined and approved this 21st day of MAY, 1996.

A. V. V. V.
Deputy King County Assessor

Account No. 182607-9072



Scott Noble
King County Assessor

RECORDING CERTIFICATE 9605290727

Filed for record at the request of the Duvall City Council this 29th day of 2284, 1996, A.D. at 53 minutes past 11:00 a.m. and recorded in Volume 227 of Plats, pages 2-1 thru 2, Records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

Carolyn Anderson
Manager
Superintendent of Records

LEGAL DESCRIPTION:

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS OVER A 60 FOOT WIDE STRIP OF LAND, THE CENTERLINE OF WHICH STRIP IS THE BOUNDARY COMMON TO THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON.

SUBJECT TO AN EASEMENT, EXCEPTIONS, AND RESERVATIONS CONTAINED IN DEED FILED UNDER AUDITOR'S FILE NO. 4064569.

SUBJECT TO EASEMENTS, AGREEMENTS, AND THE TERMS AND CONDITIONS THEREOF AS FILED UNDER RECORDING NUMBER 8904070182.

SUBJECT TO EASEMENTS, AGREEMENTS, AND THE TERMS AND CONDITIONS THEREOF AS FILED UNDER RECORDING NO. 9305060794.

TAYLOR'S RIDGE DIVISION V

W1/2, SE1/4, NW1/4, 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 hereby 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.

LESFERD FAMILY TRUST:

BY: Edward P. Lesferd BY: Emily Lesferd
EDWARD P. LESFERD, Co-Trustee EMILY LESFERD, Co-Trustee

ACKNOWLEDGEMENT:

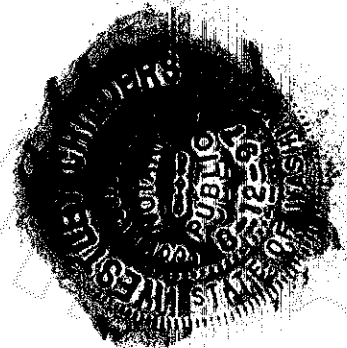
STATE OF WASHINGTON)
COUNTY OF King) s.s.

On this day personally appeared before me

EDWARD P. LESFERD and EMILY LESFERD, Co-Trustees for the LESFERD FAMILY TRUST to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that THEY signed the same as THEIR free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15th day of March, 19 96

Wesley Childers
Notary Public in and for the State of
Washington residing at Duvall
My appointment expires 8-12-97



SUBDIVIDER:

LESFERD FAMILY TRUST
C/O WES CHILDERS
COLDWELL BANKER
P.O. BOX 99
DUVALL, WA. 98019
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SURVEYOR:

RICHARD R. KITZ
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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.

SEWER NOTE:

LOTS 1, 2 & 3 SHALL HAVE INDIVIDUALLY OWNED SEWAGE LIFT PUMPS TO SERVE THE LOTS.

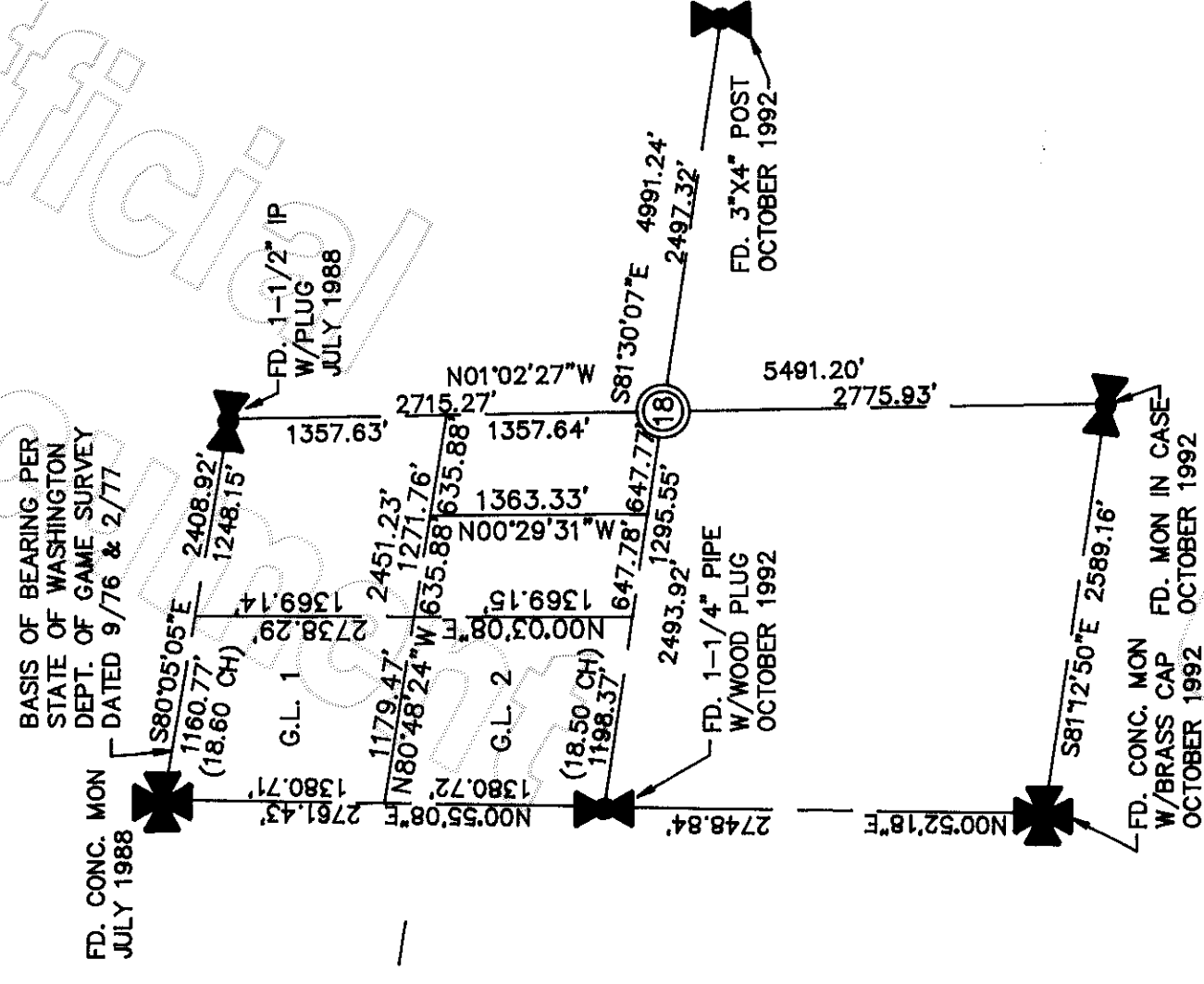
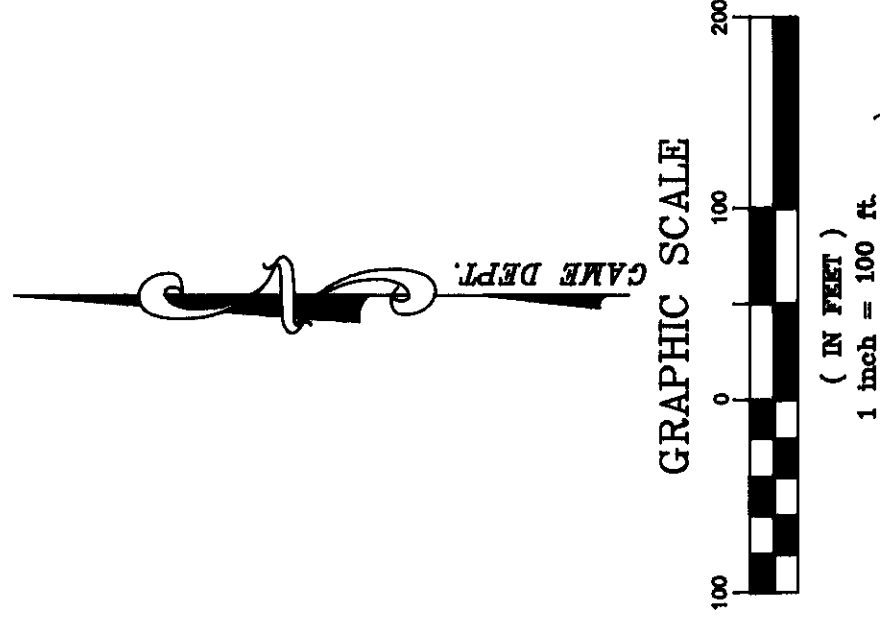
SPRINKLER SYSTEM NOTE:

ANY NEW RESIDENCE BUILT WITHIN LOTS 1 & 2 OF THIS PLAT MAY BE REQUIRED TO CONSTRUCT A NATIONAL FIRE PROTECTION ASSOCIATION (N.F.P.A.) APPROVED SPRINKLER SYSTEM. THIS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION.

TAYLOR'S RIDGE DIVISION V

W1/2, SE1/4, NW1/4, SEC. 18, T.26N., R.7E., W.M.

DUVALL, KING COUNTY, WASHINGTON



BREAKDOWN OF SECTION 18-26-7

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 PER TAYLOR'S RIDGE DIVISION'S II, III & IV
- NGPE = NATIVE GROWTH PROTECTION EASEMENT
- BSBL = BUILDING SETBACK LINE
- ② = SETBACK DISTANCE
- JUDE = PRIVATE JOINT USE DRIVEWAY EASEMENT TO BE EQUALLY MAINTAINED BY THE LOT OWNERS HAVING ACCESS THEREFROM.

LOT AREAS WITHIN BSBL

LOT 1 = 53,760 S.F.
LOT 2 = 34,550 S.F.
LOT 3 = 5,370 S.F.
LOT 4 = 7,360 S.F.

LINE	DIRECTION	DISTANCE
L1	S60°44'58"E	141.77'
L2	S46°31'15"E	137.18'
L3	S47°39'22"W	48.25'
L4	S08°46'25"W	50.67'
L5	S02°49'14"W	78.45'
L6	N85°01'05"W	76.16'
L7	N01°38'47"W	109.49'
L8	N16°19'18"W	42.88'
L9	S58°22'44"W	99.95'
L10	S66°36'12"W	110.57'
L11	S62°58'07"W	144.89'
L12	S77°05'50"E	36.71'
L13	N80°28'35"E	43.89'
L14	S07°55'01"W	39.25'
L15	S70°50'02"W	58.71'
L16	S58°39'44"W	68.77'
L17	S75°00'08"W	63.57'
L18	S57°54'53"W	48.88'
L19	S63°40'32"W	59.34'
L20	S44°46'40"W	46.29'
L21	S32°44'09"W	33.16'
L22	S31°54'43"W	57.44'
L23	S52°39'28"W	47.31'
L24	S21°40'48"W	26.23'
L25	S51°00'57"W	51.25'
L26	S33°17'53"W	49.91'
L27	S11°17'37"W	42.04'
L28	S43°25'15"E	46.11'
L29	S55°55'35"E	48.89'
L30	S26°37'02"E	62.62'
L31	S35°30'53"W	68.19'
L32	S23°42'59"E	54.28'
L33	S14°57'51"E	68.01'
L34	S68°00'15"E	40.75'
L35	N77°36'36"E	23.91'
L36	S74°19'08"E	74.06'
L37	S47°21'41"E	37.10'
L38	S17°49'14"E	8.40'
L39	N55°53'36"E	61.06'
L40	S77°50'23"E	76.72'
L41	N84°07'58"E	97.16'
L42	N72°03'17"E	78.53'
L43	S44°17'16"E	106.93'
L44	N88°19'15"E	65.57'
L45	S60°14'51"E	75.13'
L46	N41°21'36"E	168.77'

CURVE	RADIUS	LENGTH	DELTA
C1	50.00'	43.98'	50°24'10"
C2	50.00'	25.74'	29°29'48"
C3	50.00'	25.00'	28°38'51"
C4	825.00'	116.54'	08°05'36"
C5	825.00'	42.70'	02°57'57"

TRACT A PERMANENT OPEN SPACE

DEDICATED TO THE CITY OF DUVALL
WITH THE RECORDING OF THIS PLAT
13.77 ACRES

EAST LINE OF
W1/2, SE1/4, NW1/4
SEC. 18-26-7

NOTE: THE 25' BUILDING SETBACK
FROM THE NGPE INCLUDES
10' BUFFER PLUS A 15'
SETBACK

15' DRAINAGE EASEMENT
PER REC. NO. 9305060794

30' EASEMENT FOR INGRESS,
EGRESS, AND UTILITIES TO
BENEFIT THE E1/2, SE1/4,
NW1/4, SEC. 18-26-7

THIS AREA DEDICATED
TO THE CITY OF DUVALL
AND THE PUBLIC FOR
ROAD PURPOSES BY
DEED FILED UNDER REC.
NO. 9305060794

SUBDIVIDER:

LESFERD FAMILY TRUST
C/O WES CHILDERS
COLDWELL BANKER
P.O. BOX 99
DUVALL, WA. 98019
(206)788-1547

SHEET 3 OF 3

EASTSIDE CONSULTANTS, INC.

415 RAMIER BLVD. N
ISSAQUAH, WASHINGTON 98027
PH: 206/392-5361
FAX: 206/392-4676

ENGINEERS
SURVEYORS

JOB NO.	80061
DATE	8/96
SCALE	1"=100'
DESIGNED BY	S. KITZ
DRAWN BY	S. KITZ
CHECKED BY	R. KITZ
APPROVED	