

MINER'S RIDGE DIVISION NO. 1

VOL/PG

A PORTION OF SW 1/4, NE 1/4 & SE 1/4, NE 1/4 SECTION 13, TOWNSHIP 23 N., RANGE 8 E., W.M.
CITY OF NORTH BEND, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

PARCEL A

THE WEST 200 FEET IN WIDTH OF THAT PORTION OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTH OF THE MIDDLE FORK OF SNOQUALMIE RIVER.

PARCEL B

THE SOUTH 300 FEET OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE WEST 200 FEET THEREOF.

PARCEL C

THE SOUTH 200 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL D

THE WEST 100 FEET OF THE SOUTH 100 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 100 FEET OF THAT PORTION OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTH OF THE NORTHERLY LINE OF CAVANAUGH MIDDLE FORK ROAD.

RESTRICTIONS OF RECORD

- RESERVATION OF MINERAL RIGHTS, REC. NO. 3540553
- RESTRICTIONS, CONDITIONS, COVENANTS AND EASEMENTS PER QUIT CLAIM DEED, REC. NO. 5480580
- EASEMENT FOR ROADWAY AND UTILITY PURPOSES, REC. NO. 5784000
- ACCESS EASEMENT AND MAINTENANCE AGREEMENT, REC. NO. 7908210723 (SHOWN HEREON) TERMINATION OF EASEMENT, REC. NO. 20121231002811 - SAID TERMINATION DOES NOT APPEAR TO HAVE BEEN EXECUTED BY BENEFICIAL PARTY TO SAID EASEMENT
- PRIVATE WELL COVENANT, REC. NO. 8810140524 (SHOWN HEREON - NO WELL FOUND)
- PRIVATE WELL COVENANT, REC. NO. 9012030948 (SHOWN HEREON)
- TERMS AND CONDITIONS NOTICE, REC. NO. 20040727001841
- DECLARATION OF COVENANT, REC. NO. 20030416000078
- SENSITIVE AREAS NOTICE, REC. NO. 20040727001842
- ACCESS EASEMENT AGREEMENT UNDER KING COUNTY RECORDING NO. 20140214001227 AND AMENDMENT TO ACCESS EASEMENT UNDER KING COUNTY RECORDING NO. 20140313000773 AND 20140527000093.

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 ERECTED, REPAIRED, ALTERED OR MODIFIED SHALL BE WITHHELD BY THE CITY BUILDING OFFICIAL UNTIL PERMANENT AND PROPER NUMBERS HAVE BEEN AFFIXED TO SAID STRUCTURE.
- 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 ADJUTING 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(B)(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 BSIP 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 LOTS ADJOINING SEPARATE TRACTS IDENTIFIED AS NATIVE GROWTH PROTECTION EASEMENTS ARE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF THE TRACTS. MAINTENANCE INCLUDES ENSURING THAT NO ALTERATION OCCURS WITHIN THE SEPARATE TRACT AND THAT VEGETATION REMAINS UNDISTURBED UNLESS WRITTEN PERMISSION OF THE CITY OF NORTH BEND HAS BEEN RECEIVED.
- NO NEW ON-SITE STORMWATER INFILTRATION FACILITIES OR IMPERVIOUS SURFACES, INCLUDING BUT NOT LIMITED TO PAVED PATIOS, WALKWAYS, SPORTS COURTS, ETC., SHALL BE ALLOWED WITHIN THE 25-FOOT STEEP SLOPE SETBACK AREA ON PHASE 1, LOT 1.

EASEMENT NOTES

- THE 30-FOOT WIDE TEMPORARY PRIVATE INGRESS, EGRESS & UTILITIES EASEMENT WITHIN LOT 2, IS FOR THE BENEFIT OF LOT 1. THE OWNER OF LOT 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITIES AND ROADWAY WITHIN THIS EASEMENT UNTIL A PERMANENT PUBLIC ROADWAY THAT PROVIDES ACCESS TO LOT 1 IS DEDICATED WITH THE RECORDING OF MINER'S RIDGE DIVISION NO. 2 PLAT.

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 GROUND-MOUNTED APPURTENANCES THERETO 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 ERECTED 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 NOTES 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 SUCCESSORS, 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 RETAIN THE RIGHT TO USE 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 ERECT 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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JOB NO. 34018
SHEET 2 OF 5

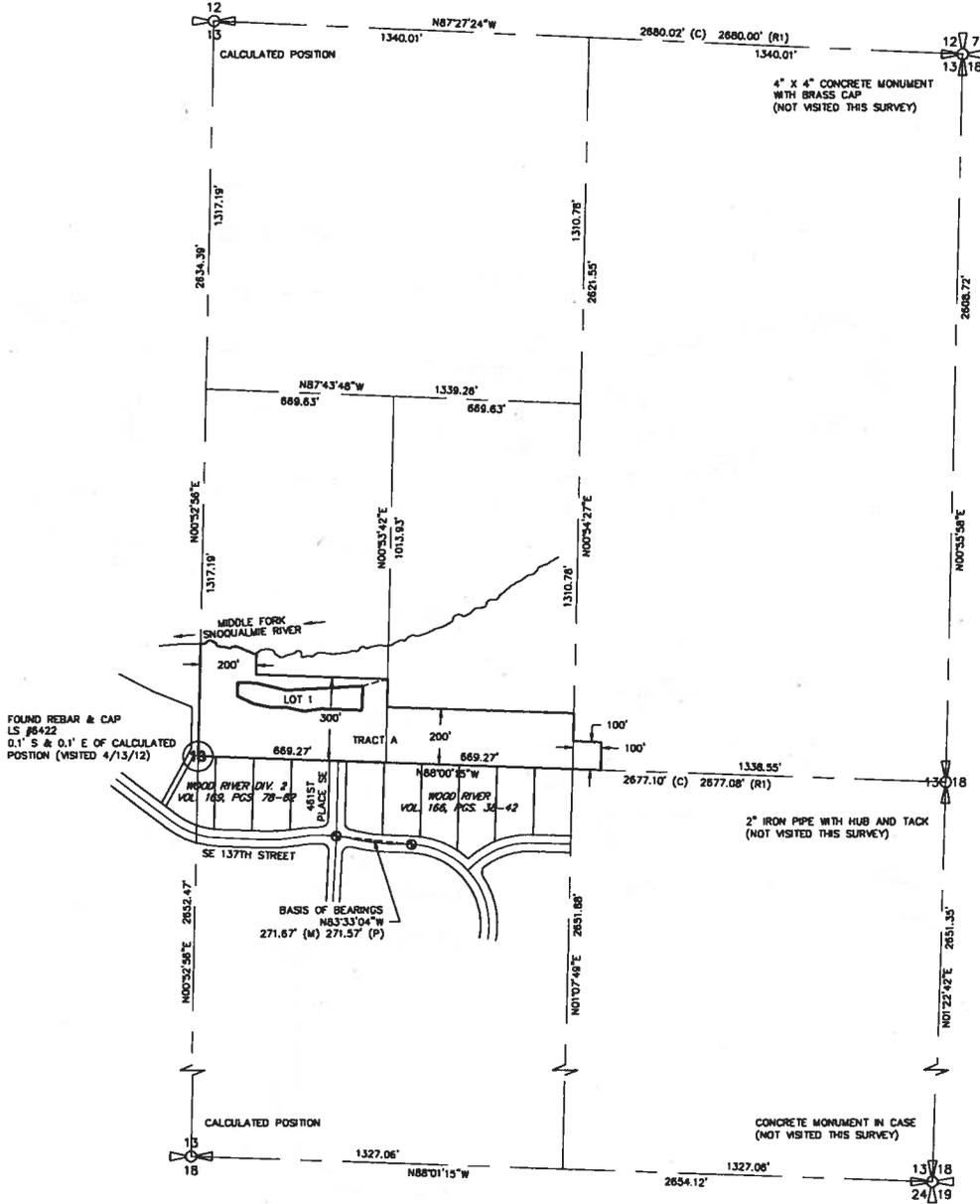


VOL/PG

MINER'S RIDGE DIVISION NO. 1

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A PORTION OF SW 1/4, NE 1/4 & SE 1/4, NE 1/4 SECTION 13, TOWNSHIP 23 N., RANGE 8 E., W.M.
CITY OF NORTH BEND, KING COUNTY, WASHINGTON



SECTION 13, TOWNSHIP 23 N., RANGE 8 E., W.M.

PER KING COUNTY BLA L06L0109
REC. NO. 20070208900005

LEGEND

- (R1) KCBLA L06L0109, REC. #20070208900005
- (C) CALCULATED
- (M) MEASURED
- (P) PLAT OF WOOD RIVER, VOL. 166, PGS. 38-42
- ⊙ FOUND MONUMENT IN CASE

MERIDIAN

NAD 83/91

BASIS OF BEARINGS

N83°33'04\"/>



SCALE
1 inch = 300 ft.

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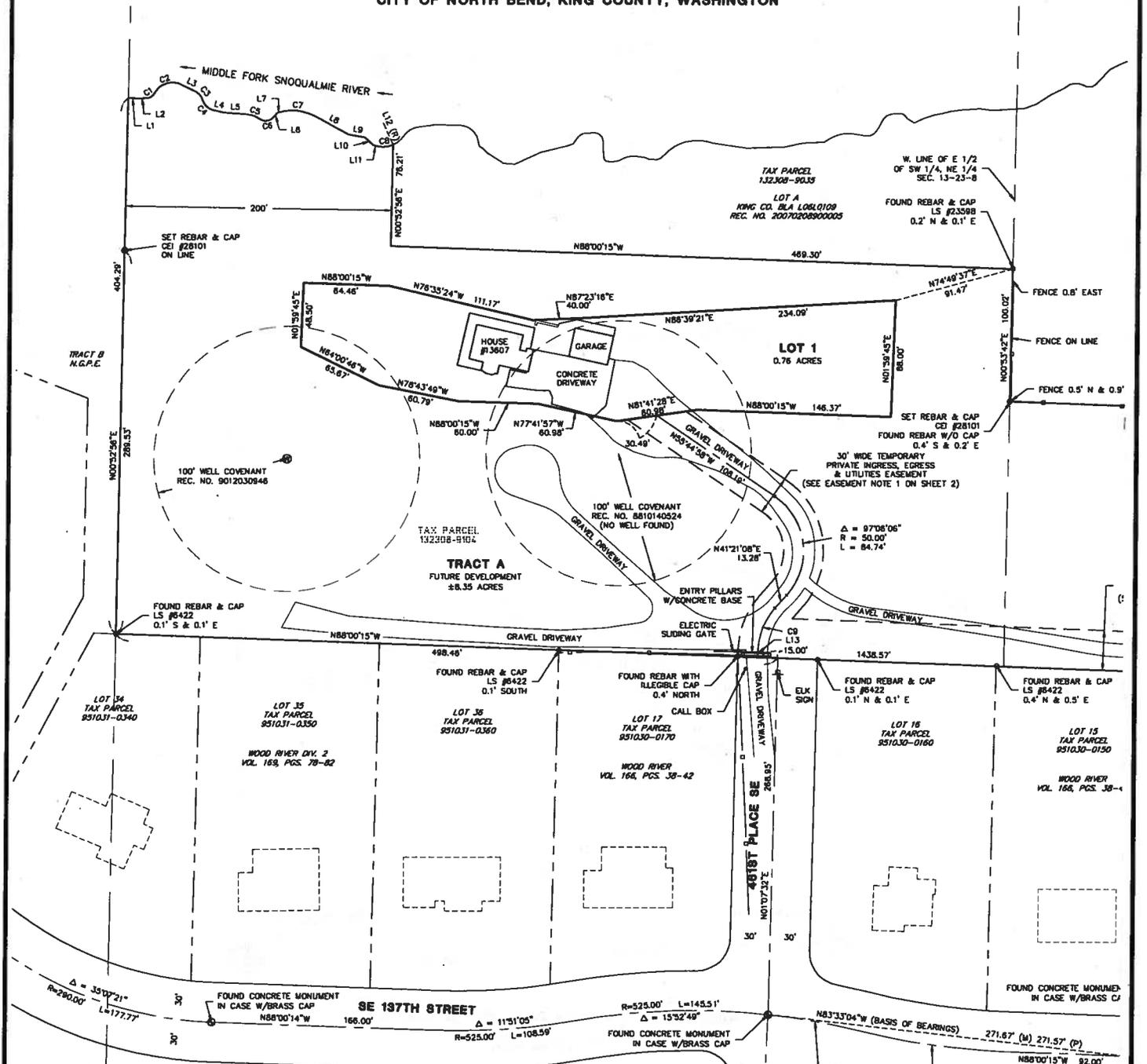
JOB NO. 34018
SHEET 3 OF 5

VOL/PG

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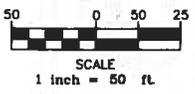


LEGEND

- FOUND REBAR & CAP
- SET REBAR & CAP, CEI #28101
- ⊙ FOUND MONUMENT IN CASE
- ⊖ FOUND IRON PIPE
- (C) CALCULATED
- (D) DEED
- (M) MEASURED
- (R1) KCBLA L06L0109, REC. #20070208900005
- (P) PLAT OF WOOD RIVER, VOL. 166, PGS. 38-42
- WOOD FENCE

CURVE	DELTA	RADIUS	LENGTH
C1	39°19'28"	8.40'	8.63'
C2	89°24'38"	15.30'	23.86'
C3	48°10'35"	10.00'	8.41'
C4	82°03'33"	10.00'	10.83'
C5	29°58'34"	20.00'	10.46'
C6	84°02'09"	8.00'	11.73'
C7	44°14'31"	35.00'	27.03'
C8	36°58'58"	18.00'	11.62'
C9	39°21'23"	50.00'	34.34'

LINE	BEARING	LENGTH
L1	N88°20'59"W	8.72'
L2	N88°49'19"E	7.50'
L3	N63°01'55"W	12.10'
L4	N78°54'53"W	8.21'
L5	N85°33'40"W	17.58'
L6	N40°22'48"E	4.21'
L7	N74°03'45"E	1.84'
L8	N81°41'45"W	29.33'
L9	N79°37'46"W	13.03'
L10	N46°48'17"W	6.17'
L11	N77°00'43"W	3.69'
L12	N23°59'41"W	18.00'
L13	N01°59'45"E	5.84'



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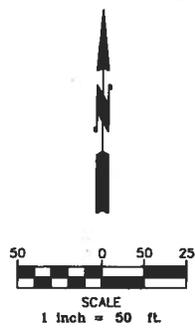
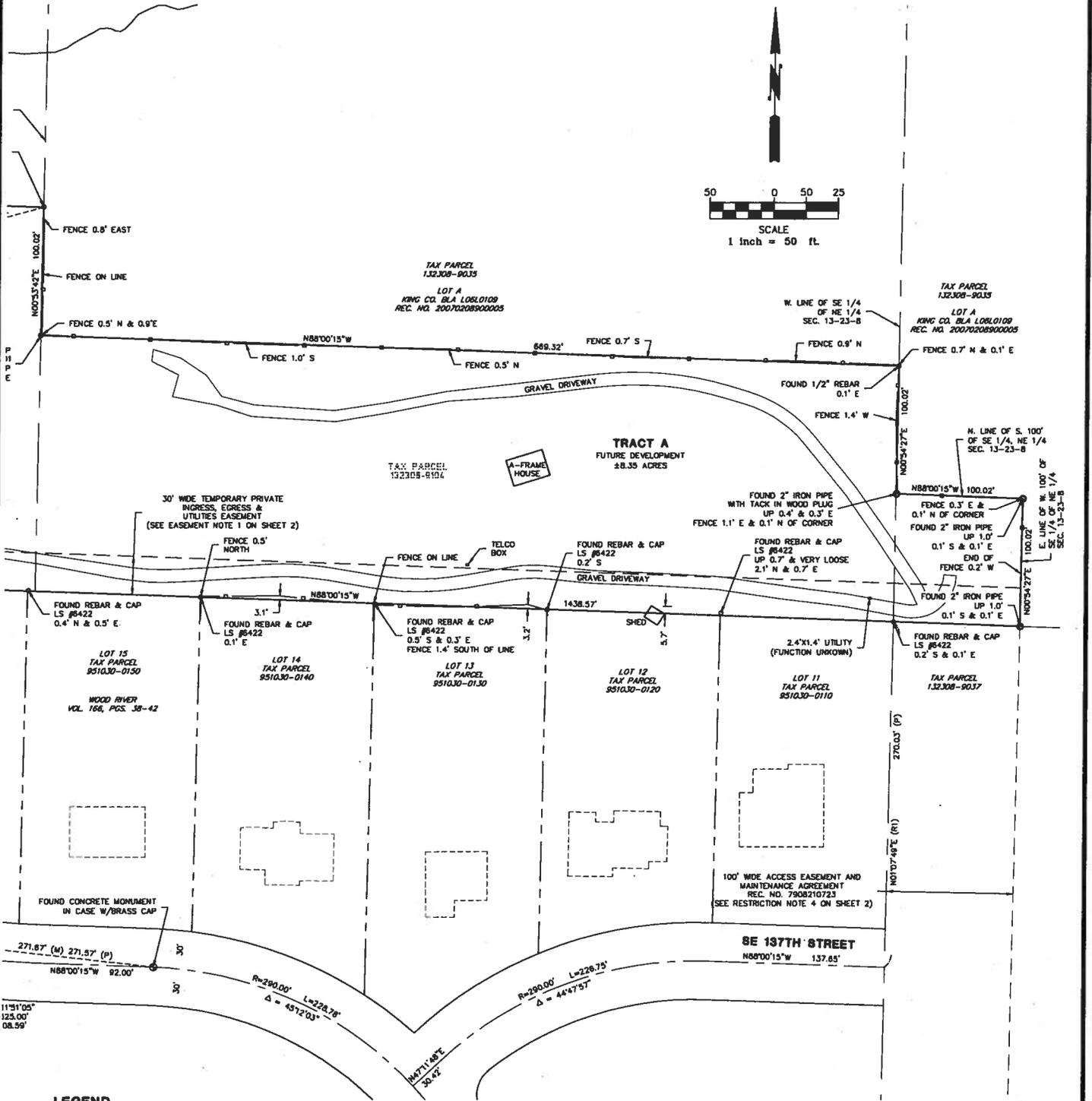
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SHEET 4 OF 5



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LEGEND

- FOUND REBAR & CAP
- SET REBAR & CAP, CEI #28101
- ⊙ FOUND MONUMENT IN CASE
- FOUND IRON PIPE
- (C) CALCULATED
- (D) DEED
- (M) MEASURED
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- (P) PLAT OF WOOD RIVER, VOL. 166, PGS. 38-42
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