

# SI VIEW ESTATES DIVISION NO. 1

VOL/PAGE

A PORTION OF NW 1/4, NW 1/4 SECTION 15, TOWNSHIP 23 N., RANGE 8 E., W.M.  
CITY OF NORTH BEND, 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, AVENUES AND HIGHWAYS 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, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, DEDICATE TRACT A AND TRACT B TO THE SI VIEW ESTATES HOMEOWNERS ASSOCIATION

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 NORTH BEND, 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 NORTH BEND.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF NORTH BEND, 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 RELINQUISHING KING COUNTY, 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 NORTH BEND, 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.

SELECT HOMES, INC., A WASHINGTON CORPORATION

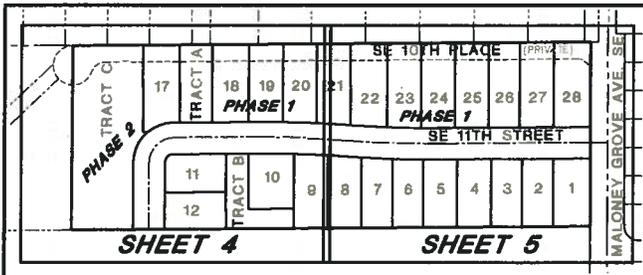
## ACKNOWLEDGMENT

STATE OF WASHINGTON }  
COUNTY OF KING } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CRAIG PIERCE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OF SELECT HOMES, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

NOTARY PUBLIC IN AND FOR THE  
STATE OF WASHINGTON, RESIDING AT \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_  
PRINT NAME \_\_\_\_\_



SHEET INDEX

## PHASING AND TRACT INFORMATION

SI VIEW DIVISION NO. 1: LOTS 1 THROUGH 12, LOTS 17 THROUGH 28  
TRACTS A, B & C

SI VIEW DIVISION NO. 2: LOTS 13, 14, 15 & 16

TRACT INFORMATION  
TRACT A: PRIVATE STORM WATER AND PUBLIC UTILITIES, OPEN SPACE & TRAILS  
TRACT B: PRIVATE STORM WATER  
TRACT C: FUTURE DEVELOPMENT TRACT

## CITY OF NORTH BEND APPROVALS

EXAMINED AND APPROVED THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

\_\_\_\_\_  
CED DIRECTOR

EXAMINED AND APPROVED THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

\_\_\_\_\_  
PUBLIC WORKS DIRECTOR/CITY ENGINEER

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL.

DATED THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

\_\_\_\_\_  
FINANCE DIRECTOR

## KING COUNTY ASSESSOR

EXAMINED AND APPROVED BY THE KING COUNTY DEPARTMENT OF ASSESSMENTS THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

\_\_\_\_\_  
KING COUNTY ASSESSOR DATE

\_\_\_\_\_  
DEPUTY ASSESSOR DATE

## KING COUNTY FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL.

DATED THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

\_\_\_\_\_  
MANAGER, KING COUNTY OFFICE OF FINANCE DATE

\_\_\_\_\_  
DEPUTY DATE

## COVENANTS

ALL LOTS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE SI VIEW ESTATES HOME OWNERS ASSOCIATION AGREEMENT RECORDED UNDER RECORDING NUMBER \_\_\_\_\_ RECORDS OF KING COUNTY, WASHINGTON

## LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SI VIEW ESTATES DIVISION NO. 1 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND; THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



DAVID B. MATTHEWS, PLS  
CERTIFICATE NO. 36804  
CONCEPT ENGINEERING, INC.  
455 RAINIER BLVD. N.  
ISSAQUAH, WA 98027  
PHONE: (425) 392-8055

## RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CONCEPT ENGINEERING, INC. THIS \_\_\_ DAY OF \_\_\_ 20\_\_ AT \_\_\_ MINUTES PAST \_\_\_ M. AND RECORDED IN VOLUME \_\_\_ OF PLATS, PAGE(S) \_\_\_ AFN RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

\_\_\_\_\_  
MANAGER SUPERINTENDENT OF RECORDS



CONCEPT ENGINEERING, INC.  
455 Rainier Boulevard North  
Issaquah, Washington 98027  
(425) 392-8055 FAX (425) 392-0108

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# SI VIEW ESTATES DIVISION NO. 1

VOL/PG

A PORTION OF NW 1/4, NW 1/4 SECTION 15, TOWNSHIP 23 N., RANGE 8 E., W.M.  
CITY OF NORTH BEND, KING COUNTY, WASHINGTON

## LEGAL DESCRIPTION

LOT 4, KING COUNTY SHORT PLAT NUMBER 1083066R, RECORDED UNDER RECORDING NUMBER 8404190787, BEING A PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

## RESTRICTIONS OF RECORD

PER CHICAGO TITLE COMPANY ALTA COMMITMENT, ORDER NO. 001370561, DATED SEPTEMBER 18, 2013.

- COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON THE SHORT PLAT RECORDED UNDER REC. NO. 8404190787
- PUGET POWER EASEMENT, REC. NO. 8503150852
- WATER EASEMENT, REC. NO. 8408211030
- WATER SYSTEM EASEMENTS AND AGREEMENT, REC. NO. 8402170648
- WELL RESTRICTIONS, REC. NO. 8402170647
- WELL RESTRICTIONS, REC. NO. 8412100875
- WELL RESTRICTIONS, REC. NO. 8412100876
- DECLARATION OF WELL COVENANT, REC. NO. 8408211029
- DECLARATION OF CONDITIONS AND RESTRICTIONS REGARDING ANNEXATION TO A PUBLIC UTILITY DISTRICT AND FORMATION OF A LOCAL IMPROVEMENT DISTRICT, REC. NO. 8402170649
- INTERIM CERTIFICATE OF FUTURE SEWER CONNECTION, INCLUDING THE TERMS AND PROVISIONS THEREOF, REC. NO. 20060210001426
- POWER EASEMENT, REC. NO. 20130904000269

## GENERAL NOTES

- INSTRUMENTATION FOR THIS SURVEY WAS A 1 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY HOUSE, BUILDING OR STRUCTURE UNTIL THE OWNER HAS PROCURED THE OFFICIAL NUMBER OF THE PREMISES FROM THE CITY OF NORTH BEND. FINAL APPROVAL OF ANY STRUCTURE ERRECTED, REPAIRED, ALTERED OR MODIFIED SHALL BE WITHHELD BY THE CITY BUILDING OFFICIAL UNTIL PERMANENT AND PROPER NUMBERS HAVE BEEN AFFIXED TO SAID STRUCTURE.
- TRACT A AND TRACT B, PRIVATE STORM TRACTS, ARE CONVEYED IN THE DEDICATION ON SHEET 1 TO THE SI VIEW ESTATES HOMEOWNERS ASSOCIATION. THESE TRACTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- FRONT YARDS - THE BUILDING LOT SHALL BE BLADED PRIOR TO PLANTING TO REMOVE ROCKS AND DEBRIS. AT A MINIMUM, THE FRONT YARD OF ALL NEW LOTS AND ANY SIDE YARD ABUTTING A STREET SHALL BE SOODED OR SEEDED WITH GRASS OR OTHERWISE LANDSCAPED AND SHALL INCLUDE A MINIMUM OF ONE DECIDUOUS TREE.
- NORTH BEND MUNICIPAL CODE 18.34.110(8)(1) REQUIRES AT LEAST 60 PERCENT OF FRONT YARD SETBACKS ON THE SAME SIDE OF THE STREET WITHIN A BLOCK BE AT THE SAME DISTANCE FORMING A BUILDING TO LINE AND THAT AT LEAST 20 PERCENT OF SETBACKS VARY FROM THE BUILD-TO-LINE BY A DIFFERENCE OF AT LEAST 5 FEET.
- PRIOR TO BUILDING PERMIT APPROVAL OF EACH STRUCTURE, THE APPLICANT OF SAID BUILDING PERMIT SHALL DEMONSTRATE COMPLIANCE WITH NORTH BEND MUNICIPAL CODE 18.34.070 THROUGH 18.34.090.
- ALL APPLICABLE LAND USE PERFORMANCE STANDARDS MUST BE MET PRIOR TO BUILDING PERMIT APPROVAL.
  - FOR DEVELOPMENTS CONTAINING 50 UNITS/LOTS OR LESS, A MINIMUM OF FOUR FLOOR PLANS AND 3 ELEVATIONS PER FLOOR PLAN, FOR A TOTAL OF 12 ELEVATIONS SHALL BE MADE AVAILABLE.
  - FOR LDR ZONING DISTRICTS, A MINIMUM OF 50 PERCENT OF THE UNITS WITHIN ANY SUBDIVISION OR BSP SHALL SET BACK THE GARAGE FROM THE FRONT WALL OF THE HOME A MINIMUM OF FIVE FEET. THE REMAINING 50 PERCENT OF THE UNITS MAY CONTAIN A GARAGE FLUSH WITH THE FRONT WALL OF THE HOME, PROVIDED A PORCH OF NOT LESS THAN SIX FEET IN DEPTH BY 10 FEET IN WIDTH IS PROVIDED.
- ALL STREETS SHALL BE DEDICATED TO THE CITY OF NORTH BEND FOR OWNERSHIP, OPERATION AND MAINTENANCE.
- THE MAINTENANCE OF ALL TREATMENT, RETENTION AND INFILTRATION CELLS AND OTHER DRAINAGE FEATURES OUTSIDE THE ROADWAY PRISM WILL BE THE RESPONSIBILITY OF THE SI VIEW ESTATES HOMEOWNERS ASSOCIATION. IN THE EVENT THE HOA FAILS IN THE FUTURE, THE MAINTENANCE OF THESE FACILITIES SHALL FALL EQUALLY UPON ALL PROPERTY OWNERS THAT FRONT ONTO A STORM DRAINAGE ELEMENT OR HAVE ANY SUCH ELEMENT GO THROUGH THEIR LOTS. THE ROADWAY PRISM SHALL BE DEFINED AS THE PAVEMENT AND CURB AREA AND THAT AREA TWO FEET OUTSIDE OF THE CURB ON EITHER SIDE. IN THE EVENT THE HOMEOWNERS ASSOCIATION DOES NOT PROPERLY MAINTAIN SAID FEATURES, THE CITY MAY PERFORM THE NECESSARY MAINTENANCE AND CHARGE THE HOA (OR ABUTTING PROPERTY OWNERS IN THE EVENT THE HOA FAILS IN THE FUTURE) OR TIME AND EXPENSE OF THE MAINTENANCE WORK.
- TRACT C, A FUTURE DEVELOPMENT TRACT, WILL BE RETAINED BY SELECT HOMES, INC. FOR FUTURE DEVELOPMENT PURPOSES. AN OVERLYING PRIVATE ACCESS AND STORM DRAINAGE EASEMENT, OVER AND ACROSS SAID TRACT, IS HEREBY RESERVED FOR AND GRANTED TO THE SI VIEW ESTATES HOMEOWNERS ASSOCIATION FOR INSTALLATION AND MAINTENANCE OF PRIVATE DRAINAGE FACILITIES. UPON DEVELOPMENT OF TRACT C, SELECT HOMES, INC., WILL AMEND AND RESTATE THE ACCESS AND STORM EASEMENT REFERENCED ABOVE. THE SI VIEW ESTATES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE FACILITIES WITHIN SAID TRACT. SHOULD THE SI VIEW ESTATES HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF ALL PRESENT AND FUTURE LOTS WITHIN THIS PLAT SHALL EQUALLY BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES WITHIN SAID TRACT. SELECT HOMES, INC., SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL OTHER PRIVATE FACILITIES WITHIN SAID TRACT.
- THE FRONT DOOR ON LOTS 1 AND 28 MAY FACE THE NEW RESIDENTIAL STREET AS LONG AS THERE IS A WRAPAROUND COVERED PORCH WHICH EXTENDS ALONG THE EAST SIDE OF THE HOUSE FACING MALONEY GROVE AVENUE SE FOR APPROXIMATELY 1/4 THE LENGTH OF THE FACADE FACING MALONEY GROVE AVENUE SE. THE PORCH SHALL CONSTITUTE USEABLE AREA WITH A MINIMUM 6-FOOT DEPTH.
- THE EAST FACADE OF THE HOMES ON LOTS 1 AND 28, FACING MALONEY GROVE AVENUE SE, SHALL HAVE ARCHITECTURAL DETAILING TO PROVIDE STREET INTEREST AND CONTAIN GROUND FLOOR WINDOW(S).
- FENCES CONSTRUCTED ALONG THE EAST SIDE OF LOTS 1 AND 28 ADJACENT TO MALONEY GROVE AVENUE SE SHALL BE LIMITED TO FOUR FEET IN HEIGHT, EXCEPT ALONG THE SIDE YARD WHEN WITHIN THE REAR YARD SETBACK AREA.
- EXISTING TRACT X OF KCSP 1083066R, RECORDING NO. 8404190787 (ALSO KNOWN AS SE 10TH PLACE), IS DEFINED AS AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES. PER SAID SHORT PLAT, SAID EASEMENT IS TO BE MAINTAINED AND REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE PARCELS HAVING LEGAL ACCESS THEREFROM.
- THE OWNERS OF LOTS 12 THROUGH 28 SHALL BE PERMITTED TO CONSTRUCT FENCES ALONG THE SOUTH MARGIN OF TRACT C OF KCSP 1083066R.

## EASEMENT NOTES

- THE 5-FOOT WIDE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 2, 3, 4, 5, 6, 7, 8 & 9 IS FOR THE BENEFIT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8 & 9. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON. THE OWNERS OF SAID LOTS SHALL NOT MODIFY, BLOCK OR ALTER THIS EASEMENT.
- THE 5-FOOT WIDE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 & 28 IS FOR THE BENEFIT OF LOTS 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 & 28. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON. THE OWNERS OF SAID LOTS SHALL NOT MODIFY, BLOCK OR ALTER THIS EASEMENT.
- THE 5-FOOT WIDE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 17 IS FOR THE BENEFIT OF TRACT C AND LOT 17. THE OWNERS OF SAID TRACT AND LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON. THE OWNERS OF LOT 17 SHALL NOT MODIFY, BLOCK OR ALTER THIS EASEMENT.
- THE 20-FOOT WIDE PUBLIC SANITARY SEWER EASEMENT SHOWN ON LOT 17 AND TRACT A IS HEREBY RESERVED FOR AND GRANTED UPON THE RECORDING OF THIS PLAT, TO THE CITY OF NORTH BEND FOR PUBLIC SANITARY SEWER FACILITIES. THE CITY OF NORTH BEND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC SANITARY SEWER FACILITIES WITHIN SAID EASEMENT.
- OMITTED.
- OMITTED.
- THE 30-FOOT WIDE PUBLIC UTILITY EASEMENT SHOWN ON TRACT C IS HEREBY RESERVED FOR AND GRANTED UPON THE RECORDING OF THIS PLAT, TO THE CITY OF NORTH BEND FOR PUBLIC UTILITY FACILITIES INCLUDING, BUT NOT LIMITED TO WATER, SANITARY SEWER AND OTHER PUBLIC UTILITIES. THE CITY OF NORTH BEND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC UTILITY FACILITIES WITHIN SAID EASEMENT.
- THE 20-FOOT WIDE PUBLIC UTILITY EASEMENT SHOWN ON TRACT C IS HEREBY RESERVED FOR AND GRANTED UPON THE RECORDING OF THIS PLAT, TO THE CITY OF NORTH BEND FOR PUBLIC UTILITY FACILITIES INCLUDING, BUT NOT LIMITED TO WATER, SANITARY SEWER AND OTHER PUBLIC UTILITIES. THE CITY OF NORTH BEND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC UTILITY FACILITIES WITHIN SAID EASEMENT.
- THE 12-FOOT X 7.5-FOOT PUBLIC WATER EASEMENT SHOWN ON TRACT C IS HEREBY RESERVED FOR AND GRANTED UPON THE RECORDING OF THIS PLAT, TO THE CITY OF NORTH BEND FOR PUBLIC WATER FACILITIES. THE CITY OF NORTH BEND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC WATER FACILITIES WITHIN SAID EASEMENT.
- OMITTED.
- THE 3-FOOT X 3-FOOT PUBLIC WATER EASEMENT SHOWN ON TRACT C IS HEREBY RESERVED FOR AND GRANTED UPON THE RECORDING OF THIS PLAT, TO THE CITY OF NORTH BEND FOR PUBLIC WATER FACILITIES. THE CITY OF NORTH BEND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC WATER FACILITIES WITHIN SAID EASEMENT.

## UTILITY EASEMENT PROVISIONS

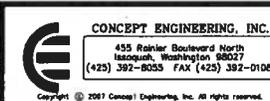
AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO THE CITY OF NORTH BEND, PUGET SOUND ENERGY, INC., TANNER ELECTRIC COMPANY AND AT&T CABLE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE STREET(S), IF ANY; AND THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING ALL STREET(S); IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR ABOVE-GROUND APPURTENANCES HERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE, TELEVISION AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

## WATER AND SANITARY SEWER EASEMENT PROVISION

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED, UPON THE RECORDING OF THIS PLAT, TO THE CITY OF NORTH BEND, OVER, UNDER, ACROSS AND UPON THE AREAS DESIGNATED HEREON AS "PUBLIC SANITARY SEWER EASEMENT" OR "PUBLIC WATER EASEMENT", IN WHICH TO INSTALL, LAY, CONSTRUCT, MAINTAIN, INSPECT, REPLACE, REPAIR, REMOVE, RENEW, USE AND OPERATE WATER AND SANITARY SEWER SYSTEMS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES WITH ALL NECESSARY MAINTENANCE AND CONSTRUCTION EQUIPMENT FOR THE PURPOSES STATED. THE GRANTOR COVENANTS THAT NO STRUCTURES SHALL BE CONSTRUCTED OR ERRECTED OVER, UPON OR WITHIN THESE EASEMENTS, INCLUDING FENCES OR ROCKERIES, AND NO TREES, BUSHES OR OTHER SHRUBBERY SHALL BE PLANTED IN THE AREA OF GROUND FOR WHICH THE EASEMENT IN FAVOR OF THE CITY OF NORTH BEND HAS BEEN APPROVED.

## PRIVATE EASEMENT PROVISION

THE OWNER(S) OF LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE OWNER(S) OF LOTS BENEFITED AS STATED IN THE EASEMENT NOTES OR ANY OTHER PRIVATE EASEMENT SHOWN AND THEIR ASSIGNS A PERPETUAL EASEMENT FOR THE STATED UTILITIES. THESE EASEMENTS AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSOR(S), HEIRS AND ASSIGNS OF THE OWNER(S) OF LAND HEREBY BENEFITED. THE OWNER(S) OF LOT BENEFITED AND ITS ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW AT SUCH TIME AS MAY BE NECESSARY TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, ALTERING OR RECONSTRUCTING SAID UTILITIES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE ONE BENEFITED. THE OWNER(S) OF THE BURDENED LOT SHALL BE PROHIBITED FROM USING THE SURFACE OF SAID EASEMENT IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES. HOWEVER, THE OWNER(S) OF THE BURDENED LOT SHALL NOT ERRECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREAS IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE OWNER(S) OF LOT BENEFITED PURSUANT TO ITS RESTORATION DUTIES HEREIN.



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SHEET 2 OF 6



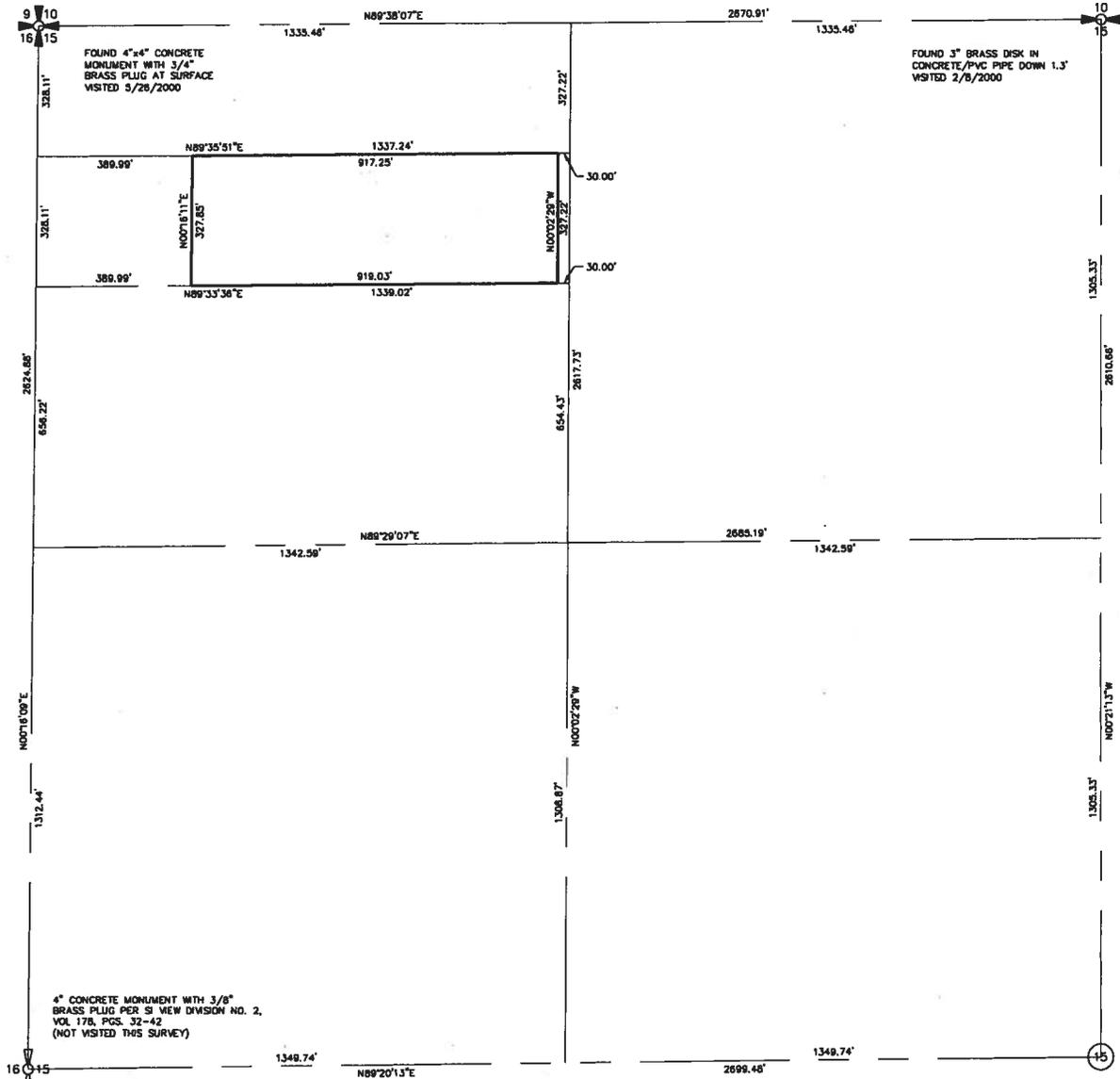
2/21/14

VOL/PG

# SI VIEW ESTATES DIVISION NO. 1

VOL/PG

A PORTION OF NW 1/4, NW 1/4 SECTION 16, TOWNSHIP 23 N., RANGE 8 E., W.M.  
CITY OF NORTH BEND, KING COUNTY, WASHINGTON



FOUND 4" x 4" CONCRETE MONUMENT WITH 3/4" BRASS PLUG AT SURFACE VISITED 5/26/2000

FOUND 3" BRASS DISK IN CONCRETE/PVC PIPE DOWN 1.3' VISITED 2/8/2000

4" CONCRETE MONUMENT WITH 3/8" BRASS PLUG PER SI VIEW DIVISION NO. 2, VOL. 178, PGS. 32-42 (NOT VISITED THIS SURVEY)

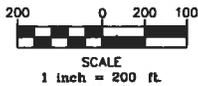
NW 1/4, NW 1/4 SECTION 16, TOWNSHIP 23 N., RANGE 8 E., W.M.  
PER SI VIEW DIVISION NO. 2, VOL. 178, PGS. 32-42

**MERIDIAN**

PER SI VIEW DIVISION NO. 2, VOL. 178, PGS. 32-42

**BASIS OF BEARINGS**

N89°38'07"E BETWEEN FOUND MONUMENTS AT THE NORTHWEST SECTION CORNER AND NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M.



Resolution 1650, Exhibit A

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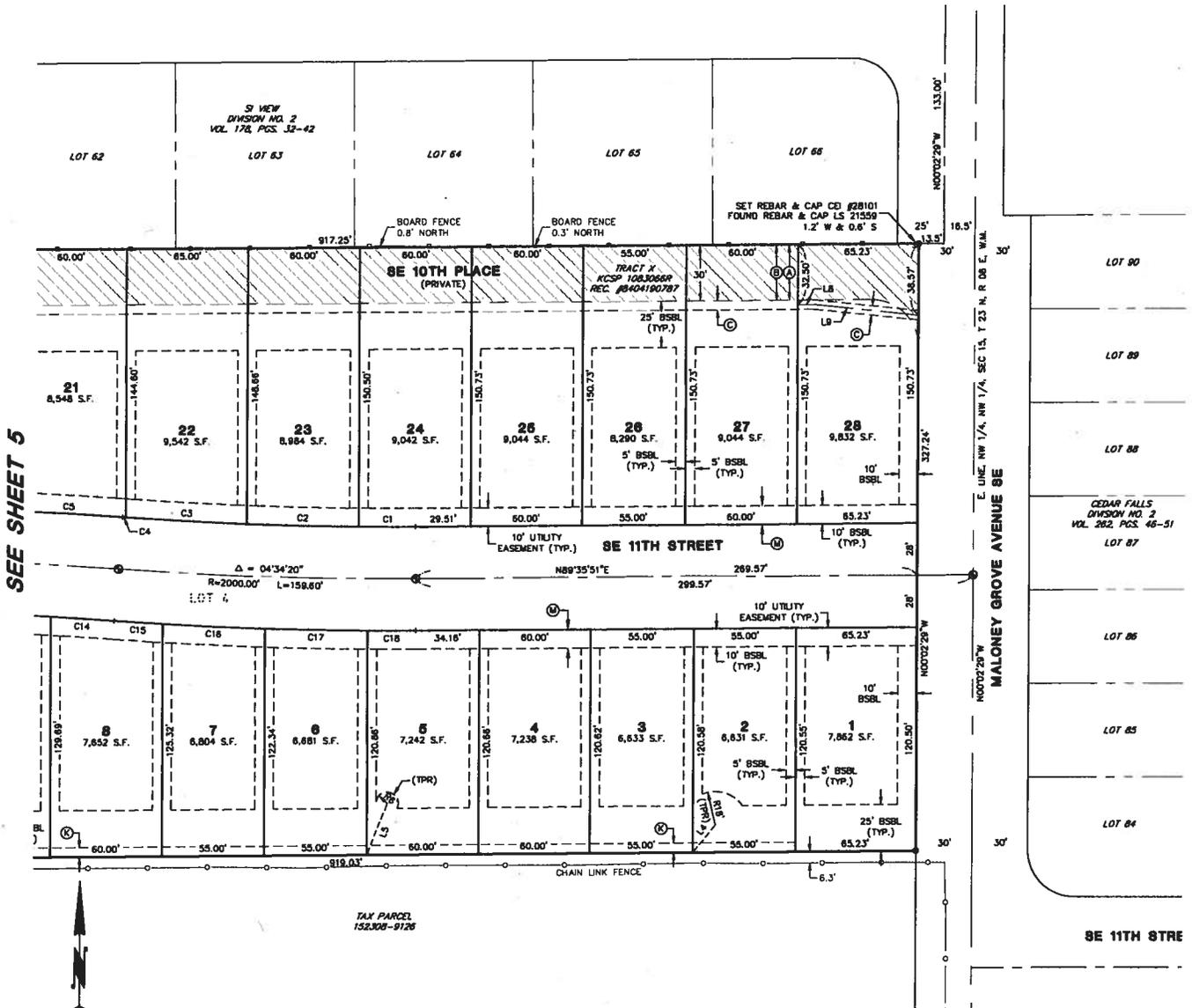
JOB NO. 33040  
SHEET 3 OF 6

VOL/PG

# SI VIEW ESTATES DIVISION NO. 1

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A PORTION OF NW 1/4, NW 1/4 SECTION 15, TOWNSHIP 23 N., RANGE 8 E., W.M.  
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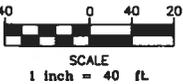
SEE SHEET 5

### LEGEND

- FOUND REBAR & CAP
- SET REBAR & CAP, CEI #28101
- ⊕ FOUND MONUMENT IN CASE
- ⊙ SET MONUMENT IN CASE
- (TPR) SIGNIFICANT TREE PROTECTION RADIUS

LINE	BEARING	LENGTH
L-4	N39°02'46"E	19.03'
L-5	N21°24'22"E	28.90'
L-6	N89°35'51"E	9.81'
L-9	N84°10'18"W	55.91'

CURVE	DELTA	RADIUS	LENGTH
C1	00°33'10"	1972.00'	30.50'
C2	01°44'38"	1972.00'	60.02'
C3	01°33'30"	1972.00'	65.11'
C4	00°10'03"	1972.00'	1.75'
C5	01°38'55"	2028.00'	58.36'
C14	00°56'59"	1972.00'	34.22'
C15	00°43'58"	2028.00'	25.62'
C16	01°33'21"	2028.00'	55.07'
C17	01°33'15"	2028.00'	55.07'
C18	00°43'46"	2028.00'	25.63'



### EASEMENTS

- ⊕ EXISTING 30' INGRESS/EGRESS & UTILITIES EASEMENT PER KCSP 1083068R, REC. NO. 8404190787
- ⊕ EXISTING UNDERGROUND POWER EASEMENT, REC. NO. 8503150852
- ⊕ 5' WIDE STORM DRAINAGE EASEMENT, SEE EASEMENT NOTES 2 AND 3 ON SHEET 2
- ⊕ EXISTING 100' WELL RESTRICTION, REC. NO. 8402170647, 8412100875, 8412100876, 8408211029
- ⊕ 12" x 7.5' PUBLIC WATER EASEMENT, SEE EASEMENT NOTE 9 ON SHEET 2
- ⊕ 20' WIDE PUBLIC UTILITIES EASEMENT, SEE EASEMENT NOTE 8 ON SHEET 2
- ⊕ 30' WIDE PUBLIC UTILITIES AND INGRESS & EGRESS EASEMENT, SEE EASEMENT NOTE 7 ON SHEET 2
- ⊕ 20' WIDE PUBLIC SANITARY SEWER EASEMENT, SEE EASEMENT NOTE 4 ON SHEET 2.
- ⊕ OMITTED
- ⊕ 5' WIDE STORM DRAINAGE EASEMENT, SEE EASEMENT NOTE 1 ON SHEET 2
- ⊕ 3" x 3" PUBLIC WATER EASEMENT, SEE EASEMENT NOTE 11 ON SHEET 2
- ⊕ EXISTING 10' POWER EASEMENT, REC. NO. 20130904000269

**CONCEPT ENGINEERING, INC.**  
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JOB NO. 33040  
SHEET 4 OF 6

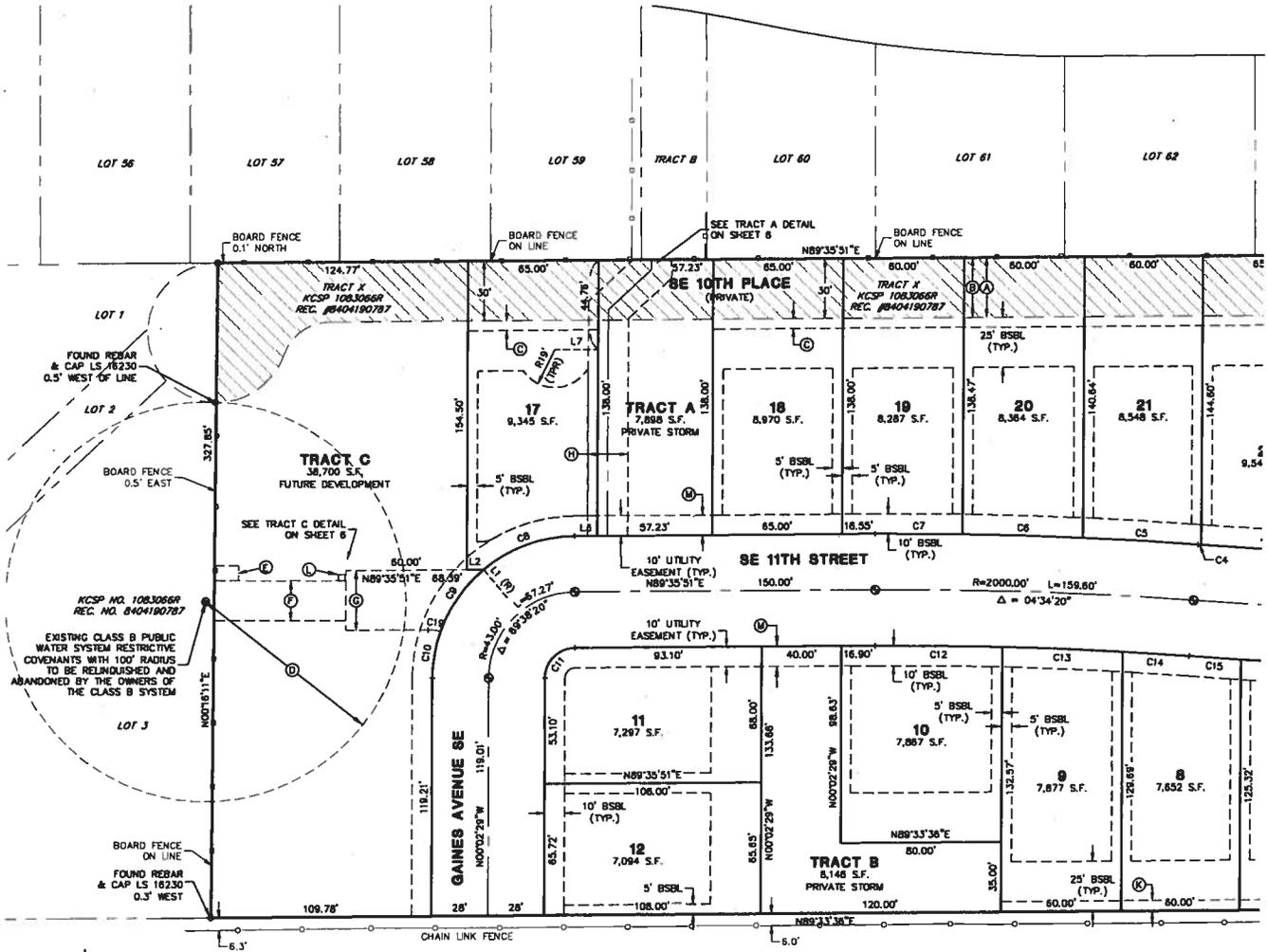
2/21/14

VOL/PG

# SI VIEW ESTATES DIVISION NO. 1

VOL/PG

A PORTION OF NW 1/4, NW 1/4 SECTION 15, TOWNSHIP 23 N., RANGE 8 E., W.M.  
CITY OF NORTH BEND, KING COUNTY, WASHINGTON

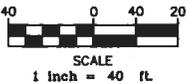


SEE SHEET 4

TAX PARCEL  
152308-9126

### LEGEND

- FOUND REBAR & CAP
- SET REBAR & CAP, CEI #28101
- ⊙ FOUND MONUMENT IN CASE
- ⊙ SET MONUMENT IN CASE
- (TPR) SIGNIFICANT TREE PROTECTION RADIUS



LINE	BEARING	LENGTH
L1	N40°15'47"W	71.00'
L2	N89°35'51"E	8.38'
L3	N89°35'51"E	11.22'
L7	N89°37'31"E	21.51'

CURVE	DELTA	RADIUS	LENGTH
C4	00°03'03"	1972.00'	1.75'
C5	01°38'56"	2028.00'	58.38'
C6	01°41'45"	2028.00'	60.02'
C7	01°13'40"	2028.00'	43.46'
C8	39°31'58"	71.00'	48.39'
C9	39°36'42"	71.00'	37.83'
C10	19°10'00"	71.00'	23.75'
C11	89°38'20"	15.00'	23.47'
C12	01°50'01"	1972.00'	63.11'
C13	01°44'41"	1972.00'	60.05'
C14	00°59'39"	1972.00'	54.22'
C15	00°43'56"	2028.00'	25.82'
C19	14°22'43"	24.50'	6.15'

### EASEMENTS

- ⊙ EXISTING 30' INGRESS/EGRESS & UTILITIES EASEMENT PER KCSP 1083066R, REC. NO. 8404190787
- ⊙ EXISTING UNDERGROUND POWER EASEMENT, REC. NO. 8503150852
- ⊙ 5' WIDE STORM DRAINAGE EASEMENT, SEE EASEMENT NOTES 2 AND 3 ON SHEET 2
- ⊙ EXISTING 100' WELL RESTRICTION, REC. NO. 8402170647, 8412100875, 8412100876, 8408211029
- ⊙ 12' x 7.5' PUBLIC WATER EASEMENT, SEE EASEMENT NOTE 9 ON SHEET 2
- ⊙ 20' WIDE PUBLIC UTILITIES EASEMENT, SEE EASEMENT NOTE B ON SHEET 2
- ⊙ 30' WIDE PUBLIC UTILITIES AND INGRESS & EGRESS EASEMENT, SEE EASEMENT NOTE 7 ON SHEET 2
- ⊙ 20' WIDE PUBLIC SANITARY SEWER EASEMENT, SEE EASEMENT NOTE 4 ON SHEET 2.
- ⊙ OMITTED
- ⊙ OMITTED
- ⊙ 5' WIDE STORM DRAINAGE EASEMENT, SEE EASEMENT NOTE 1 ON SHEET 2
- ⊙ 3' x 3' PUBLIC WATER EASEMENT, SEE EASEMENT NOTE 11 ON SHEET 2
- ⊙ EXISTING 10' POWER EASEMENT, REC. NO. 20130904000269

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SHEET 5 OF 6

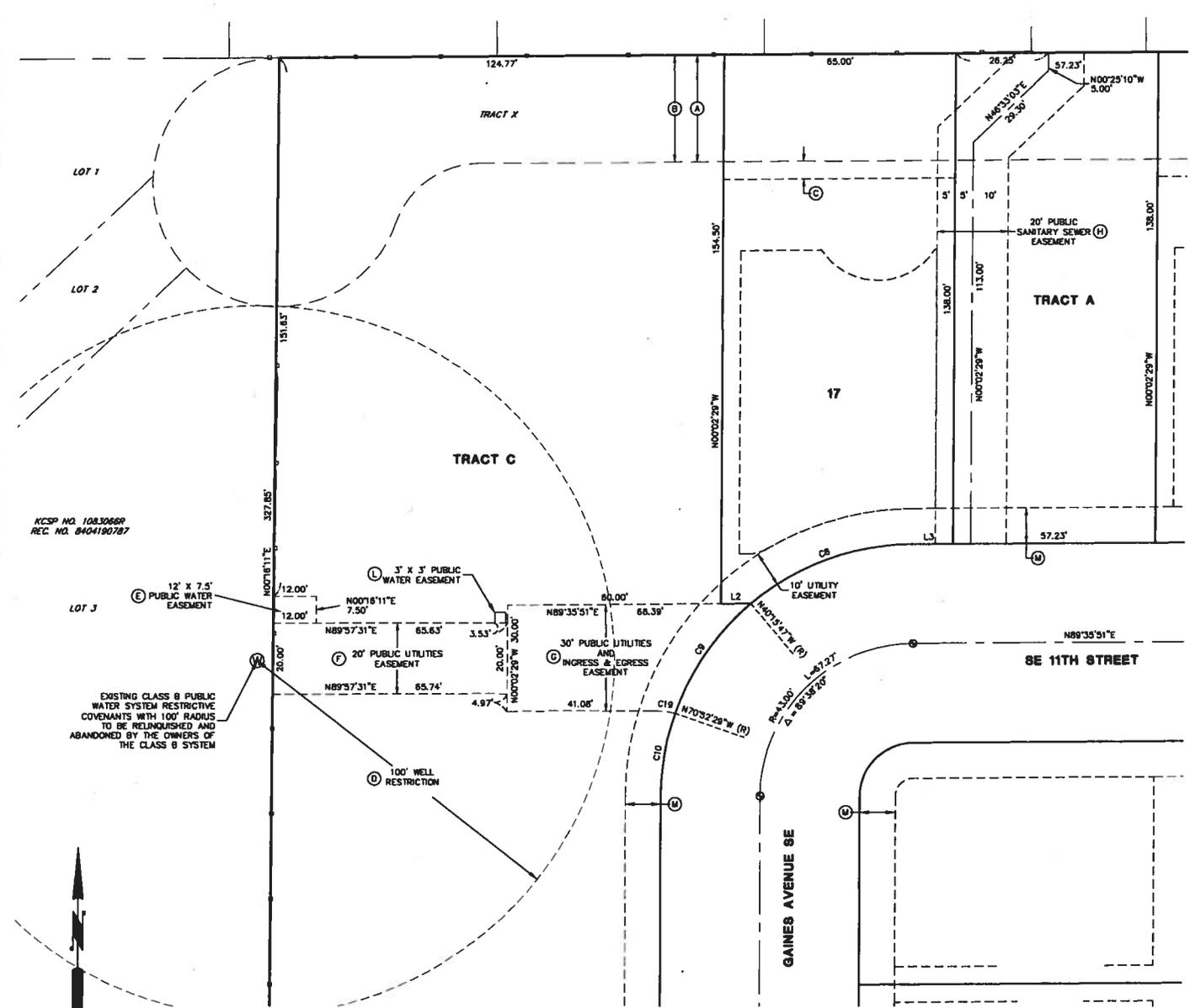
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VOL/PG

# SI VIEW ESTATES DIVISION NO. 1

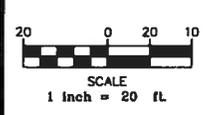
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A PORTION OF NW 1/4, NW 1/4 SECTION 15, TOWNSHIP 23 N., RANGE 8 E., W.M.  
CITY OF NORTH BEND, KING COUNTY, WASHINGTON



KCSP NO. 10830668  
REC. NO. 8404190787

EXISTING CLASS B PUBLIC WATER SYSTEM RESTRICTIVE COVENANTS WITH 100' RADIIUS TO BE RELINQUISHED AND ABANDONED BY THE OWNERS OF THE CLASS B SYSTEM



- LEGEND**
- FOUND REBAR & CAP
  - SET REBAR & CAP, CEI #28101
  - ⊙ FOUND MONUMENT IN CASE
  - ⊙ SET MONUMENT IN CASE
  - (TPR) SIGNIFICANT TREE PROTECTION RADIUS

TRACT A AND TRACT C DETAIL

LINE	BEARING	LENGTH
L2	N89°35'51"E	8.58'
L3	N89°35'51"E	11.22'

CURVE	DELTA	RADIUS	LENGTH
C8	39°51'38"	71.00'	49.35'
C9	30°38'42"	71.00'	37.93'
C10	19°10'00"	71.00'	23.75'
C19	14°22'43"	24.50'	6.15'

- EASEMENTS**
- ⊙ EXISTING 30' INGRESS/EGRESS & UTILITIES EASEMENT PER KCSP 10830668, REC. NO. 8404190787
  - ⊙ EXISTING UNDERGROUND POWER EASEMENT, REC. NO. 8503150852
  - ⊙ 5' WIDE STORM DRAINAGE EASEMENT, SEE EASEMENT NOTES 2 AND 3 ON SHEET 2
  - ⊙ EXISTING 100' WELL RESTRICTION, REC. NO. 8402170647, 8412100875, 8412100876, 8408211029
  - ⊙ 12' x 7.5' PUBLIC WATER EASEMENT, SEE EASEMENT NOTE 9 ON SHEET 2
  - ⊙ 20' WIDE PUBLIC UTILITIES EASEMENT, SEE EASEMENT NOTE 5 ON SHEET 2
  - ⊙ 20' WIDE PUBLIC UTILITIES AND INGRESS & EGRESS EASEMENT, SEE EASEMENT NOTE 7 ON SHEET 2
  - ⊙ 20' WIDE PUBLIC SANITARY SEWER EASEMENT, SEE EASEMENT NOTE 4 ON SHEET 2.
  - ⊙ OMITTED
  - ⊙ 5' WIDE STORM DRAINAGE EASEMENT, SEE EASEMENT NOTE 1 ON SHEET 2
  - ⊙ 3' x 3' PUBLIC WATER EASEMENT, SEE EASEMENT NOTE 11 ON SHEET 2
  - ⊙ EXISTING 10' POWER EASEMENT, REC. NO. 20130904000269

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