

SI VIEW ESTATES DIVISION NO. 2

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

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.

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

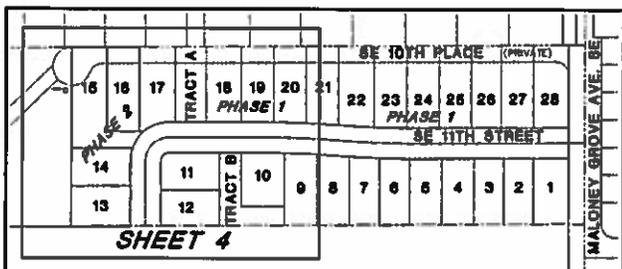
ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF KING) ss

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RANDY CLARK 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 BY 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 FILE NO. PLN 2012-0102

CITY OF NORTH BEND APPROVALS

EXAMINED AND APPROVED THIS DAY OF 20

CEC 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 20140506000971 RECORDS OF KING COUNTY, WASHINGTON

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SI VIEW ESTATES DIVISION NO. 2 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



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JOB NO. 33040

SHEET 1 OF 5

SI VIEW ESTATES DIVISION NO. 2

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

LEGAL DESCRIPTION

TRACT C, SI VIEW ESTATES DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 265 OF PLATS, PAGES 50 THROUGH 53, UNDER RECORDING NO. 20140508000970.

RESTRICTIONS OF RECORD

PER CHICAGO TITLE COMPANY ALTA COMMITMENT, ORDER NO. 001370561, DATED SEPTEMBER 16, 2013.

1. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON THE SHORT PLAT RECORDED UNDER REC. NO. 8404180787
2. PUGET POWER EASEMENT, REC. NO. 8503150632
3. WATER EASEMENT, REC. NO. 8408211030
4. WATER SYSTEM EASEMENTS AND AGREEMENT, REC. NO. 8402170648
5. WELL RESTRICTIONS, REC. NO. 8402170847
6. WELL RESTRICTIONS, REC. NO. 8412100875
7. WELL RESTRICTIONS, REC. NO. 8412100878
8. DECLARATION OF WELL COVENANT, REC. NO. 8408211029
9. DECLARATION OF CONDITIONS AND RESTRICTIONS REGARDING ANNEXATION TO A PUBLIC UTILITY DISTRICT AND FORMATION OF A LOCAL IMPROVEMENT DISTRICT, REC. NO. 8402170649
10. INTERIM CERTIFICATE OF FUTURE SEWER CONNECTION, INCLUDING THE TERMS AND PROVISIONS THEREOF, REC. NO. 20080210001428
14. POWER EASEMENT, REC. NO. 20130904000269

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. NORTH BEND MUNICIPAL CODE 18.34.110(B)(1) REQUIRES AT LEAST 80 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 3 FEET.
5. 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.
6. ALL APPLICABLE LAND USE PERFORMANCE STANDARDS MUST BE MET PRIOR TO BUILDING PERMIT APPROVAL.
 - A) 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.
 - B) 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.
7. 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. IN THE EVENT THE HOMEOWNERS ASSOCIATION DOES NOT PROPERLY MAINTAIN SAID FEATURES, THE CITY MAY PERFORM THE NECESSARY MAINTENANCE AND CHARGE THE HOA (OR ADJUTING PROPERTY OWNERS IN THE EVENT THE HOA FAILS IN THE FUTURE) OR TIME AND EXPENSE OF THE MAINTENANCE WORK.
8. EXISTING TRACT X OF KCSP 1083066R, RECORDING NO. 8404180787 (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.
9. THE OWNERS OF LOTS 15 AND 16 SHALL BE PERMITTED TO CONSTRUCT FENCES ALONG THE SOUTH MARGIN OF TRACT X OF KCSP 1083066R.

EASEMENT NOTES

1. THE 5-FOOT WIDE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 16 IS FOR THE BENEFIT OF LOT 15. 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.

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 STREETS, 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 THEREFO 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 SUCCESSORS, HEIRS AND ASSIGNS OF THE OWNER(S) OF THE 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 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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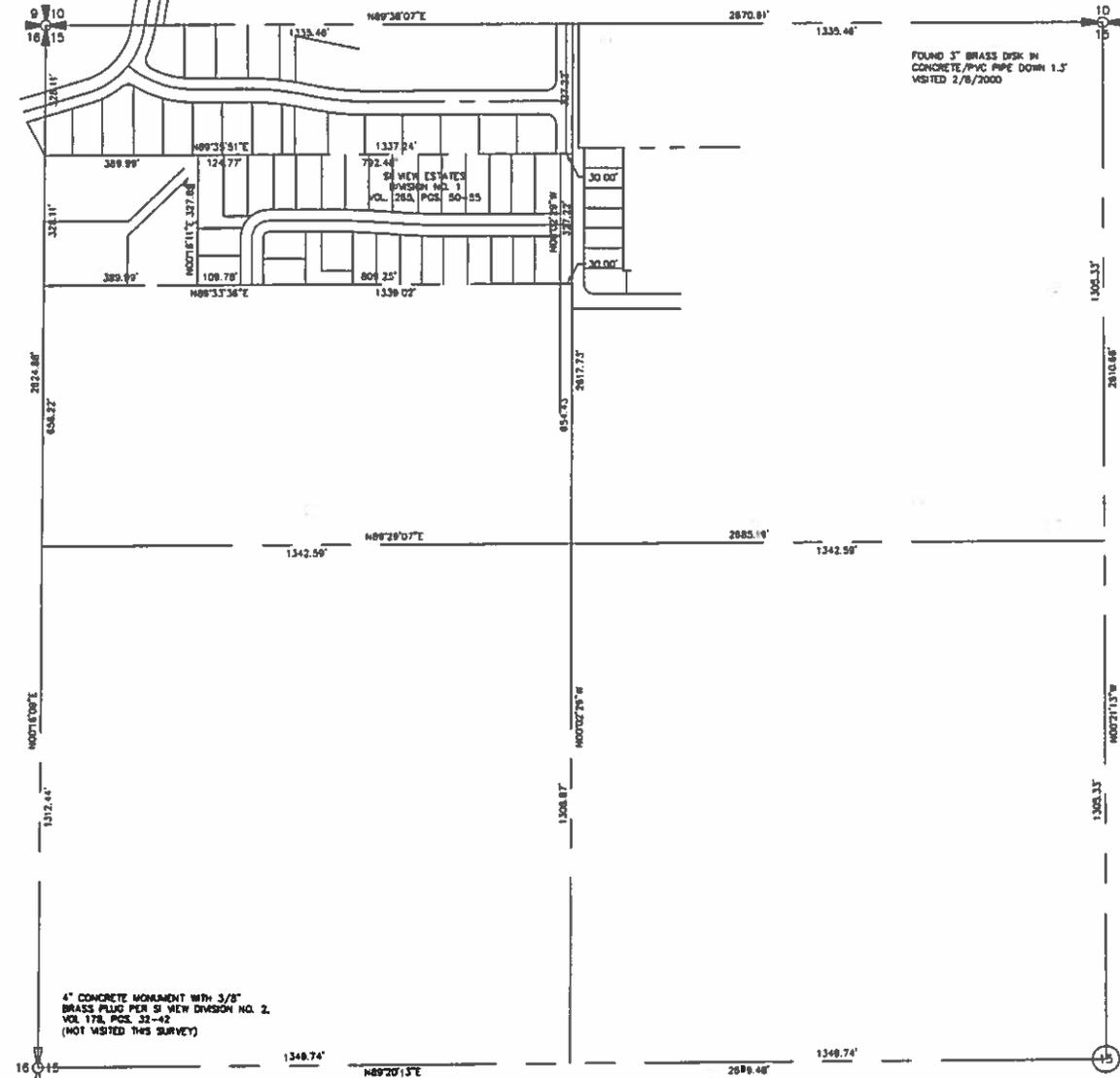
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A PORTION OF NW 1/4, NW 1/4 SECTION 15, TOWNSHIP 23 N., RANGE 8 E., W.M.
CITY OF NORTH BEND, KING COUNTY, WASHINGTON

FOUND 4"x4" CONCRETE MONUMENT WITH 3/4" BRASS PLUG AT SURFACE VISITED 3/26/2000

FOUND 3" BRASS DISK IN CONCRETE/PVC PIPE DOWN 1.5' VISITED 2/8/2000



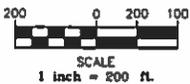
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PER SI VIEW DIVISION NO. 2, VOL. 178, PGS. 32-42

MERIDIAN

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

BASIS OF BEARINGS

N89°38'07\"/>



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	JOB NO. 33040 SHEET 3 OF 5

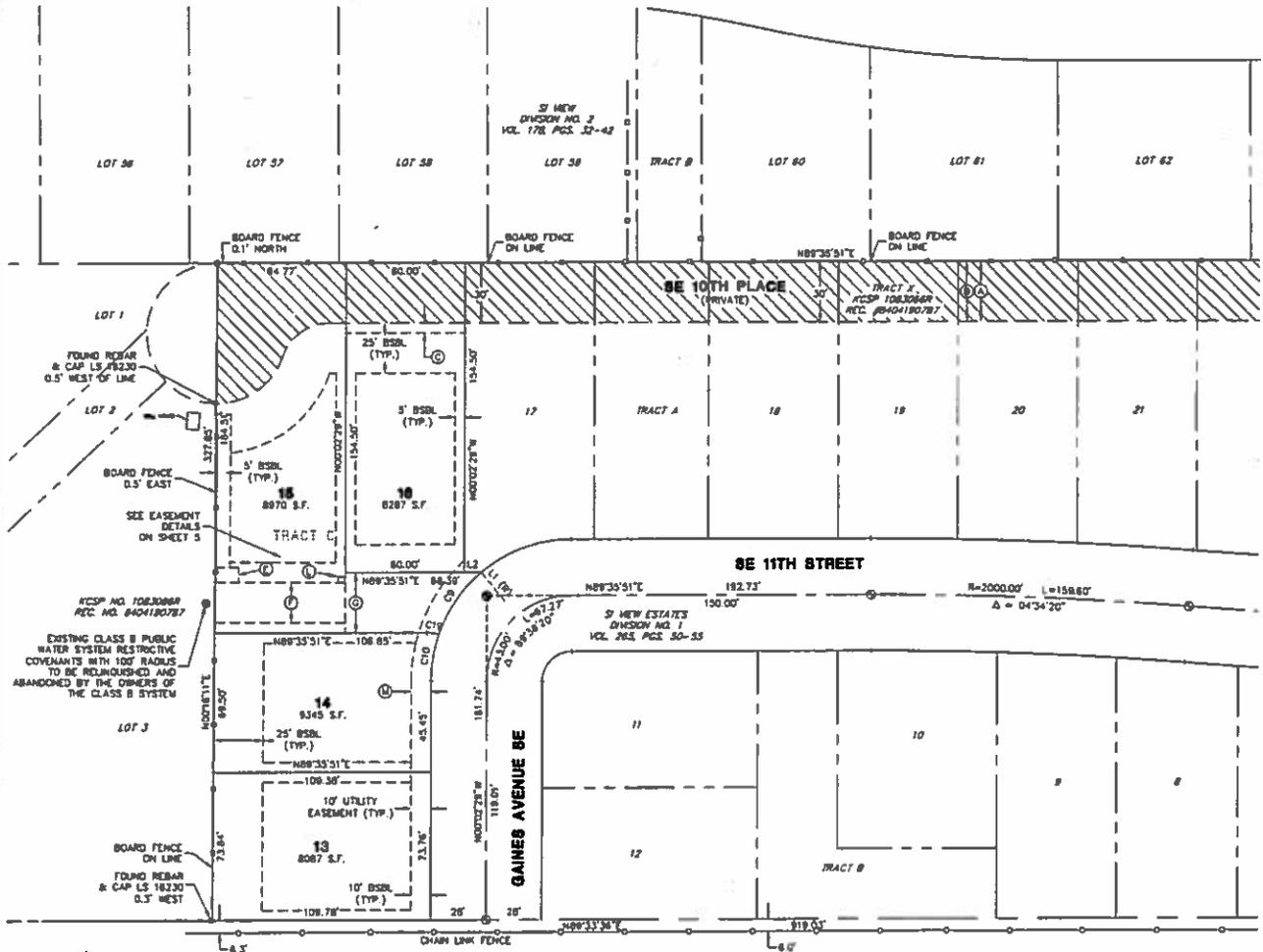


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SI VIEW ESTATES DIVISION NO. 2

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CITY OF NORTH BEND, KING COUNTY, WASHINGTON

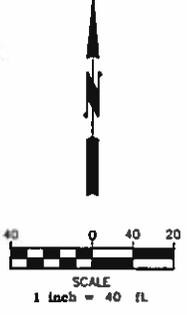


LEGEND

- FOUND REBAR & CAP
- SET REBAR & CAP, CD #28101
- ⊙ FOUND MONUMENT IN CASE
- ⊙ SET MONUMENT IN CASE

LINE	BEARING	LENGTH
L1	N44°13'47"W	71.00'
L2	N89°35'51"E	8.38'
L3	N89°35'51"E	11.22'

CURVE	DELTA	RADIUS	LENGTH
C1	30°15'00"	71.00'	49.30'
C2	30°15'00"	71.00'	37.93'
C10	15°00'00"	71.00'	23.25'
C11	14°22'45"	71.00'	6.10'



EASEMENTS

- ⊙ EXISTING 30' INGRESS/EGRESS & UTILITIES EASEMENT PER KCSP 10830868, REC. NO. 8404190787
- ⊙ EXISTING UNDERGROUND POWER EASEMENT, REC. NO. 8503150852
- ⊙ 5' WIDE STORM DRAINAGE EASEMENT, SEE EASEMENT NOTE 1 ON SHEET 2
- ⊙ OMITTED
- ⊙ EXISTING 12' X 7.5' PUBLIC WATER EASEMENT, PER SI VIEW ESTATES DIV. NO. 1, REC. NO. 20140508000970
- ⊙ EXISTING 20' WIDE PUBLIC UTILITIES EASEMENT, PER SI VIEW ESTATES DIV. NO. 1, REC. NO. 20140508000970
- ⊙ EXISTING 30' WIDE PUBLIC UTILITIES AND INGRESS & EGRESS EASEMENT, PER SI VIEW ESTATES DIV. NO. 1, REC. NO. 20140508000970
- ⊙ EXISTING 20' WIDE PUBLIC SANITARY SEWER EASEMENT, PER SI VIEW ESTATES DIV. NO. 1, REC. NO. 20140508000970
- ⊙ OMITTED
- ⊙ OMITTED
- ⊙ OMITTED
- ⊙ EXISTING 3' X 3' PUBLIC WATER EASEMENT, PER SI VIEW ESTATES DIV. NO. 1, REC. NO. 20140508000970
- ⊙ EXISTING 10' POWER EASEMENT, REC. NO. 2013094000288

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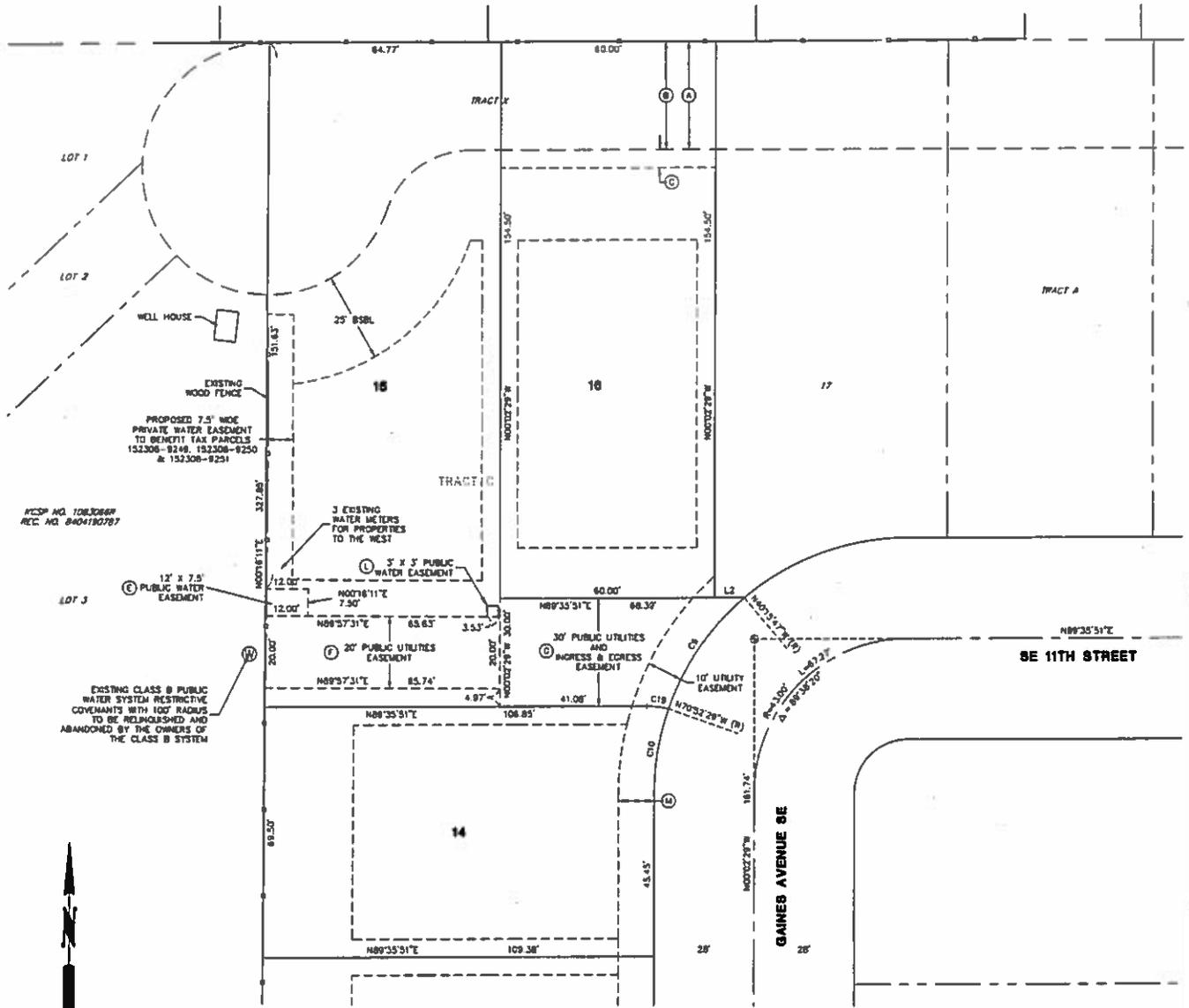
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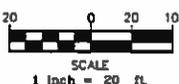
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CITY OF NORTH BEND, KING COUNTY, WASHINGTON



LOT 15 EASEMENT DETAIL



- LEGEND**
- FOUND REBAR & CAP
 - SET REBAR & CAP, CEI #28101
 - ⊙ FOUND MONUMENT IN CASE
 - ⊙ SET MONUMENT IN CASE

LINE	BEARING	LENGTH
L2	N89°35'31"E	8.30'
L3	N89°35'31"E	11.22'

CURVE	DELTA	RADIUS	LENGTH
C8	19°31'56"	71.00'	48.30'
C9	32°59'42"	71.00'	37.73'
C10	118°02'00"	71.00'	73.32'
C19	14°22'43"	72.50'	6.13'

EASEMENTS

- ⓐ EXISTING 30' INGRESS/EGRESS & UTILITIES EASEMENT PER KCSP 1083066R, REC. NO. 8404190787
- ⓑ EXISTING UNDERGROUND POWER EASEMENT, REC. NO. 8503150852
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- ⓖ EXISTING 30' WIDE PUBLIC UTILITIES AND INGRESS & EGRESS EASEMENT, PER SI VIEW ESTATES DIV. NO. 1, REC. NO. 20140508000970
- ⓗ EXISTING 20' WIDE PUBLIC SANITARY SEWER EASEMENT, PER SI VIEW ESTATES DIV. NO. 1, REC. NO. 20140508000970
- ⓓ OMITTED
- ⓔ OMITTED
- ⓕ EXISTING 3' X 3' PUBLIC WATER EASEMENT, PER SI VIEW ESTATES DIV. NO. 1, REC. NO. 20140508000970
- ⓖ EXISTING 10' POWER EASEMENT, REC. NO. 20130904000289

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JOB NO. 33040
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