

MALONEY ESTATES, A PLAT COMMUNITY AS DEFINED BY CHAPTER 64.90 RCW
 PORTION OF SW 1/4 OF THE SW 1/4 SECTION 10, IN TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M.,
 CITY OF NORTH BEND, KING COUNTY, WASHINGTON

VOLUME/PAGE

CITY OF NORTH BEND APPROVALS:

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

COMMUNITY & ECONOMIC DEVELOPMENT 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.

THIS _____ DAY OF _____ 20____

FINANCE DIRECTOR

KING COUNTY APPROVALS:

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

KING COUNTY ASSESSOR DEPUTY KING COUNT ASSESSOR

ACCOUNT NUMBERS: 1023089278/1023089277/1023089071

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 ANY OTHER PUBLIC USE, ARE PAID IN FULL THIS _____ DAY OF _____ 20____

MANGER, FINANCE DIVISION DEPUTY

LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JOHN DAY HOMES, A WASHINGTON CORPORATION ON OCTOBER 11, 2021. I HEREBY CERTIFY THAT THIS MAP FOR MALONEY ESTATES, A PLAT COMMUNITY, IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR ROOFS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

I HEREBY CERTIFY THE PLAT OF MALONEY ESTATES, A PLAT COMMUNITY, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 10, IN TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COORDINATES, AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND 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.



JEREME CHAPMAN, PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 45779
 KPFF CONSULTING
 612 WOODLAND SQUARE LOOP, #100
 LACEY, WASHINGTON 98503
 360-292-7230

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS _____ DAY OF
 20____, AT _____ MINUTES PAST _____ M. AND RECORDED IN
 VOLUME _____ OF PLATS, PAGE(S) _____ RECORDS OF KING
 COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER SUPERINTENDENT OF RECORDS

RECORDING NO. _____

PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 10,
 TOWNSHIP 23 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, 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 KING COUNTY, 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 KING COUNTY.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD KING COUNTY, 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 SUB-SURFACE 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 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 KING COUNTY, ITS SUCCESSORS OR ASSIGNS.

FURTHER, TRACT A IS HEREBY DEDICATED TO THE HOME OWNERS ASSOCIATION.

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.

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED MALONEY ESTATES, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY OTHER PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW BY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF MALONEY ESTATES, A PLAT COMMUNITY RECORDED UNDER KING COUNTY RECORDING NO. _____.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

DECLARANT:
 JOHN DAY HOMES INC., A WASHINGTON CORPORATION

BY: _____
 NAME: JOHN DAY
 TITLE: PRESIDENT

LENDER AND AS TO THEIR UNDIVIDED INTEREST IN TRACT A OF NORTH BEND BOUNDARY LINE ADJUSTMENT No. PLN 2011-0082, RECORDED UNDER RECORDING No. 2011108900008, IN KING COUNTY, WASHINGTON:

BY: _____
 DENIS S. FURY

BY: _____
 GAIL M. FURY

ACKNOWLEDGMENTS

STATE OF WASHINGTON
 COUNTY OF KING

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

DATED _____
 SIGNATURE OF
 NOTARY PUBLIC _____
 PRINTED NAME _____
 TITLE _____
 MY APPOINTMENT EXPIRES _____

STATE OF WASHINGTON
 COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
 SIGNATURE OF
 NOTARY PUBLIC _____
 PRINTED NAME _____
 TITLE _____
 MY APPOINTMENT EXPIRES _____

STATE OF WASHINGTON
 COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
 SIGNATURE OF
 NOTARY PUBLIC _____
 PRINTED NAME _____
 TITLE _____
 MY APPOINTMENT EXPIRES _____

CITY OF NORTH BEND FILE NO. PLN2014-0143

kpff

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 LACEY, WA 98503
 360.292.7230
 WWW.KPFF.COM

JOB NO 8210085

SHEET 1 OF 8

VOLUME/PAGE

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PORTION OF SW 1/4 OF THE SW 1/4 SECTION 10, IN TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., CITY OF NORTH BEND, KING COUNTY, WASHINGTON

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PLAT NOTES:

1. (A) NORTH BEND MUNICIPAL CODE(NMC) 17.32 TO 17.38 AUTHORIZES THE CITY TO COLLECT IMPACT FEES FOR IMPACTS OF NEW DEVELOPMENT UPON PUBLIC SCHOOLS, FIRE, PARK AND TRANSPORTATION. SUCH FEES ARE SET BY ORDINANCE AND PROVIDED IN THE CITY'S TAX, RATE AND FEE SCHEDULE, AND ARE LEVIED ON INDIVIDUAL NEW DEVELOPMENT UNITS AND COLLECTED PRIOR TO ISSUANCE OF ANY FECH BUILDING PERMIT.

(B) THE FEES AND CHARGES AS REQUIRED BY THE NMC 13.38 AND 13.44 FOR WATER SYSTEM, SANITARY SEWER SYSTEM, AND STORM SYSTEM CAPITAL IMPROVEMENT FUNDS ASSOCIATED WITH THE INDIVIDUAL LOTS CREATED IN THE PLAT SHALL BE PAID PRIOR TO THE ISSUANCE OF THE APPLICABLE BUILDING PERMIT FOR EACH LOT.

(C) THE SURWATER CAPITAL FACILITIES CHARGE PURSUANT TO NMC 13.44 FOR AREAS OF THE PLAT OUTSIDE OF INDIVIDUAL BUILDING LOTS SHALL BE PAID PRIOR TO RECORDING OF THE FINAL SHORT PLAT BASED ON THE AMOUNT OF IMPERVIOUS SURFACE AREA CREATED BY THE OFF-SITE AND ON-SITE PUBLIC IMPROVEMENTS SUCH AS ROADWAYS, SIDEWALKS, AND CURBS.

2. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY HOUSE, BUILDING, OR STRUCTURE UNTIL THE OWNER HAS PRODUCED 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 BUILDING.

3. PRIOR TO BUILDING PERMIT APPROVAL OF EACH STRUCTURE, THE APPLICANT OF SAID BUILDING PERMIT SHALL DEMONSTRATE COMPLIANCE WITH NMC 18.34.070 THROUGH 18.34.090.

4. 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 SODDED OR SEDED WITH GRASS OR OTHERWISE LANDSCAPED AND SHALL INCLUDE A MINIMUM OF ONE DECIDUOUS TREE.

5. ANY FENCES PROPOSED FOR RESIDENTIAL LOTS WITHIN THE DEVELOPMENT SHALL BE CONSTRUCTED CONSISTENT WITH THE FENCE GUIDELINES IN NMC 18.18.175.

6. THE MAINTENANCE OF ALL TREATMENT, RETENTION AND OTHER DRAINAGE FEATURES OUTSIDE THE ROADWAY PRISM WILL BE THE RESPONSIBILITY OF A HOMEOWNERS ASSOCIATION. IN THE EVENT THE HOA FAILS TO MAINTAIN THE MAINTENANCE OF THESE FACILITIES, SHALL FAIL EQUALLY UPON ALL PROPERTY OWNERS THAT FRONT ONTO A STORM DRAINAGE ELEMENT OR HAVE ANY SUCH ELEMENT THROUGH THEIR LOT. THE ROADWAY PRISM SHALL BE DEFINED AS THE PAVEMENT AND CURB AREA.

7. ALL APPLICABLE LAND USE PERFORMANCE STANDARDS MUST BE MET PRIOR TO BUILDING PERMIT APPROVAL.

7.1. FOR DEVELOPMENTS CONTAINING 50 UNITS (LOTS OR LESS) A MINIMUM OF FOUR FLOOR PLANS, THREE ELEVATIONS PER FLOOR PLAN FOR A TOTAL OF 12 ELEVATIONS.

7.2. FOR LDR ZONING DISTRICTS, A MINIMUM OF 50 PERCENT OF THE UNITS WITHIN ANY SUBDIVISION OR RSP 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 CATCH OF NOT LESS THAN SIX FEET IN DEPTH BY 10 FEET IN WIDTH IS PROVIDED.

8. AT LEAST 60 PERCENT OF THE FRONT YARD SETBACKS ON THE SAME SIDE OF THE STREET--WITHIN A BLOCK SHALL BE AT THE SAME DISTANCE FORMING A BUILD-TO-LINE AND AT LEAST 20 PERCENT OF THE SETBACKS VARY FROM THE BUILD-TO-LINE BY A DIFFERENCE OF AT LEAST 5 FEET.

9. AFTER RECORDING OF THE FINAL PLAT, A REQUEST WILL BE MADE BY JOHN DAY HOMES TO PIQUET SOUND ENERGY TO TERMINATE THE 10 UTILITIES EASEMENT RECORDED UNDER AUDITOR'S NUMBER 201012600404. NOTED HERON UNDER RECORDED DOCUMENTS AS ITEM 5.

10. TRACT A OF NORTH BEND BOUNDARY LINE ADJUSTMENT P/N 2011108900008, UNDER KING COUNTY RECORDING NO. 2011108900008 ("2011 TRACT A") WAS CREATED AS AN ACCESSES AND UTILITY TRACT WITH 30' FOOT WIDE EASEMENT WITHIN THE PROPERTY INCLUDED IN THE BENEFIT OF THE PROPERTY INCLUDED IN THE PLAT OWNED BY DENIS FURY AND GAIL FURY AND FOR THE PROPERTY ADJACENT TO THE WEST OF THE PLAT OWNED BY DENIS FURY AND GAIL FURY (KING COUNTY TAX PARCEL 102306-3229). BY SIGNING IN THE DEDICATION ON PAGE 1 OF THE PLAT UPON THE RECORDING OF THIS PLAT DENIS FURY AND GAIL FURY SURREINAM ANY RIGHT, TITLE OR INTEREST THEY HAVE IN THE 2011 TRACT A TO THE DECLARANT AND ITS SUCCESSORS AND ASSONS AND DENIS FURY, GAIL FURY AND THE DECLARANT TERMINATE AND EXTINGUISH THE 2011 EASEMENT.

UTILITY EASEMENT PROVISION

(1)

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NORTH BEND, PUGET SOUND ENERGY AND COMCAST AND THEIR RESPECTIVE SUCCESSORS AND ASSONS, AND ALSO UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJACENT TO THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS, ALL AS GRAPHICALLY DEFINED ON FIGURE 5-8, IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, 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, STORM DRAINAGE AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY THE UTILITY. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OR TRACT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT TO A BUILDING.

TEMPORARY FIRE ACCESS EASEMENT PROVISION

(2)

AN EASEMENT IS HEREBY RESERVED FOR THE RECORDING OF THIS PLAT, TO THE CITY OF NORTH BEND, OVER, UNDER, ACROSS, AND UPON THE AREAS DESIGNATED HEREIN, IN WHICH TO INSTALL, LAY, CONSTRUCT, MAINTAIN, INSPECT, REPLACE, REPAIR, REMOVE, RENEW, USE, AND OPERATE STORM DRAINAGE SYSTEMS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS A MILL 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 THE FENSTERS OR ROCKERS 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.

ACCESS AND UTILITY EASEMENT PROVISION

(3)

AN EASEMENT IS HEREBY RESERVED FOR PROVIDING UTILITY CONNECTION AND PEDESTRIAN ACCESS TO MOUNTAIN VIEW BLVD. IS HEREBY DEDICATED OVER, UNDER, ACROSS, OR BLANKET IN NATURE. ASSONS, NO OVERLAYS SHALL BE CONSTRUCTED OR ERECTED OVER, UPON, OR WITHIN THIS EASEMENT, INCLUDING FENCES. ALL NECESSARY MAINTENANCE OF THIS EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

RECORDED DOCUMENTS:

(4)

PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY GUARANTEE NUMBER A46014-SGW-221298 DATED MARCH 3, 2022.

▲ DENOTES ITEM NUMBER AS REFERRED TO IN SAID TITLE REPORT AND IS PLOTTED HEREON, OTHERWISE ITEM IS NOT PLOTTABLE OR IS BLANKET IN NATURE.

A TEMPORARY EASEMENT SHOWN HERON FOR THE PURPOSE OF EMERGENCY FIRE ACCESS SHALL REMAIN IN EFFECT UNTIL SUCH TIME AS GANNES AVENUE SE IS EXTENDED, IMPROVED, AND CONVEYED BY INSTRUMENT TO THE CITY OF NORTH BEND. IT'S SUCCESSORS OR ASSONS, UNTIL SUCH TIME THIS AREA SHALL REMAIN FREE FROM ALL OBSTRUCTIONS TO INCLUDE BUT NOT LIMITED TO STRUCTURES, PARKED VEHICLES, FENCES, AND LANDSCAPING.

RECORDED DOCUMENTS:

A TEMPORARY EASEMENT SHOWN HERON FOR THE PURPOSE OF EMERGENCY FIRE ACCESS GRANTED TO THE CITY OF NORTH BEND, OVER, UNDER, ACROSS, AND UPON THE AREAS DESIGNATED HEREIN, IN WHICH TO INSTALL, LAY, CONSTRUCT, MAINTAIN, INSPECT, REPLACE, REPAIR, REMOVE, RENEW, USE, AND OPERATE STORM DRAINAGE SYSTEMS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS A MILL 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 THE FENSTERS OR ROCKERS 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.

PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY GUARANTEE NUMBER A46014-SGW-221298 DATED MARCH 3, 2022.

FILE NO. DATE PURPOSE INTERNAL CERTIFICATE OF FUTURE SEWER CONNECTION INTERNAL CERTIFICATE OF FUTURE SEWER CONNECTION

2 2/10/2006 INTERNAL CERTIFICATE OF FUTURE SEWER CONNECTION

3 2/10/2006/20010423 2/10/2006 INTERNAL CERTIFICATE OF FUTURE SEWER CONNECTION

▲ 20100604900008 6/4/2010 7 201004100050 4/11/2019 INTERNAL CERTIFICATE OF FUTURE SEWER CONNECTION

8 20100604900008 4/24/2019 10 2011108900008 5/26/2021 INTERNAL CERTIFICATE OF FUTURE SEWER CONNECTION

▲ 20101026000404 10/26/2010 16 2010302002697 3/2/2021 INTERNAL CERTIFICATE OF FUTURE SEWER CONNECTION

7 201004100050 4/11/2019 TEMPORARY INGRESS, EGRESS, AND UTILITIES EASEMENT. TERMINATES UPON ROAD DEDICATION.

8 20100604900008 TERMS AND PROVISIONS AS CONTAINED IN CITY OF NORTH BEND BOUNDARY LINE ADJUSTMENT P/N 2011-0082.

10 2011108900008 TERMS AND PROVISIONS AS CONTAINED IN CITY OF NORTH BEND BOUNDARY LINE ADJUSTMENT P/N 2014-0153.

16 2010302002697 EASEMENTS TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, IMPROVE, REMOVE, AND ENLARGE ONE OR MORE UTILITY SYSTEMS FOR THE PURPOSES OF TRANSMISSION, DISTRIBUTION, AND SALE OF GAS AND ELECTRICITY. (NOTE: EASEMENTS NO. 3 AND 4 ARE NON PLOTTABLE)

DEED OF TRUST BETWEEN FURY AND JOHN DAY HOMES INC.

AMENDMENT NOTE

WITH RESPECT TO THIS PLAT, ANY AMENDMENT TO THE MAP MUST BE PREPARED AND RECORDED IN COMPLIANCE WITH THE REQUIREMENTS, PROCESSES AND PROCEDURES IN THE CITY OF NORTH BEND AND THE CITY OF KING COUNTY. THE DECLARANT MUST CONFER WITH THE ATTORNEY OF THE CORPORATION, SO APPROVED AND RECORDED, GOVERNING DOCUMENTS, CONTRACTS, CONVENTIONS, AGREEMENTS, RULES AND REGULATIONS OF THE ASSOCIATION, OR OTHER INSTRUMENT BY WHICH THE HOMEOWNERS ASSOCIATION HAS THE AUTHORITY TO ENSURE ANY OF THE POWERS PROVIDED FOR OR MAINTAIN OR OTHERWISE AFFECT THE PROPERTY UNDER ITS JURISDICTION WILL BE SUBJECT TO 64.30 ROW.

PARCEL C: NEW LOT B, CITY OF NORTH BEND BOUNDARY LINE ADJUSTMENT P/N 2010-0082, RECORDED IN VOLUME 403, PAGES 15 THROUGH 17 OF SURVEYS, RECORDS OF KING COUNTY, WASHINGTON (RECORDING NO. 201042900008).

ALL SITuate IN THE COUNTY OF KING, STATE OF WASHINGTON.

LOT 2, CITY OF NORTH BEND SHORT PLAT No. PLN 2009-0026, RECORDED UNDER RECORDING NO. 20100604900008, IN KING COUNTY, WASHINGTON; TOGETHER WITH AN UNDIVIDED INTEREST IN "TRACT A" OF CITY OF NORTH BEND BOUNDARY LINE ADJUSTMENT P/N 2011-0082, RECORDED UNDER RECORDING NO. 2011108900008, IN KING COUNTY, WASHINGTON.

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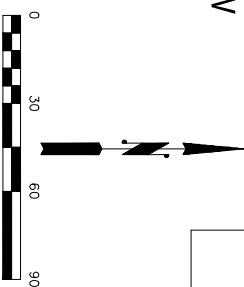
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MALONEY ESTATES, A PLAT COMMUNITY DEFINED BY CHAPTER 64.90 RCW

PORTION OF SW 1/4 OF THE SW 1/4 SECTION 10, IN TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M.,

CITY OF NORTH BEND, KING COUNTY, WASHINGTON

VOLUME/PAGE



SEE SHEET 5

CITY OF
NORTH BEND, SHORT PLAT
RECORDING NO. 2014-014-000008

LOT 8
S 01°07'53" W
136.47'

LOT 9
50.00' S 88°52'07" E
55.00'

15' 7391 SF
14' 9330 SF

N 01°07'53" E 175.00'
160.00'

N 88°52'07" W 385.00'

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

30' 33'

38.5'

S 00°02'50" W 1336.44'

SEE SHEET 5

FOUND 1/2" REBAR AND CAP "TEEL LS 28101"
(10/6/2021)

SEE MT. TENERIFFE PLACE

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