

20210722000384 Vol:296 Page:16  
PLAT Rec: \$187.50  
Pages:12  
7/22/2021 8:32 AM  
KING COUNTY, WA

# TEN TRAILS

## PLAT 2E

PORTIONS OF THE NW 1/4, SW 1/4 AND SE 1/4, ALL IN SECTION 15, AND NE 1/4 OF SECTION 22,  
ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

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### DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER 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 THE HATCHED AREAS DEPICTED ON SHEET 5 OF 12 HERETO AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, INCLUDING THE RIGHT OF THE CITY OF BLACK DIAMOND TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS ADJACENT TO SAID HATCHED AREAS FOR THE ORIGINAL REASONABLE GRADING OF STREETS AND AVENUES. FURTHER, THE UNDERSIGNED OWNER WAIVES FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS AGAINST ANY GOVERNMENTAL AUTHORITY FOR DAMAGES TO SAID ADJACENT LOTS ARISING FROM THE REQUIRED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF THE DEDICATED AREA.

TRACTS A, H, J AND K, UTILITY, LANDSCAPE AND PEDESTRIAN ACCESS TRACTS; TRACTS B AND F, ACCESS AND UTILITY TRACTS; TRACT C, SENSITIVE AREA, UTILITY AND PEDESTRIAN ACCESS TRACT; TRACTS D AND E, PARK, LANDSCAPE, PEDESTRIAN ACCESS AND UTILITY TRACTS; TRACT G, UTILITY AND LANDSCAPE TRACT; TRACT I, NATURAL LANDSCAPE, UTILITY, LANDSCAPE AND PEDESTRIAN ACCESS TRACT; TRACT L, SENSITIVE AREA, UTILITY AND LANDSCAPE TRACT ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION.

NOTWITHSTANDING THE DEDICATIONS CONTAINED WITHIN THIS FINAL PLAT, CCD BLACK DIAMOND PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, RETAINS AND RESERVES UNTO ITSELF CERTAIN RIGHTS WITH RESPECT TO TRACTS A, B, C, D, E, F, G, H, I, J, K AND L, INCLUDING, WITHOUT LIMITATION, THE RIGHT OF INGRESS, EGRESS AND ACCESS, AND TO CONSTRUCT, RECONSTRUCT, AND MAINTAIN ANY FACILITIES OR IMPROVEMENTS WITHIN SAID TRACTS AND THE RIGHT TO TEMPORARILY SUSPEND PUBLIC ACCESS TO SAID TRACTS FOR PURPOSES OF CONSTRUCTION AND MAINTENANCE.

A PERMANENT PUBLIC ACCESS AND PEDESTRIAN ACCESS EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE PUBLIC OVER TRACTS A, B, C, D, E, F, G, H, I, J, K AND L. TRAILS SHALL BE CONSTRUCTED AND MAINTAINED AS DIRECTED IN THE VILLAGES MPD DEVELOPMENT AGREEMENT, RECORDED UNDER RECORDING NUMBER 20120130006655 AND AMENDED UNDER RECORDING NUMBERS 20120906000762, 20120906000763, 20140103000655, 20141112001375 AND 20171206000581. MAINTENANCE SHALL BE THE OBLIGATION OF THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION.

A LANDSCAPE MAINTENANCE AND RENEWAL EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION AND THE TEN TRAILS COMMUNITY COUNCIL FOR MAINTENANCE AND RENEWAL OF THE LANDSCAPED AREAS WITHIN THE ROADS DEDICATED TO THE PUBLIC WITHIN THIS SUBDIVISION.

A ONE-FOOT SIDEWALK EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF BLACK DIAMOND UPON THE EXTERIOR ONE FOOT OF LOTS 1 THROUGH 15, INCLUSIVE, LOTS 18 THROUGH 27, INCLUSIVE, AND LOTS 30 THROUGH 43, INCLUSIVE, AND TRACTS A, B, C, D, E, F, G, H, I, J, K AND L. TRAILS SHALL BE ABUTTING ROADS HEREBY DEDICATED TO THE PUBLIC BY THIS SUBDIVISION FOR THE PURPOSES OF CONSTRUCTING, INSTALLING, MAINTAINING, REPLACING AND OPERATING A SIDEWALK FOR THE PUBLIC USE TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSES STATED ABOVE. SEE SHEET 3 OF 12 FOR GENERAL DETAIL-1 OF EASEMENT LOCATION OVER INDIVIDUAL SAID LOTS AND TRACTS.

A ONE-FOOT CONCRETE BAND EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION UPON THE EXTERIOR ONE FOOT OF THAT PORTION OF LOTS 1 THROUGH 15, INCLUSIVE, LOTS 18 THROUGH 27, INCLUSIVE, AND LOTS 30 THROUGH 43, INCLUSIVE, AND TRACTS A, B, C, D, E, F, G, H AND K FOR THE PURPOSES OF CONSTRUCTING, INSTALLING, MAINTAINING, REPLACING AND OPERATING A CONCRETE BAND TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSES STATED ABOVE. SEE SHEET 3 OF 12 FOR GENERAL DETAIL-1 OF EASEMENT LOCATION OVER INDIVIDUAL SAID LOTS AND TRACTS.

THIS SUBDIVISION, DEDICATION AND WAIVER OF CLAIMS ARE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER.  
IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.  
CCD BLACK DIAMOND PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: OAKPOINTE LLC, A WASHINGTON LIMITED LIABILITY COMPANY,  
ITS MANAGER

BY: Brian Ross  
BRIAN ROSS, MANAGER

### ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF KING )

MELISSA GALLAGHER  
Notary Public  
State of Washington  
Commission # 164459  
My Comm. Expires Feb 26, 2025

ON THIS 30<sup>th</sup> DAY OF June, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED BRIAN ROSS, KNOWN TO ME TO BE THE MANAGER OF OAKPOINTE LLC, THE MANAGER OF CCD BLACK DIAMOND PARTNERS LLC, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

Melissa Gallagher 6/30/2021  
SIGNATURE OF DATE  
NOTARY PUBLIC

MY APPOINTMENT EXPIRES 2/26/2025

### DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 15<sup>th</sup> DAY OF July, 2021.

John Wilson  
KING COUNTY ASSESSOR

Theresa  
DEPUTY KING COUNTY ASSESSOR

### COUNCIL APPROVAL

EXAMINED AND APPROVED THIS 20<sup>th</sup> DAY OF May, 2021.

COUNCIL RESOLUTION NUMBER Res No. 21-1420

Carol Benson  
MAYOR, CITY OF BLACK DIAMOND

STATE OF WASHINGTON )  
COUNTY OF KING )

TRACEY REDD  
Notary Public  
State of Washington  
Commission # 179879  
My Comm. Expires Aug 6, 2023

THIS IS TO CERTIFY THAT ON THIS DAY, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED CAROL BENSON TO ME KNOWN TO BE THE MAYOR OF THE CITY OF BLACK DIAMOND THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CITY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12<sup>th</sup> DAY OF June, 2021.

Tracey Redd  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Woodinville, WA

MY APPOINTMENT EXPIRES 08/06/2023

### PUBLIC WORKS DIRECTOR

THE PUBLIC WORKS DIRECTOR FOR THE CITY OF BLACK DIAMOND HAS APPROVED THE SURVEY DATA, THE LAYOUT OF THE STREETS, ALLEYS AND OTHER RIGHTS OF WAYS, DESIGN OF BRIDGES, SEWAGE AND WATER SYSTEM AND OTHER STRUCTURES.

EXAMINED AND APPROVED THIS 9 DAY OF JULY, 2021.

[Signature]  
PUBLIC WORKS DIRECTOR

### COMMUNITY DEVELOPMENT DIRECTOR

EXAMINED AND APPROVED THIS 9 DAY OF July, 2021.

[Signature]  
COMMUNITY DEVELOPMENT DIRECTOR

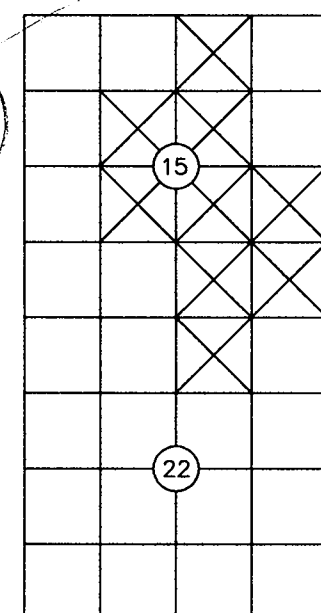
### TREASURER CERTIFICATE

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.

EXAMINED AND APPROVED THIS 21<sup>st</sup> DAY OF JULY, 2021.

David Basile  
TREASURER

[Signature]  
DEPUTY



INDEXING MAP  
TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.

### FIRE CHIEF APPROVAL

EXAMINED AND APPROVED THIS 8 DAY OF July, 2021.

[Signature]  
CITY OF BLACK DIAMOND FIRE CHIEF

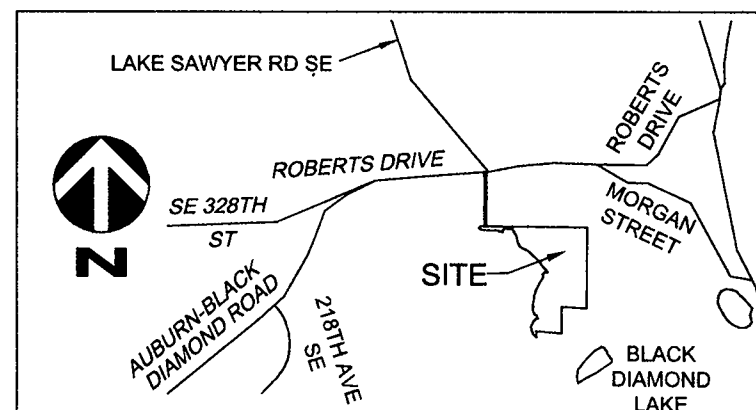
### ORIGINAL TAX PARCEL NUMBERS

857605-0190, 857605-1020, 152106-9096, 857605-0920 AND 152106-9108

### LEGAL DESCRIPTION

LOT 203 OF TEN TRAILS PHASE 2 PLAT C DIVISION 2, AS PER PLAT FILED IN VOLUME 287 OF PLATS, AT PAGES 56 THROUGH 66, INCLUSIVE; LOT 3 OF CITY OF BLACK DIAMOND LOT LINE ADJUSTMENT NO. PLN 19-0054, AS FILED IN VOLUME 448 OF SURVEYS, AT PAGES 124 THROUGH 128, INCLUSIVE, AND RECORDED UNDER RECORDING NO. 20210628900005; LOT 2 OF CITY OF BLACK DIAMOND LOT LINE ADJUSTMENT NO. PLN 19-0055, AS FILED IN VOLUME 444 OF SURVEYS, AT PAGES 244 THROUGH 247, INCLUSIVE, AND RECORDED UNDER RECORDING NO. 20210422900005; LOT E AND LOT F OF CITY OF BLACK DIAMOND LOT LINE ADJUSTMENT NO. PLN 16-0060, AS FILED IN VOLUME 364 OF SURVEYS, AT PAGES 55 THROUGH 63, INCLUSIVE, AND RECORDED UNDER RECORDING NO. 20170517900001, ALL RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF BLACK DIAMOND, COUNTY OF KING, STATE OF WASHINGTON.



VICINITY MAP  
N.T.S.

### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF TEN TRAILS PLAT 2E, 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 CCD BLACK DIAMOND PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SAID SURVEY WAS BASED UPON AN ACTUAL SURVEY OF SECTIONS 15 AND 22, TOWNSHIP 21 NORTH, RANGE 6 EAST AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED; THAT THE COURSES AND DISTANCES SHOWN HEREON ARE CORRECT; THAT (1) MONUMENTS AS DESCRIBED AND SHOWN HEREON, UNLESS STATED OTHERWISE HEREON, WILL BE OR HAVE BEEN SET AT ALL LOT CORNERS AS SHOWN; (2) MONUMENTS AS DESCRIBED AND SHOWN HEREON AS "SET" WILL BE OR HAVE BEEN SET; AND (3) ALL MONUMENTS DESCRIBED AND SHOWN HEREON THAT ARE SHOWN "TO BE SET" WITHIN THE RIGHT-OF-WAY, WITHIN AND WITHOUT THE BOUNDARY OF THIS SUBDIVISION, WILL BE SET AFTER THE STREET IS PAVED.



Mary H. McDowell  
MARY H. MCDOWELL, PLS  
SURVEYOR. CERTIFICATE NO. 36805  
DAVID EVANS AND ASSOCIATES, INC.  
20300 WOODINVILLE SNOHOMISH RD NE  
SUITE A-WOODINVILLE, WA 98072  
PHONE: (425) 415-2000

### RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DAVID EVANS AND ASSOCIATES, INC. THIS 22<sup>nd</sup> DAY OF July, 2021, AT 10 MINUTES PAST 8 A.M. AND RECORDED IN VOLUME 296 OF PLATS, PAGE(S) 16-27, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER

SUPERINTENDENT OF RECORDS

### TEN TRAILS, PLAT 2E

CITY OF BLACK DIAMOND  
FILE NUMBER: PLN21-0024  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON

PORTION OF THE NE 1/4 OF SE 1/4, NW 1/4 OF SE 1/4, SW 1/4 OF SE 1/4, SE 1/4 OF SE 1/4, NE 1/4 OF THE SW 1/4, SE 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 15 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 22, ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.  
CITY OF BLACK DIAMOND, WA

JOB NO. OAKPCBDP6001

SHEET 1 OF 12

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CITY OF BLACK DIAMOND FILE NO. PLN21-0024



DAVID EVANS  
AND ASSOCIATES INC.

20300 Woodinville Snohomish Rd NE  
Suite A • Woodinville, WA 98072  
p: 425.415.2000 f: 425.486.5059



# TEN TRAILS

## PLAT 2E

PORTIONS OF THE NW 1/4, SW 1/4 AND SE 1/4, ALL IN SECTION 15, AND NE 1/4 OF SECTION 22,  
ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

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### EXCEPTIONS NOTED IN TITLE REPORT

(TITLE NOTES CORRESPONDING TO PARAGRAPH NUMBERS FROM SCHEDULE B, PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, GUARANTEE/CERTIFICATE NO. 21000149-SC, REVISION 3, DATED JUNE 24, 2021 AT 12:00 AM)

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: CITY OF BLACK DIAMOND  
PURPOSE: CONSERVATION OF OPEN SPACE  
RECORDING DATE: MARCH 23, 2008  
RECORDING NO.: 20060323001818 AND 20060323001819  
AFFECTS: PORTION OF PARCEL A
5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: CITY OF BLACK DIAMOND  
PURPOSE: CONSERVATION OF OPEN SPACE  
RECORDING DATE: JANUARY 6, 2010  
RECORDING NO.: 20100106000723  
AFFECTS: PORTION OF PARCEL A
6. AGREEMENT: MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: APRIL 22, 2011  
RECORDING NO.: 20110422000249
7. AGREEMENT: COMPREHENSIVE SCHOOL MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: JUNE 24, 2011  
RECORDING NO.: 20110624001156

MODIFICATION(S) OF SAID AGREEMENT:

RECORDING DATE: JANUARY 30, 2015  
RECORDING NO.: 20150130000466

8. AGREEMENT: THE VILLAGES MPD DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: JANUARY 30, 2012  
RECORDING NO.: 20120130000655

MODIFICATION(S) OF SAID AGREEMENT:

RECORDING DATES: SEPTEMBER 6, 2012, JANUARY 3, 2014, NOVEMBER 12, 2014, DECEMBER 6, 2017, OCTOBER 11, 2018 AND FEBRUARY 28, 2019  
RECORDING NOS.: 20120906000762, 20120906000763, 20140103000655, 20141112001375, 20171206000581, 20181011000280, 20181011000281, 20190228000492 AND 20190228000493

9. AGREEMENT: NOTICE OF PAYMENT OBLIGATION AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: DECEMBER 2, 2015  
RECORDING NO.: 20151202000632

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: PUGET SOUND ENERGY, INC.  
PURPOSE: TRANSMISSION AND DISTRIBUTION OF GAS AND ELECTRICITY  
RECORDING DATE: MAY 18, 2017  
RECORDING NO.: 20170518000241  
AFFECTS: PORTION OF PARCEL A

AMENDED BY INSTRUMENT(S):  
RECORDING DATE: MARCH 13, 2018  
RECORDING NO.: 20180313000130  
AMENDED BY INSTRUMENT(S):  
RECORDING DATE: AUGUST 28, 2018  
RECORDING NO.: 20180828000307

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: PUGET SOUND ENERGY, INC.  
PURPOSE: TRANSMISSION OF GAS AND ELECTRICITY  
RECORDING DATE: AUGUST 24, 2017  
RECORDING NO.: 20170824000131  
AFFECTS: PORTION OF LOT E OF PARCEL A

14. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT  
RECORDING DATE: NOVEMBER 7, 2017  
RECORDING NO.: 20171107001312

MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS:

RECORDING DATES: DECEMBER 27, 2017, JUNE 19, 2018 AND JUNE 27, 2018  
RECORDING NOS.: 20171227000507, 20180619000316, 20180627001396, 20190822000857 AND 20191231001205

15. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT  
RECORDING DATE: NOVEMBER 7, 2017  
RECORDING NO.: 20171107001314

MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS:

RECORDING DATES: DECEMBER 27, 2017, JUNE 19, 2018 AND JUNE 27, 2018  
RECORDING NOS.: 20171227000508, 20180619000315 AND 20180627001395

16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
PURPOSE: STORM DRAINAGE  
RECORDING DATE: DECEMBER 27, 2017  
RECORDING NO.: 20171227000504  
AFFECTS: PORTION OF LOT F OF PARCEL A

17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
PURPOSE: SIDEWALK  
RECORDING DATE: DECEMBER 27, 2017  
RECORDING NO.: 20171227000505  
AFFECTS: PORTION OF LOT F OF PARCEL A

18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
PURPOSE: UTILITY MAINS  
RECORDING DATE: DECEMBER 27, 2017  
RECORDING NO.: 20171227000506  
AFFECTS: PORTION OF LOT F OF PARCEL A

19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: PUGET SOUND ENERGY, INC.  
PURPOSE: TRANSMISSION, DISTRIBUTION AND SALE OF ELECTRICITY  
RECORDING DATE: MAY 24, 2018  
RECORDING NO.: 20180524000139  
AFFECTS: A PORTION OF PARCEL B

20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: CITY OF BLACK DIAMOND  
PURPOSE: UTILITY MAINS  
RECORDING DATE: JANUARY 1, 2018  
RECORDING NO.: 20180924000987  
AFFECTS: PORTION OF PARCEL A AND LOT 203 OF PARCEL B

### EXCEPTIONS NOTED IN TITLE REPORT (cont.)

22. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF TEN TRAILS PHASE 2 PLAT C DIVISION 2:  
RECORDING NO: VOLUME 287 PAGES 56 - 66  
AFFECTS: PARCEL B
23. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: PUGET SOUND ENERGY, INC.  
PURPOSE: TRANSMISSION AND DISTRIBUTION OF GAS AND ELECTRICITY  
RECORDING DATE: NOVEMBER 19, 2020  
RECORDING NO.: 20201119001222  
AFFECTS: PORTION OF LOT F OF PARCEL A AND LOT 203 OF PARCEL B

ITEM NOS. 1 THROUGH 3, INCLUSIVE, 10, 11, 21, 24 THROUGH 32, INCLUSIVE, ADDRESS GENERAL AND SPECIAL TAXES, PROPERTY TAXES, LIABILITY FOR SEWER TREATMENT CAPACITY CHARGES, DEEDS OF TRUST, UNRECORDED LEASEHOLDS OR HAVE BEEN INTENTIONALLY DELETED AND AS SUCH DO NOT PERTAIN TO THIS FINAL PLAT.

### EASEMENT PROVISIONS

#### EASEMENT PROVISIONS

PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED AND CONVEYED, UPON THE RECORDING OF THIS PLAT, TO PUGET SOUND ENERGY, ANY TELEPHONE COMPANY, ANY CABLE TELEVISION COMPANY, ANY BROADBAND OR TELECOMMUNICATIONS COMPANY, CITY OF BLACK DIAMOND AND ITS SUCCESSORS AND ASSIGNS, UNDER AND UPON TRACTS A, B, C, D, E, F, G, H, J AND K. ALL LOTS DESIGNATED WITH A STRIP FOR PUBLIC UTILITY EASEMENTS IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, CATCH BASINS, MANHOLES, CLEANOUTS, WIRES, WATER METERS AND FIRE HYDRANTS WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, SEWER, STORM, WATER AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS, AND SPACES AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THE LANDS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. 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 ATTACHED TO A BUILDING.

ALL PRIVATE STORM DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND RENEWING THE PRIVATE STORM DRAINAGE FACILITIES AND APPURTENANCES INSTALLED DURING THE INITIAL CONSTRUCTION OF THIS SUBDIVISION IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 3 OF 12.

IN ADDITION THE APPLICABLE ASSOCIATION SHALL BE RESPONSIBLE FOR OPERATING, MAINTAINING, REPAIRING AND RENEWING ALL PRIVATE STORM DRAINAGE FACILITIES AND APPURTENANCES INSTALLED DURING THE INITIAL CONSTRUCTION OF THIS SUBDIVISION LYING WITHIN THE TRACTS OWNED BY SUCH ASSOCIATION IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 3 OF 12.

ALL PRIVATE WATER EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND RENEWING THE PRIVATE WATER FACILITIES AND APPURTENANCES INSTALLED DURING THE INITIAL CONSTRUCTION OF THIS SUBDIVISION IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 3 OF 12.

ALL PRIVATE SANITARY SEWER EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND RENEWING THE PRIVATE SANITARY SEWER FACILITIES AND APPURTENANCES INSTALLED DURING THE INITIAL CONSTRUCTION OF THIS SUBDIVISION IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 3 OF 12.

ALL TRAIL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND RENEWING A PATH FOR TRAVELING AND LANDSCAPING IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 3 OF 12.

ALL SINGLE FAMILY RESIDENTIAL LOTS SHALL BE SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL INTERIOR LOT LINES, AND 5 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL REAR LOT LINES, FOR THE PURPOSE OF PRIVATE DRAINAGE. IN THE EVENT LOT LINES ARE ADJUSTED AFTER THE RECORDING OF THIS PLAT, THE EASEMENTS SHALL MOVE WITH THE ADJUSTED LOT LINES. MAINTENANCE OF ALL PRIVATE DRAINAGE EASEMENTS ON THIS PLAT SHALL BE THE RESPONSIBILITY OF ALL LOTS DERIVING BENEFIT FROM SAID EASEMENT. NO STRUCTURES OTHER THAN FENCES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS.

#### RESTRICTIONS

1. FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS 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 ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR ROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER

2. NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD 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.

3. THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION AS RECORDED UNDER KING COUNTY RECORDING NO. 20171107001312 AND AS AMENDED BY KING COUNTY RECORDING NOS. 20171227000507, 20180619000316 AND 20180627001396.

4. THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE TEN TRAILS COMMUNITY COUNCIL AS RECORDED UNDER KING COUNTY RECORDING NO. 20171107001314 AND AS AMENDED BY KING COUNTY RECORDING NOS. 20171227000508, 20180619000315 AND 20180627001395.

5. DECORATIVE TYPE ENTRY SIGNS EITHER FOR BEAUTIFICATION OR ADVERTISEMENT OF THIS PLAT SHALL NOT UNDER ANY CIRCUMSTANCES BE PLACED IN PUBLIC RIGHT OF WAY.

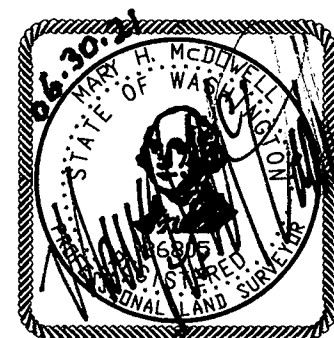
#### INSTRUMENTATION NOTE

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SR 9500 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING A 1 MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

#### MONUMENT NOTE

PROPERTY CORNERS SHALL BE SET AS FOLLOWS UNLESS OTHERWISE NOTED:

- ALL TRACT CORNERS ARE SET WITH 1/2" X 24" REBAR WITH CAP STAMPED "DEA 36805".
- ALL TACK IN LEAD WITH WASHERS ARE SET ON THE STREETWARD PROJECTION OF THE LATERAL LOT OR LOT/TRACT LINES.
- SET 1/2" X 24" REBAR WITH CAP STAMPED "DEA 36805" AT ALL SIDE AND REAR LOT CORNERS.



## TEN TRAILS PLAT 2E

CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON



**DAVID EVANS  
AND ASSOCIATES INC.**  
20300 Woodinville Snohomish Rd NE  
Suite A • Woodinville, WA 98072  
p: 425 415 2000 f: 425 486 5059

**JOB NO. OAKPCBDP6001  
SHEET 2 OF 12**



# TEN TRAILS

## PLAT 2E

PORTIONS OF THE NW 1/4, SW 1/4 AND SE 1/4, ALL IN SECTION 15, AND NE 1/4 OF SECTION 22,  
ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

### CITY OF BLACK DIAMOND CONDITIONS

#### MINE WORKING WARNING:

WARNING: THE CITY OF BLACK DIAMOND OVERLIES NUMEROUS MINE SHAFTS, TUNNELS, AND OTHER WORKINGS, THE EXACT LOCATION, DEPTH, AND SIZE OF WHICH ARE UNKNOWN. THE LAND ENCOMPASSED BY THIS SUBDIVISION MAY OR MAY NOT OVERLIE SUCH A WORKINGS. IN APPROVING THIS SUBDIVISION, THE CITY OF BLACK DIAMOND MAKES NO REPRESENTATIONS AND ASSUMES NO LIABILITY OR RESPONSIBILITY WITH RESPECT TO THE SUITABILITY OF THIS SITE FOR THE DEVELOPMENT CONTEMPLATED OR THE SUITABILITY OR INTEGRITY OF THE SUBSOIL AGAINST SUBSIDENCE OR COLLAPSE.

#### APPROVED MPD STATEMENT:

THIS PLAT IS PART OF AN APPROVED MASTER PLANNED DEVELOPMENT (MPD). ALL DEVELOPMENT AND CONSTRUCTION WITHIN THIS PLAT MUST BE CONSISTENT WITH THE APPLICABLE REQUIREMENTS OF THE MPD DEVELOPMENT AGREEMENT, MPD DESIGN STANDARDS, AND MITIGATION REQUIREMENTS.

#### GENERAL NOTES:

1) UNLESS OTHERWISE NOTED WITHIN THIS PLAT, ALL WATER AND SEWER PIPELINES WILL BE PUBLICLY OWNED AND OPERATED AND WILL BE WITHIN DEDICATED EASEMENT OR RIGHT OF WAY. STORMWATER PIPELINES MAY BE PRIVATELY OWNED AS LONG AS THE AREA SERVED BY THE PIPELINE IS ENTITLED BY EASEMENT AND OWNED BY THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION.

2) WATER CAPITAL FACILITY CHARGES AND SEWER CAPITAL FACILITY CHARGES SHALL NOT BE IMPOSED FOR DEVELOPMENT IN THIS PLAT.

3) PRELIMINARY PLAT CONDITION #10: ALL STORMWATER TREATMENT SYSTEMS SHALL BE OWNED BY APPLICABLE ASSOCIATION IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 3 OF 12.

4) SCHOOL MITIGATION FEES SHALL BE DUE PRIOR TO BUILDING PERMIT ISSUANCE FOR EACH SINGLE FAMILY AND MULTI-FAMILY DWELLING UNIT. DURING THE FIRST FIVE YEARS FOLLOWING JANUARY 24, 2011, THE SCHOOL MITIGATION FEES SHALL BE \$4,670.00 PER SINGLE FAMILY UNIT AND \$1,501.00 PER MULTI-FAMILY UNIT. THEREAFTER, THE MITIGATION FEE SHALL BE THE RATE ADOPTED BY THE CITY OF BLACK DIAMOND SCHOOL IMPACT FEE OR SCHOOL MITIGATION FEE ORDINANCE, IF ANY, PROVIDED THAT THE MAXIMUM SCHOOL MITIGATION FEE DUE FOR EACH DWELLING UNIT SHALL BE \$12,453 PER SINGLE FAMILY DWELLING UNIT AND \$4,003 PER MULTI-FAMILY DWELLING UNIT, AS APPLICABLE, BUT IN NO EVENT, EVEN IN THE ABSENCE OF A SCHOOL IMPACT FEE OR MITIGATION FEE ORDINANCE, SHALL THE MITIGATION FEES BE LESS THAN \$7,783.00 PER SINGLE FAMILY DWELLING UNIT AND \$2,502.00 PER MULTI-FAMILY DWELLING UNIT.

5) MPD CONDITIONS OF APPROVAL: IN THE EVENT THAT THE APPLICABLE ASSOCIATION FAILS TO PERFORM ANY MAINTENANCE OF PRIVATE ALLEY, AUTO COURT OR PUBLIC STREET-SIDE LANDSCAPING FEATURE AS REQUIRED BY SECTION 5.5.7 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT AND, AS A RESULT, THE CITY OF BLACK DIAMOND PERFORMS SAID MAINTENANCE, THE LOT OWNERS OF THE PLAT ACKNOWLEDGE AND AGREE ON BEHALF OF THEMSELVES AND ALL SUCCESSORS AND ASSIGNS THAT, IF NOT PAID WITHIN THIRTY (30) DAYS OF INVOICING BY THE CITY, THE CITY'S TOTAL COST ARISING FROM THE CITY'S PERFORMANCE OF SAID REQUIRED LANDSCAPING MAINTENANCE PLUS ANY PENALTIES AND INTEREST THEREON AS PROVIDED BY THE VILLAGES MPD DEVELOPMENT AGREEMENT RECORDED UNDER KING COUNTY RECORDING NO. 20120130000655 SHALL BE A LIEN AGAINST ALL PROPERTY, INCLUDING INDIVIDUAL LOTS, WITHIN THIS PLAT, AND SAID LIEN MAY BE FORECLOSED IN THE SAME MANNER PROVIDED FOR THE FORECLOSURE OF LIENS FOR UNPAID SEWER RATES AND CHARGES SET FORTH IN RCW 35.67.220 - .280, AS AMENDED.

6) PRELIMINARY PLAT CONDITION #26: IN THE EVENT THAT THE APPLICABLE ASSOCIATION FAILS TO PERFORM ANY MAINTENANCE OF PRIVATE STREET, ALLEY, OR AUTO COURT AS REQUIRED BY SECTION 6.5 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT RECORDED UNDER KING COUNTY RECORDING NO. 20120130000655 AND, AS A RESULT, THE CITY OF BLACK DIAMOND PERFORMS SAID REQUIRED MAINTENANCE, THE LOT OWNERS OF THE PLAT ACKNOWLEDGE AND AGREE ON BEHALF OF THEMSELVES AND ALL SUCCESSORS AND ASSIGNS THAT, IF NOT PAID WITHIN THIRTY (30) DAYS OF INVOICING BY THE CITY, THE CITY'S TOTAL COST ARISING FROM THE CITY'S PERFORMANCE OF SAID REQUIRED PRIVATE STREET MAINTENANCE PLUS ANY PENALTIES AND INTEREST THEREON AS PROVIDED BY THE VILLAGES MPD DEVELOPMENT AGREEMENT SHALL BE A LIEN AGAINST ALL PROPERTY, INCLUDING INDIVIDUAL LOTS, WITHIN THIS PLAT, AND SAID LIEN MAY BE FORECLOSED IN THE SAME MANNER PROVIDED FOR THE FORECLOSURE OF LIENS FOR UNPAID SEWER RATES AND CHARGES SET FORTH IN RCW 35.67.220 - .280, AS AMENDED.

7) ANY STRUCTURE (INCLUDING RETAINING WALLS 4 FEET OR TALLER) ADJACENT TO A SENSITIVE AREAS SETBACK SHALL COMPLY WITH THE CITY OF BLACK DIAMOND SENSITIVE AREAS ORDINANCE AS FOUND IN EXHIBIT E OF THE VILLAGES MPD DEVELOPMENT AGREEMENT.

8) PRELIMINARY PLAT CONDITION #74: THE SAME COMBINATION OF ELEVATION STYLE AND FLOOR PLAN FOR DWELLING UNITS OR BUILDINGS SHALL NOT BE PLACED BESIDE EACH OTHER. DWELLING UNITS OR BUILDINGS THAT MAKE USE OF THE SAME FLOOR PLAN AND ARE SITED DIRECTLY ACROSS THE STREET FROM ONE ANOTHER SHALL INCORPORATE A DIFFERENT ELEVATION WHENEVER POSSIBLE AND SHALL USE A DIFFERENT EXTERIOR COLOR/MATERIAL PALETTE. ON A LIMITED BASIS, SPECIFIC LOCATIONS WITHIN NEIGHBORHOODS MAY VARY FROM THIS REQUIREMENT.

9) PRELIMINARY PLAT CONDITION #89: AREAS OUTSIDE OF SENSITIVE AREAS AND THEIR BUFFERS MAY BE CLEARED OF TREES IF A TREE REMOVAL PERMIT IS OBTAINED THAT IS CONSISTENT WITH THE BLACK DIAMOND MUNICIPAL CODE AND OTHER CONDITIONS THAT MAY REQUIRE SELECTIVE TREE RETENTION.

### LOT AREAS

LOT NO.	AREA	LOT NO.	AREA
1	5,481 SF	23	4,154 SF
2	4,111 SF	24	3,600 SF
3	3,927 SF	25	6,009 SF
4	3,920 SF	26	5,003 SF
5	3,920 SF	27	4,103 SF
6	4,900 SF	28	6,050 SF
7	4,900 SF	29	3,620 SF
8	4,900 SF	30	3,821 SF
9	4,900 SF	31	3,600 SF
10	3,920 SF	32	3,600 SF
11	3,920 SF	33	3,600 SF
12	3,920 SF	34	4,008 SF
13	3,780 SF	35	5,822 SF
14	4,804 SF	36	5,175 SF
15	5,882 SF	37	5,514 SF
16	5,180 SF	38	6,116 SF
17	6,134 SF	39	6,112 SF
18	5,785 SF	40	5,659 SF
19	4,950 SF	41	6,217 SF
20	4,929 SF	42	8,155 SF
21	3,723 SF	43	8,212 SF
22	4,121 SF		

### TRACT AREAS

TRACT	AREA	USE	TYPE OF PARK	GRANTED AND CONVEYED TO
A	2,480 SF	UTILITY, LANDSCAPE AND PEDESTRIAN ACCESS		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
B	2,064 SF	ACCESS AND UTILITY		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
C	3,151,766 SF	SENSITIVE AREA, UTILITY AND PEDESTRIAN ACCESS		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
D	39,715 SF	PARK, LANDSCAPE, PEDESTRIAN ACCESS AND UTILITY	NEIGHBORHOOD PARK	TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
E	6,369 SF	PARK, LANDSCAPE, PEDESTRIAN ACCESS AND UTILITY	POCKET PARK	TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
F	979 SF	ACCESS AND UTILITY		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
G	1,086 SF	UTILITY AND LANDSCAPE		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
H	1,941 SF	UTILITY, LANDSCAPE AND PEDESTRIAN ACCESS		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
I	65,759 SF	NATURAL LANDSCAPE, UTILITY LANDSCAPE AND PEDESTRIAN ACCESS		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
J	5,155 SF	UTILITY, LANDSCAPE AND PEDESTRIAN ACCESS		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
K	4,133 SF	UTILITY, LANDSCAPE AND PEDESTRIAN ACCESS		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
L	73,260 SF	SENSITIVE AREA, UTILITY AND LANDSCAPE		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION

### LOT ADDRESS TABLE

LOT NO.	STREET NAME	ADDRESS	LOT NO.	STREET NAME	ADDRESS
1	SE STEVENS STREET	33246	23	LILY PLACE SE	24002
2	CAMAS PLACE SE	24046	24	LILY PLACE SE	24014
3	CAMAS PLACE SE	24058	25	LILY PLACE SE	24026
4	CAMAS PLACE SE	24070	26	LILY PLACE SE	24038
5	CAMAS PLACE SE	24082	27	LILY PLACE SE	24050
6	CAMAS PLACE SE	24094	28	LILY PLACE SE	24057
7	CAMAS PLACE SE	24106	29	LILY PLACE SE	24045
8	CAMAS PLACE SE	24118	30	LILY PLACE SE	24033
9	CAMAS PLACE SE	24130	31	LILY PLACE SE	24021
10	CAMAS PLACE SE	24142	32	LILY PLACE SE	24009
11	CAMAS PLACE SE	24154	33	LILY PLACE SE	23997
12	CAMAS PLACE SE	24166	34	LILY PLACE SE	23985
13	CAMAS PLACE SE	24178	35	SE STEVENS STREET	32796
14	CAMAS PLACE SE	24190	36	SE STEVENS STREET	32808
15	CAMAS PLACE SE	24202	37	SE STEVENS STREET	32820
16	CAMAS PLACE SE	24214	38	SE STEVENS STREET	32832
17	CAMAS PLACE SE	24226	39	SE STEVENS STREET	32844
18	CAMAS PLACE SE	24155	40	SE STEVENS STREET	32856
19	CAMAS PLACE SE	24143	41	SE STEVENS STREET	32868
20	LILY PLACE SE	23966	42	SE STEVENS STREET	32880
21	LILY PLACE SE	23978	43	SE STEVENS STREET	32892
22	LILY PLACE SE	23990			

### ADDRESSING NOTE

ADDRESSES FOR INDIVIDUAL LOTS HAVE BEEN SHOWN ON SHEET 3 OF 12 ON THIS PLAT PURSUANT TO BDMC 17.20.020 OF THE VESTED CODE, BUT THESE ADDRESSES WERE ASSIGNED WITHOUT BUILDING OR SITE PLANS AVAILABLE FOR EACH LOT. ANY ADDRESS CHANGES REQUIRED SUBSEQUENT TO RECORDING OF THIS FINAL PLAT SHALL NOT CONSTITUTE A PLAT ALTERATION AS DEFINED IN BDMC 17.20.090.B. OF THE VESTED CODE. REFER TO THE CITY OF BLACK DIAMOND (OR ITS SUCCESSOR AGENCY) BUILDING OR PLANNING DEPARTMENT RECORD ADDRESSES TO CONFIRM BUILDING ADDRESSES.



CITY OF BLACK DIAMOND FILE NO. PLN21-0024

## TEN TRAILS PLAT 2E

CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON



**DAVID EVANS  
AND ASSOCIATES INC.**  
20300 Woodinville Snohomish Rd NE  
Suite A • Woodinville, WA 98072  
p: 425 415 2000 f: 425 486 5059

JOB NO. OAKPCBDP6001  
SHEET 3 OF 12

VOL/PG



# TEN TRAILS

## PLAT 2E

PORTIONS OF THE NW 1/4, SW 1/4 AND SE 1/4, ALL IN SECTION 15, AND NE 1/4 OF SECTION 22,  
ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

VOL/PG

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### CONSERVATION EASEMENT DEED PARTIAL RELINQUISHMENT

THE CITY OF BLACK DIAMOND AND CCD BLACK DIAMOND PARTNERS LLC HEREBY AMEND THOSE CERTAIN CONSERVATION EASEMENT DEEDS RECORDED UNDER KING COUNTY RECORDING NOS. 20060323001818 ("CED1") AND 20060323001819 ("CED2") AS FOLLOWS:

TRACTS A, C, D, E, G, H, I, J, K AND L ARE HEREBY ESTABLISHED AS AND DECLARED TO BE "CONSERVATION ZONES," AS DEFINED IN CED1 AND CED2.

TRACTS A, D, E, G, H, I, J AND K ARE LANDSCAPED AREAS CONSISTING OF 126,638 SQUARE FEET, WHICH PROVIDE PERMANENT PUBLIC ACCESS AND TRAILS. SAID TRACTS PROTECT AND CONSERVE THE CONSERVATION VALUES IDENTIFIED IN CED1 AND CED2 PARAGRAPH 2.3 BY ENHANCING THE VALUE TO THE PUBLIC OF ABUTTING OR NEIGHBORING PARKS OR OTHER OPEN SPACE.

TRACTS C AND L ARE A SENSITIVE AREA TRACTS CONSISTING OF 3,225,026 SQUARE FEET, WHICH PROTECTS AND CONSERVES THE CONSERVATION VALUES IDENTIFIED IN PARAGRAPH 2.3 OF THE CED BY CONSERVING WETLANDS.

THE APPLICABLE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE PRESERVATION AND PROTECTION OF THE CONSERVATION VALUES OF THE CONSERVATION ZONE ESTABLISHED HEREBY, AND THE CITY OF BLACK DIAMOND SHALL HAVE THE RIGHT TO ENFORCE SUCH PRESERVATION AND PROTECTION, PURSUANT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION AS RECORDED UNDER KING COUNTY RECORDING NO. 20171107001312 AND AS AMENDED BY KING COUNTY RECORDING NOS. 20171227000507, 20180619000316, 20180627001396, 20190822000857 AND 20191231001205.

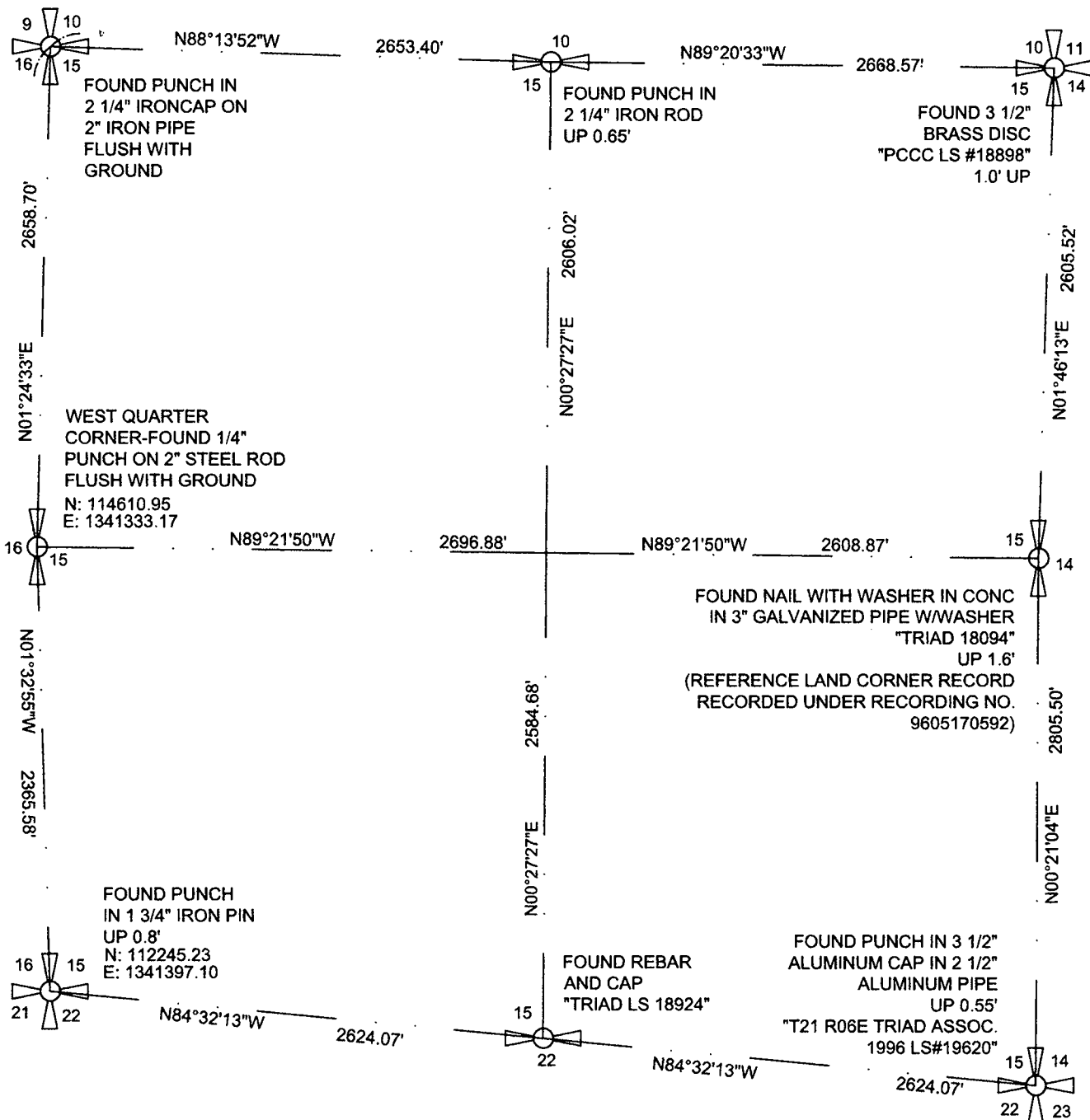
THE CITY OF BLACK DIAMOND HEREBY TERMINATES AND RELEASES ALL OF ITS RIGHTS, TITLE AND INTEREST IN CED1 AND CED2 WITH RESPECT TO ALL PROPERTY IN THE PLAT NOT EXPRESSLY ESTABLISHED AS CONSERVATION ZONES HEREIN. THIS RELEASE IS INTENDED TO REMOVE CED1 AND CED2 FROM TITLE TO ALL PROPERTY IN THE PLAT NOT EXPRESSLY ESTABLISHED AS CONSERVATION ZONES HEREIN. THIS AMENDMENT AND RELEASE IS AN ADDENDUM TO CED1 AND CED2.

UPON RECORDING OF THIS AMENDMENT AND RELEASE, THE TOTAL SIZE OF THE CONSERVATION ZONES ESTABLISHED WITHIN THE PLAT AND THE REMAINING MINIMUM SIZE OF CONSERVATION ZONES TO BE ESTABLISHED SUBSEQUENTLY ARE AS FOLLOWS:

SOURCE OF REQUIREMENT: TABLE 9-1 OF THE VILLAGES DEVELOPMENT AGREEMENT	TOTAL CZ ACREAGE REQUIRED	TOTAL CZ ACREAGE ESTABLISHED BY PREVIOUS PLATS OF TEN TRAILS	CZ ACREAGE REMAINING LESS PREVIOUS PLATS	TOTAL CZ ACREAGE ESTABLISHED BY PLAT OF TEN TRAILS	REMAINING MINIMUM CZ ACREAGE TO BE ESTABLISHED BY FUTURE PLATS WITHIN THE WEST ANNEXATION AREA
CED 1	63.3 ACRES	7.44 (PP1A DIV 1) 0.37 (PH2, PLAT C, DIV 1) 1.93 (PP1A DIV 2) 1.14 (V-13) 6.77 (PP1A, DIVS 3-5 AND 8) 3.74 (PH2, PLAT C, DIV 2) 1.55 (V-24) 5.53 (PLAT 2A, DIVS 1-3) 3.26 (PLAT 2A, DIV 4) 0.26 (PP1A, DIV 6) 0.78 (PLAT 2A, DIV 5)	30.53 ACRES	76.94 ACRES	0 ACRES*

\*AN EXCESS OF 46.41 CONSERVATION ZONE ACRES WITHIN CED 1 HAS BEEN RECORDED WITH THIS PLAT OF TEN TRAILS PLAT 2E

### SECTION 15 BREAKDOWN



### OPEN SPACE TABLE

	GROSS ACRES	BDUGAA/ OPEN SPACE REQUIREMENT	MPD REQUIREMENT (IF APPLICABLE)	REQUIRED OPEN SPACE	OPEN SPACE PREVIOUSLY RECORDED	REQUIRED OPEN SPACE LESS PREVIOUS PLATS	OPEN SPACE PROVIDED IN THIS PLAT	REMAINING OPEN SPACE REQUIRED
WEST ANNEXATION AREA					16.19 (PASSIVE) 16.58 (ACTIVE) (PP1A, DIV 1)			
PARCEL C	54.62	63.30	0	63.3	(PH2, PLAT C, DIV 1) (PP1A, DIV 2) (V-13)	30.53	75.88 (PASSIVE) 1.06 (ACTIVE)	0**
PARCEL D	225.99				(PP1A, DIVS 3-5 AND 8) (PH2, PLAT C, DIV 2) (V-24)			
PARCEL G	8.06				(PLAT 2A, DIVS 1-3) (PLAT 2A, DIV 4) (PP1A, DIV 6) (PLAT 2A, DIV 5)			
PARCEL E	151.15	0	75.58	75.58	93.65 (PASSIVE) 1.12 (ACTIVE) (PH2, PLAT C, DIV 1) (PH2, PLAT C, DIV 2)	0	0	0*
TOTAL IN CITY/UGA MPD OPEN SPACE	1196.40	145	336.4	481.4	109.84 (PASSIVE) 17.70 (ACTIVE)	353.86	75.88 (PASSIVE) 1.06 (ACTIVE)	276.92

\*AN EXCESS OF 19.19 ACRES OF OPEN SPACE LYING WITHIN PARCEL E HAS PREVIOUSLY BEEN RECORDED.

\*\*AN EXCESS OF 46.41 ACRES OF OPEN SPACE LYING WITHIN PARCEL D HAS BEEN RECORDED WITH THIS PLAT OF TEN TRAILS PLAT 2E.



CITY OF BLACK DIAMOND FILE NO. PLN21-0024

## TEN TRAILS PLAT 2E

CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON



**DAVID EVANS  
AND ASSOCIATES INC.**  
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JOB NO. OAKPCBDP6001  
SHEET 4 OF 12

VOL/PG



# TEN TRAILS

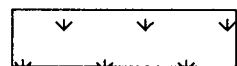
## PLAT 2E

PORTIONS OF THE NW 1/4, SW 1/4 AND SE 1/4, ALL IN SECTION 15,  
AND NE 1/4 OF SECTION 22, ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING  
COUNTY, WASHINGTON CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

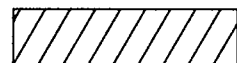
## OVERALL BOUNDARY

VOL/PG  
296/20

### HATCH LEGEND



WETLAND

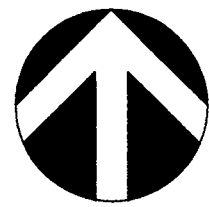


WETLAND BUFFER



ROADS HEREBY DEDICATED TO  
THE CITY OF BLACK DIAMOND  
FOR PUBLIC RIGHT OF WAY

FOUND NAIL WITH WASHER IN CONC  
IN 3" GALVANIZED PIPE W/WASHER  
"TRIAD 18094"  
UP 1.6'  
(REFERENCE LAND CORNER RECORD  
RECORDED UNDER RECORDING NO.  
9605170592)  
VISITED MARCH 1996



NORTH



SCALE: 1" = 200'

### BASIS OF BEARINGS

WASHINGTON NORTH ZONE NAD 83/91  
NORTH 01°32'55" WEST BEING THE WEST LINE  
OF THE SOUTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.

Line Table		
Line #	Direction	Length
L1	S00°08'57"E	158.02
L2	N40°10'30"W	61.33
L3	N29°20'28"W	65.13
L4	N53°41'15"W	9.83
L5	N25°16'11"E	5.53
L6	N64°43'49"W	60.32
L7	N11°02'02"W	2.09
L8	N89°28'37"W	8.43
L9	N48°23'50"E	101.63
L10	N41°36'10"W	50.00
L11	N48°23'50"E	29.31
L12	N38°27'27"W	61.39
L13	N33°34'21"W	37.72
L14	N50°39'08"W	50.04
L15	N30°38'54"W	71.45
L16	N43°33'39"W	79.17
L17	N45°36'40"W	98.26
L18	N49°45'01"W	76.97
L19	N44°17'07"W	115.83
L20	N54°30'35"W	56.11
L21	N63°19'54"W	67.22
L22	N64°02'00"W	79.64
L23	N12°15'34"W	116.30
L24	N07°52'08"W	52.62
L25	N34°00'13"W	135.40
L26	N88°17'18"W	19.88
L27	S01°12'04"W	6.80
L28	N25°13'50"E	95.07
L29	S89°22'49"E	100.08
L30	N83°43'11"E	80.56
L31	N00°27'27"E	94.65
L32	S83°43'11"W	30.21
L33	N00°29'50"E	53.64

Curve Table			
Curve #	Delta	Radius	Length
C1	16°54'31"	225.00	66.40
C2	45°54'48"	225.00	180.30
C3	29°11'04"	225.00	114.61
C4	90°00'00"	10.00	15.71
C5	32°18'22"	110.00	62.02
C6	7°20'38"	337.50	43.26
C7	88°49'20"	2.00	3.10
C8	10°00'00"	273.00	47.65
C9	18°30'00"	123.00	39.71
C10	60°20'21"	102.00	107.42
C11	4°53'07"	225.00	19.18
C12	20°00'14"	225.00	78.56
C13	5°27'53"	225.00	21.46
C14	18°20'39"	225.00	72.04
C15	12°39'51"	252.00	55.70
C16	2°27'12"	473.00	20.25



CITY OF BLACK DIAMOND FILE NO. PLN21-0024

## TEN TRAILS

## PLAT 2E

CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON



DAVID EVANS  
AND ASSOCIATES INC.

20300 Woodinville Snohomish Rd NE  
Suite A • Woodinville, WA 98072  
p: 425 415 2000 f: 425 486 5059

JOB NO. OAKPCBDP6001

SHEET 5 OF 11

VOL/PG



# TEN TRAILS

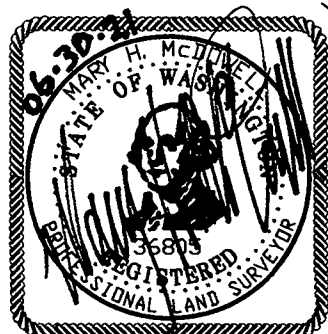
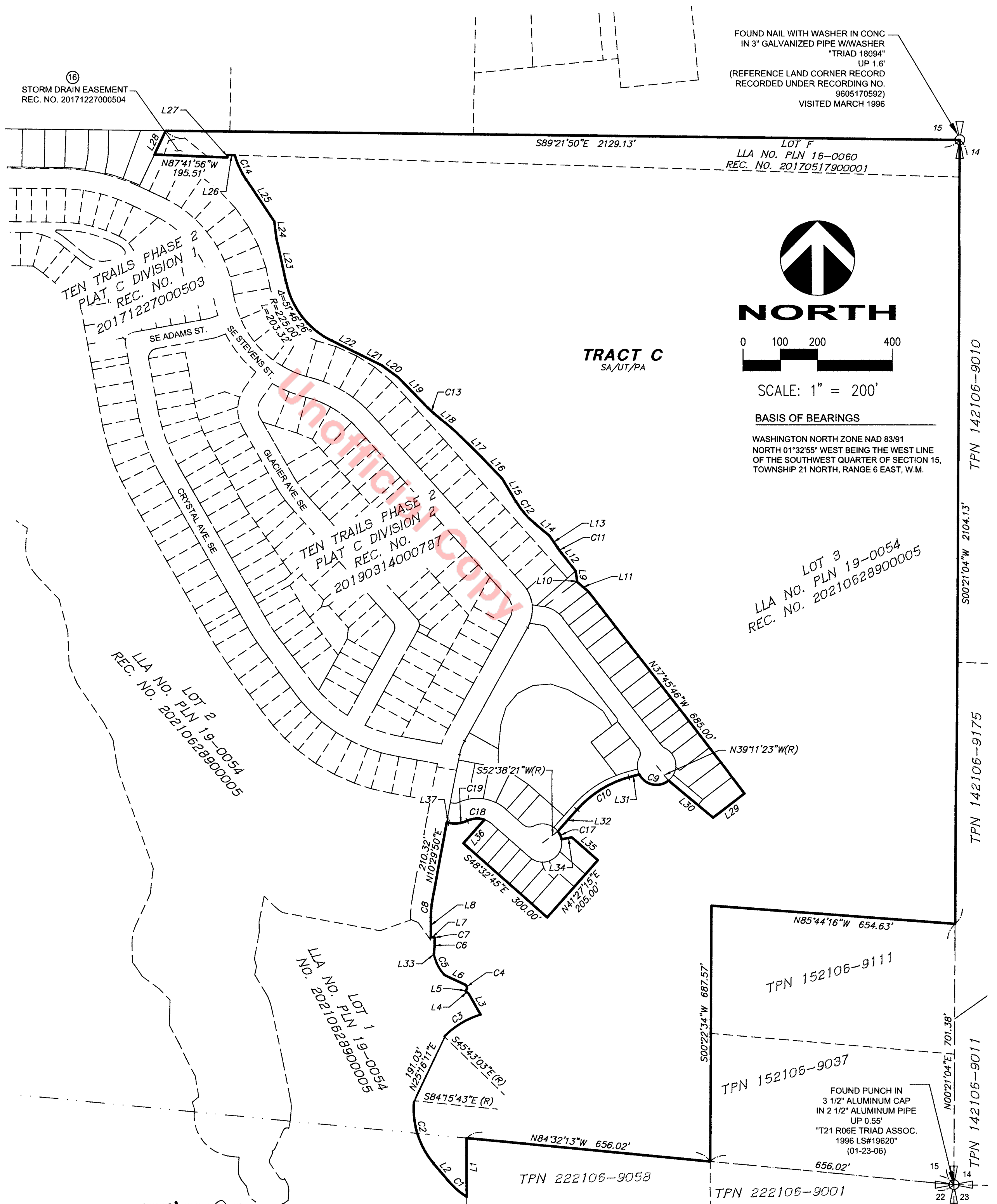
## PLAT 2E

PORTIONS OF THE NW 1/4, SW 1/4 AND SE 1/4, ALL IN SECTION 15, AND NE 1/4 OF SECTION 22,  
ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

VOL/PG  
296/21

Line Table		
Line #	Direction	Length
L1	S00°08'57"E	158.02
L2	N40°10'30"W	61.33
L3	N29°20'28"W	65.13
L4	N53°41'15"W	9.80
L5	N25°16'11"E	5.53
L6	N64°43'49"W	60.32
L7	N89°28'37"W	8.43
L8	N00°29'50"E	53.64
L9	N07°40'56"W	26.45
L10	N13°37'34"E	2.43
L11	N49°31'40"W	40.86
L12	N38°27'27"W	61.39
L13	N33°34'21"W	37.72
L14	N50°39'08"W	50.04
L15	N30°38'54"W	71.45
L16	N43°33'39"W	79.17
L17	N45°36'40"W	98.26
L18	N49°45'01"W	76.97
L19	N44°17'07"W	115.83
L20	N54°30'35"W	56.11
L21	N63°19'54"W	67.22
L22	N64°02'00"W	79.64
L23	N12°15'34"W	116.30
L24	N07°52'08"W	52.62
L25	N34°00'13"W	135.40
L26	N88°17'18"W	19.88
L27	S01°12'04"W	6.80
L28	N25°13'50"E	70.25
L29	N52°14'14"E	106.18
L30	S50°23'11"E	155.76
L31	N74°23'24"E	28.22
L32	N41°27'15"E	77.80
L33	N11°02'02"W	2.09
L34	S78°52'57"W	28.50
L35	N48°32'45"W	92.90
L36	S41°27'15"W	84.83
L37	S79°30'10"E	6.08

Curve Table			
Curve #	Delta	Radius	Length
C1	16°54'29"	225.00	66.40
C2	45°54'48"	225.00	180.30
C3	29°11'04"	225.00	114.61
C4	90°00'00"	10.00	15.71
C5	32°18'22"	110.00	62.02
C6	7°20'38"	337.50	43.26
C7	88°49'20"	2.00	3.10
C8	10°00'00"	273.00	47.65
C9	102°22'48"	51.50	92.02
C10	32°56'08"	290.00	166.70
C11	4°53'07"	225.00	19.18
C12	20°00'14"	225.00	78.56
C13	5°27'53"	225.00	21.46
C14	18°20'39"	225.00	72.04
C17	26°11'41"	51.50	23.54
C18	42°34'27"	63.00	46.81
C19	34°59'50"	82.00	50.09



CITY OF BLACK DIAMOND FILE NO.PLN21-0024

TEN TRAILS  
PLAT 2E  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON



DAVID EVANS  
AND ASSOCIATES INC.  
20300 Woodinville Snohomish Rd NE  
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JOB NO. OAKPCBDP6001  
SHEET 6 OF 12

VOL/PG

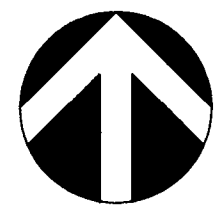


# TEN TRAILS

## PLAT 2E

VOL/PG  
296/72

PORTIONS OF THE NW 1/4, SW 1/4 AND SE 1/4, ALL IN SECTION 15, AND NE 1/4 OF SECTION 22,  
ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON



**NORTH**



SCALE: 1" = 40'

### LEGEND

- ① PUBLIC UTILITY EASEMENT
- ② PRIVATE STORM DRAINAGE EASEMENT
- ③ PRIVATE WATER EASEMENT
- ④ PRIVATE SANITARY SEWER EASEMENT

LA - LANDSCAPE  
PA - PEDESTRIAN ACCESS  
PK - PARK  
SA - SENSITIVE AREA AND BUFFER  
FD - FUTURE DEVELOPMENT  
UT - UTILITY  
AC - ACCESS

### NOTE 1



ROADS HEREBY DEDICATED TO  
THE CITY OF BLACK DIAMOND  
FOR PUBLIC RIGHT OF WAY

### SYMBOL LEGEND

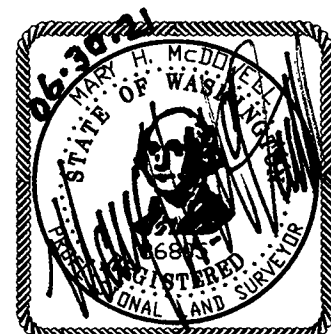
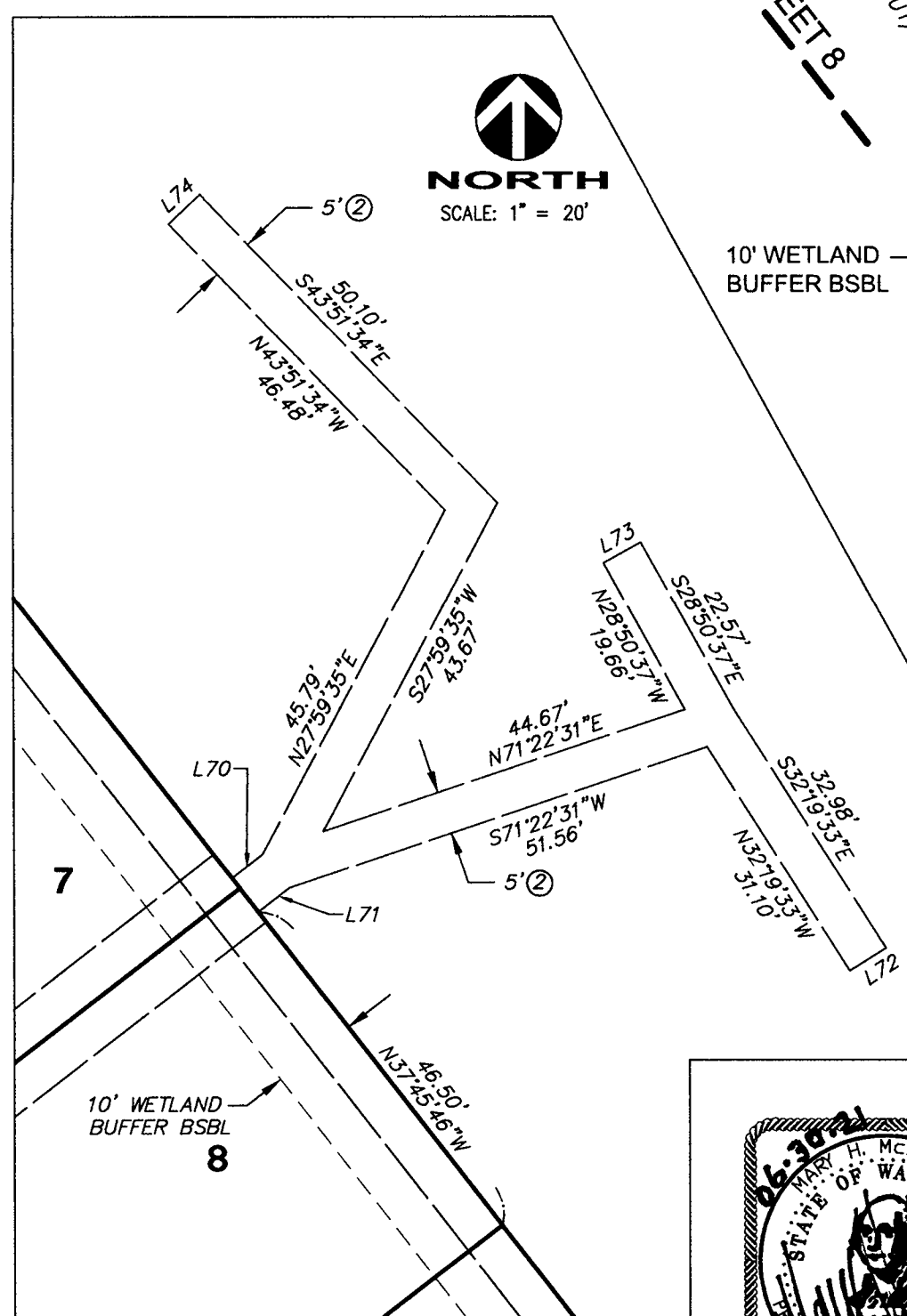
- ⊙ SET STANDARD CITY OF BLACK DIAMOND ROAD MONUMENT IN CASE
- ⊕ FOUND MONUMENT PER TEN TRAILS, PHASE 2 PLAT C, DIVISION 2, REC. NO. 20190314000787
- SET 1/2" X 24" REBAR AND CAP MARKED "DEA 36805" ON PROPERTY CORNER
- ✕① SET TACK IN LEAD W/ WASHER ON PROPERTY CORNER
- ✕② SET 1.0' OFFSET TACK IN LEAD W/WASHER
- ✕③ SET 2.0' OFFSET TACK IN LEAD W/WASHER
- LOT/TRACT CORNER AS SET PER TEN TRAILS, PHASE 2 PLAT C DIV 2, REC. NO. 20190314000787
- (R) RADIAL BEARING

SEE SHEET 3 OF 12  
FOR ADDRESSES

Line Table		
Line #	Direction	Length
L1	S81°00'15"E	12.06'
L2	S81°00'15"E	18.88'
L3	N07°45'46"W	9.00'
L4	N81°00'15"W	29.81'
L5	N13°37'34"E	2.43'
L8	N39°36'49"E	20.00'
L9	N50°23'12"W	14.54'
L34	S07°40'56"E	26.45'
L69	N72°44'35"E	5.00'
L70	N52°13'53"E	4.46'
L71	S52°13'53"W	4.58'
L72	S57°40'27"W	5.00'
L73	N61°09'23"E	5.00'
L74	N46°08'26"E	5.00'

Curve Table			
Curve #	Delta	Radius	Length
C1	1°11'13"	82.00'	1.70'
C2	10°29'17"	82.00'	15.01'
C3	26°26'10"	25.00'	11.53'
C4	24°44'34"	51.50'	22.24'
C5	24°25'52"	51.50'	21.96'
C6	22°23'35"	51.50'	20.13'
C9	62°21'06"	25.00'	27.21'
C10	43°14'29"	32.50'	24.53'
C49	43°26'32"	51.50'	39.05'

### DETAIL-1



CITY OF BLACK DIAMOND FILE NO. PLN21-0024

## TEN TRAILS

## PLAT 2E

CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON



**DAVID EVANS  
AND ASSOCIATES INC.**  
20300 Woodinville Snohomish Rd NE  
Suite A • Woodinville, WA 98072  
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JOB NO. OAKPCBDP6001

SHEET 7 OF 12

VOL/PG

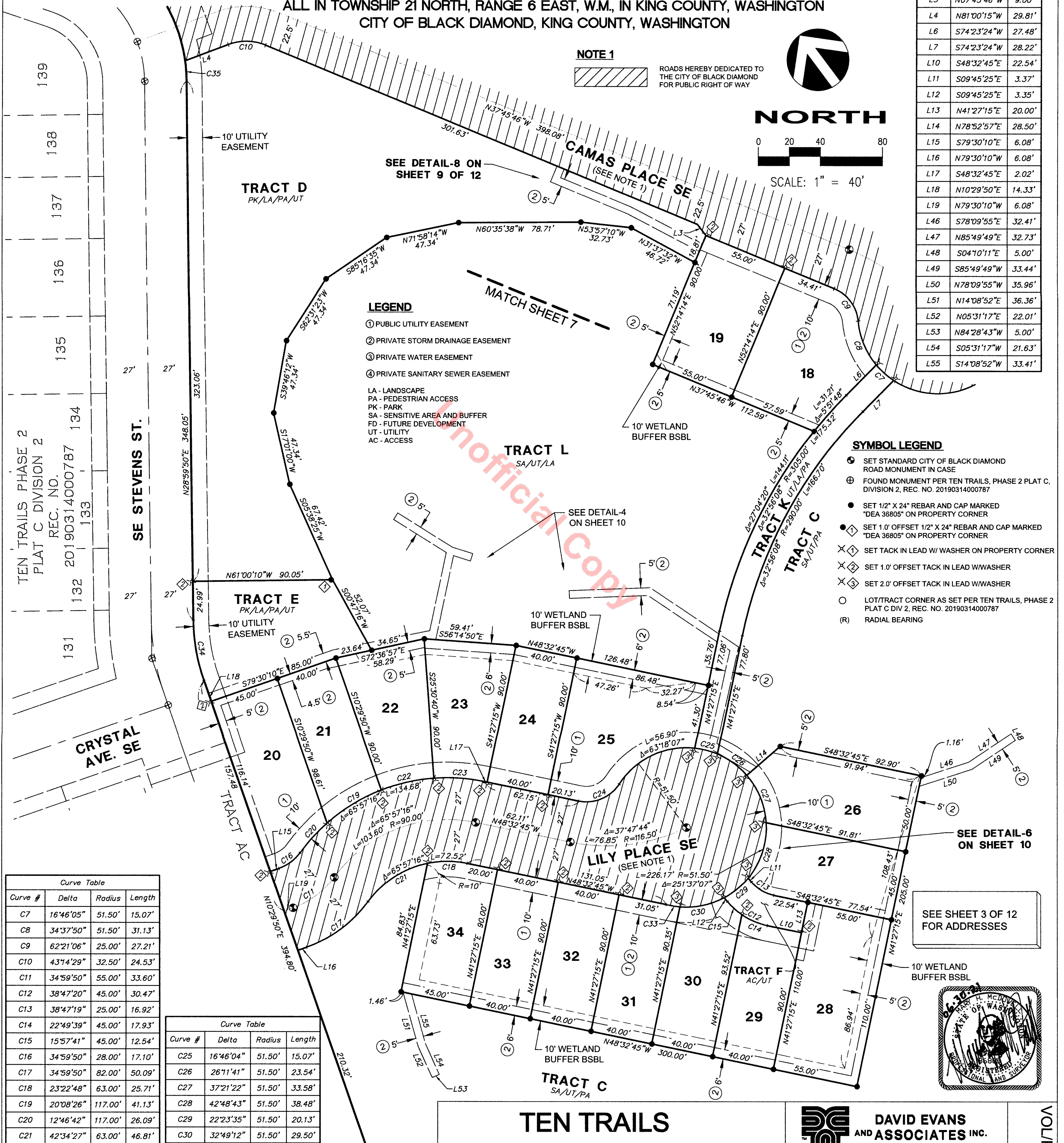


# TEN TRAILS

## PLAT 2E

PORTIONS OF THE NW 1/4, SW 1/4 AND SE 1/4, ALL IN SECTION 15, AND NE 1/4 OF SECTION 22,  
ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

VOL/PG  
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## TEN TRAILS PLAT 2E

CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON



**DAVID EVANS  
AND ASSOCIATES INC.**  
20300 Woodinville Snohomish Rd NE  
Suite A • Woodinville, WA 98072  
p: 425.415.2000 f: 425.486.5059

JOB NO. OAKPCBDP6001  
SHEET 8 OF 12

VOL/PG

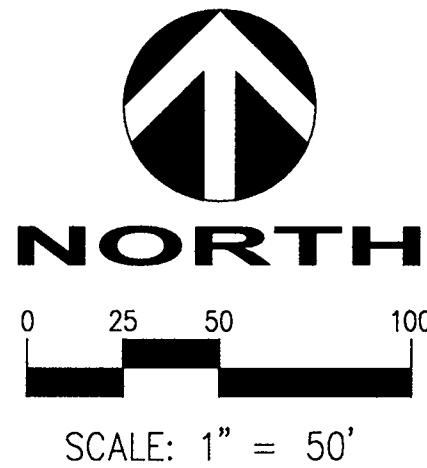


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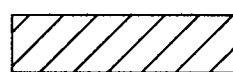
## PLAT 2E

PORTIONS OF THE NW 1/4, SW 1/4 AND SE 1/4, ALL IN SECTION 15, AND NE 1/4 OF SECTION 22,  
ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

VOL/PG  
296/24



### NOTE 1



ROADS HEREBY DEDICATED TO  
THE CITY OF BLACK DIAMOND  
FOR PUBLIC RIGHT OF WAY

### LEGEND

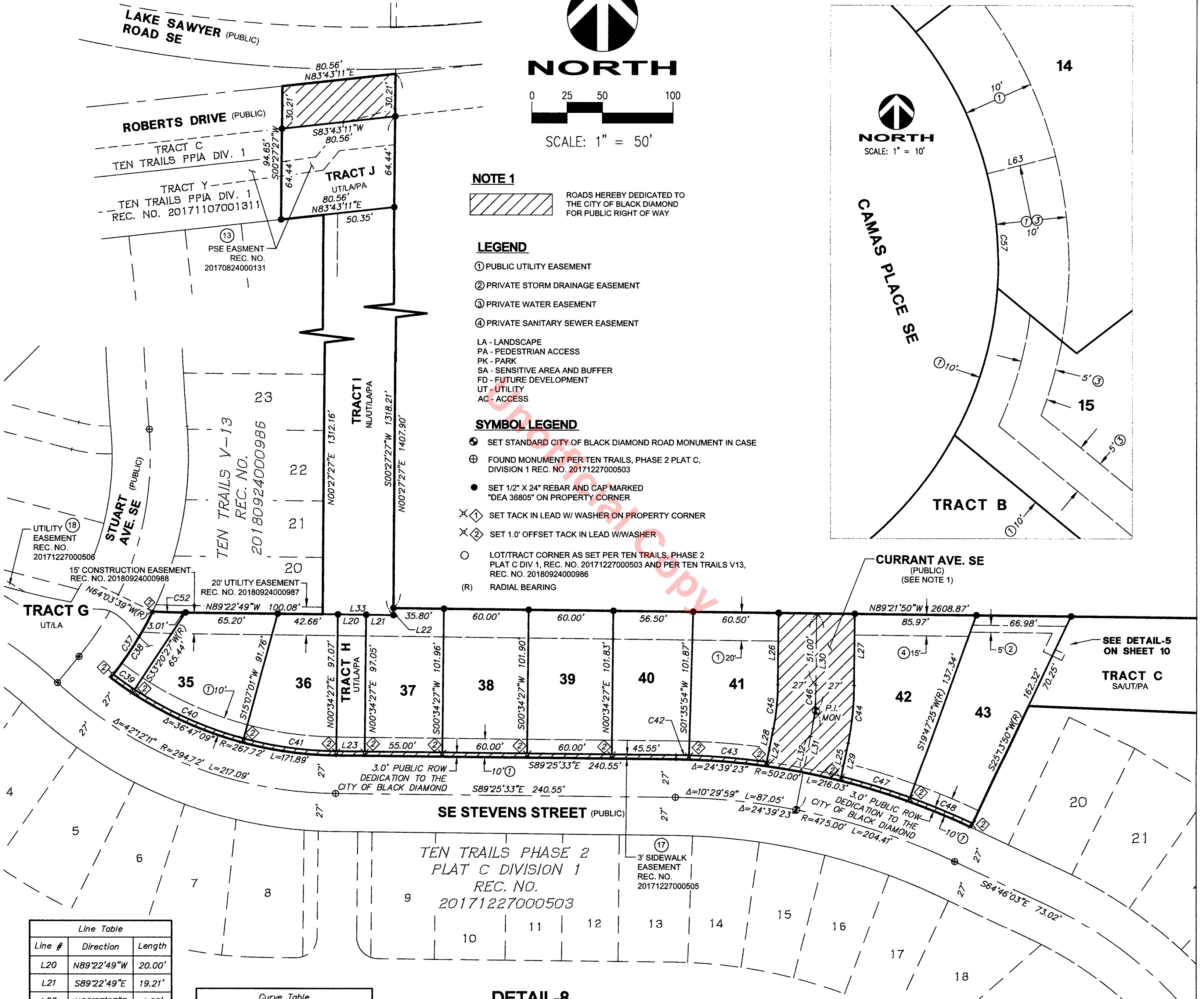
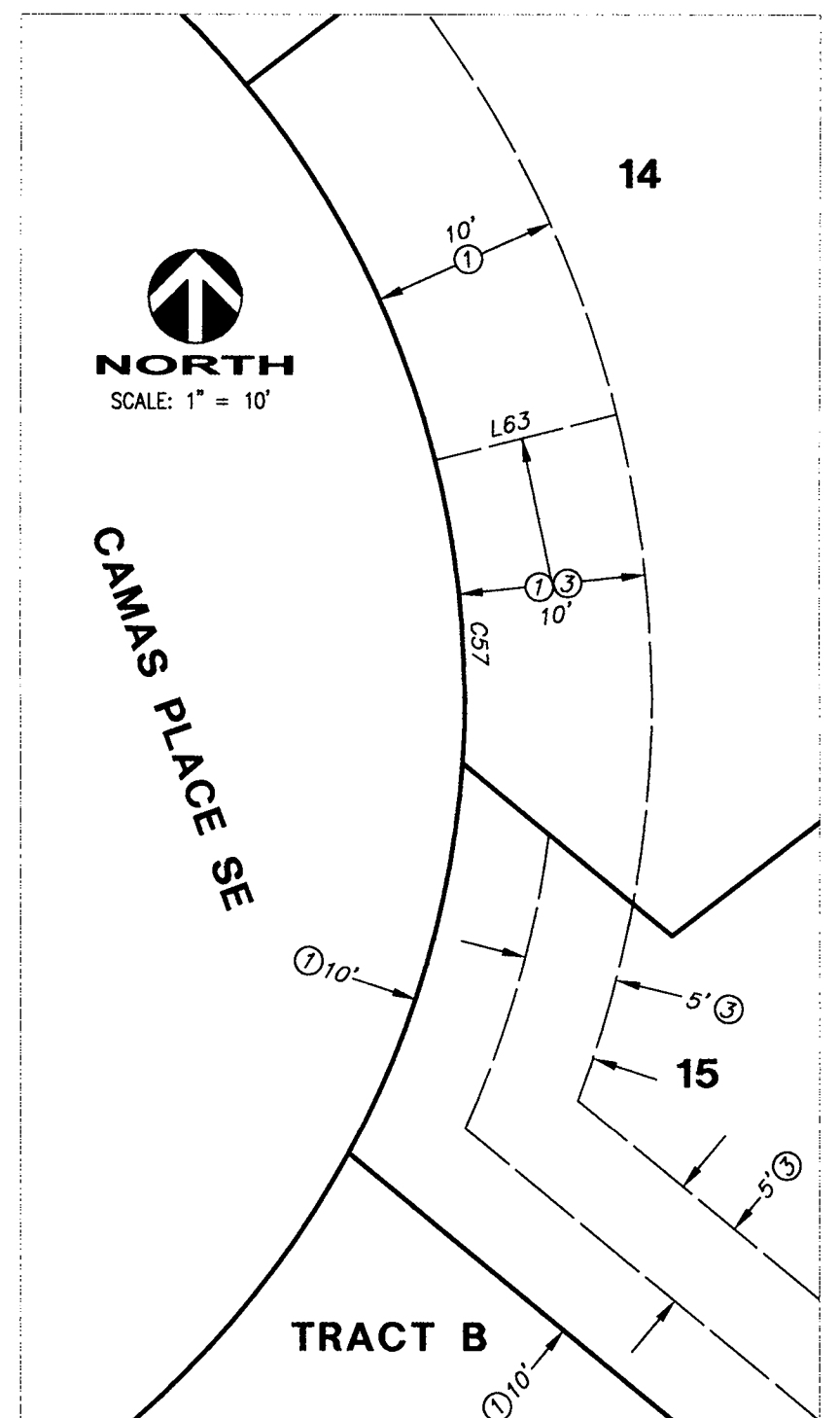
- ① PUBLIC UTILITY EASEMENT
- ② PRIVATE STORM DRAINAGE EASEMENT
- ③ PRIVATE WATER EASEMENT
- ④ PRIVATE SANITARY SEWER EASEMENT

LA - LANDSCAPE  
PA - PEDESTRIAN ACCESS  
PK - PARK  
SA - SENSITIVE AREA AND BUFFER  
FD - FUTURE DEVELOPMENT  
UT - UTILITY  
AC - ACCESS

### SYMBOL LEGEND

- ⊙ SET STANDARD CITY OF BLACK DIAMOND ROAD MONUMENT IN CASE
- ⊕ FOUND MONUMENT PER TEN TRAILS, PHASE 2 PLAT C, DIVISION 1 REC. NO. 20171227000503
- SET 1/2" X 24" REBAR AND CAP MARKED "DEA 36805" ON PROPERTY CORNER
- ⊗ SET TACK IN LEAD W/ WASHER ON PROPERTY CORNER
- ⊗ SET 1.0' OFFSET TACK IN LEAD W/WASHER
- LOT/TRACT CORNER AS SET PER TEN TRAILS, PHASE 2 PLAT C DIV 1, REC. NO. 20171227000503 AND PER TEN TRAILS V13, REC. NO. 20180924000986
- (R) RADIAL BEARING

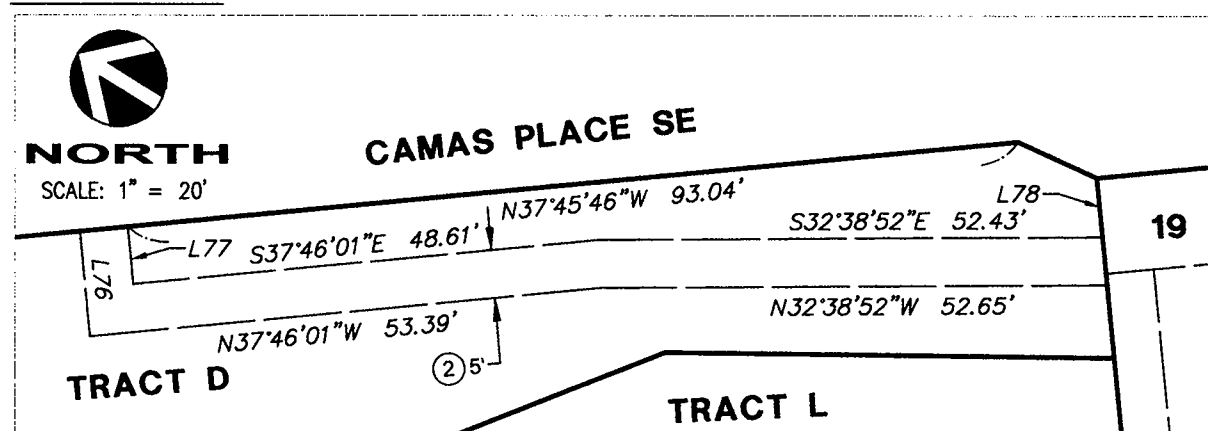
### DETAIL-7



Line Table		
Line #	Direction	Length
L20	N89°22'49"W	20.00'
L21	S89°22'49"E	19.21'
L22	N00°27'27"E	4.96'
L23	N89°25'33"W	20.00'
L24	N10°57'12"E	27.02'
L25	S10°57'12"W	27.02'
L26	S00°34'27"W	51.03'
L27	S00°34'27"W	50.97'
L28	S10°57'12"W	24.01'
L29	N10°57'12"E	24.01'
L30	S00°34'27"W	69.25'
L31	S10°57'12"W	71.37'
L32	S10°57'12"W	26.11'
L33	N89°22'49"W	50.00'
L63	S75°48'43"W	10.00'
L76	N52°13'53"E	11.01'
L77	S52°13'53"W	6.01'
L78	S52°14'14"W	6.18'

Curve Table			
Curve #	Delta	Radius	Length
C37	12°39'51"	252.00'	55.70'
C38	11°58'55"	252.00'	52.70'
C39	4°00'32"	264.72'	18.52'
C40	18°23'51"	264.72'	85.00'
C41	14°22'09"	264.72'	66.39'
C42	1°02'10"	505.00'	9.13'
C43	6°16'42"	505.00'	55.34'
C44	10°22'45"	227.00'	41.12'
C45	10°22'45"	173.00'	31.34'
C46	10°22'45"	201.00'	36.41'
C47	5°46'20"	505.00'	50.88'
C48	5°26'25"	505.00'	47.95'
C52	2°27'12"	473.00'	20.25'
C57	18°10'27"	51.50'	16.34'

### DETAIL-8





# TEN TRAILS

## PLAT 2E

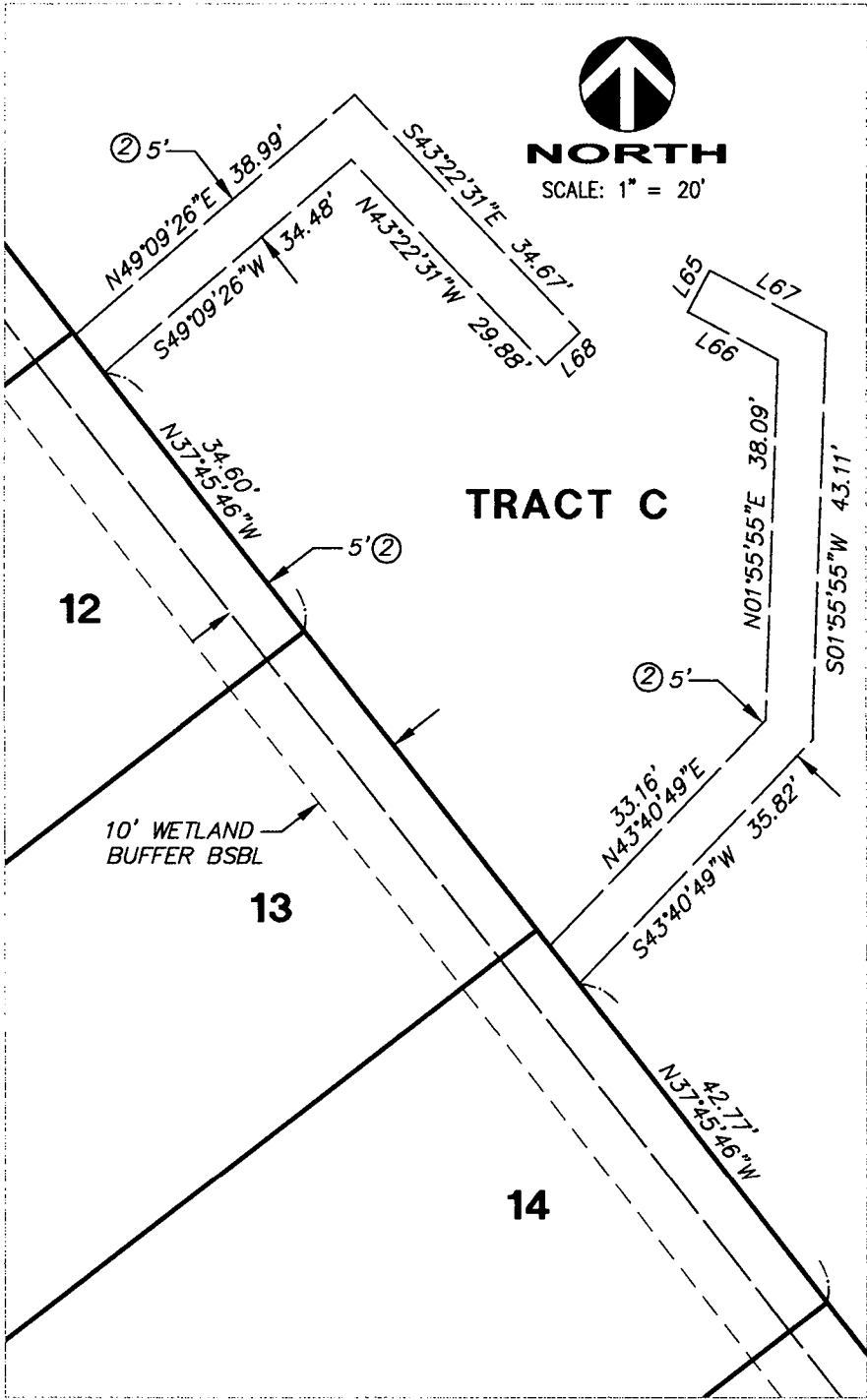
PORTIONS OF THE NW 1/4, SW 1/4 AND SE 1/4, ALL IN SECTION 15, AND NE 1/4 OF SECTION 22,  
ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

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296/25

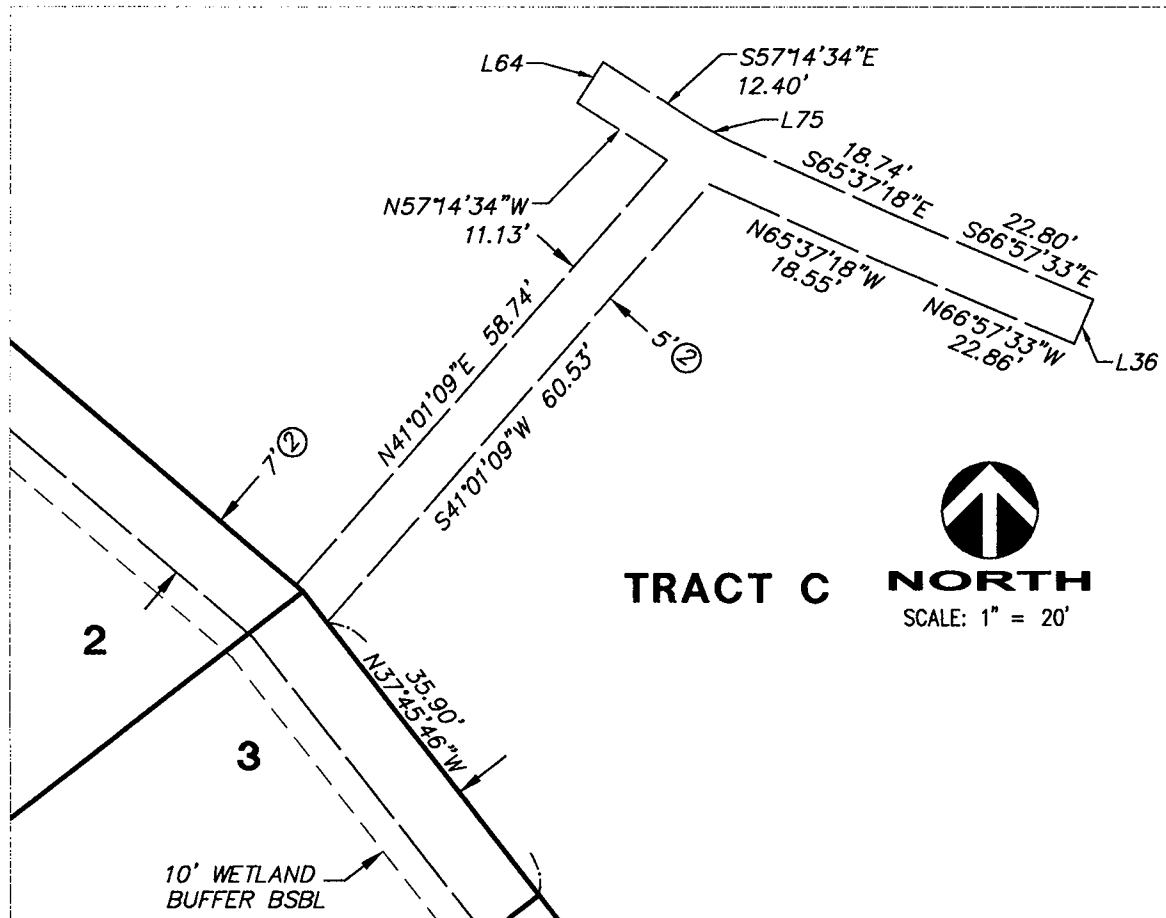
Curve Table			
Curve #	Delta	Radius	Length
C54	8°48'30"	20.00'	3.07'
C56	9°50'06"	51.50'	8.84'

Line Table		
Line #	Direction	Length
L35	N27°37'27"E	5.00'
L36	S23°02'27"W	5.00'
L37	N78°52'57"E	20.13'
L38	N41°39'53"E	51.49'
L39	N28°07'59"W	39.96'
L40	N61°52'01"E	5.00'
L41	S28°07'59"E	41.38'
L42	S42°54'23"E	13.85'
L43	S47°05'37"W	5.00'
L44	N42°54'23"W	11.42'
L45	S41°39'53"W	55.42'
L56	S25°13'50"W	18.35'
L57	N25°13'50"E	5.00'
L58	S64°46'10"E	14.50'
L59	N64°46'10"W	7.50'
L60	S19°47'25"W	137.34'
L61	S41°27'15"W	17.53'
L62	S11°13'47"W	9.94'
L64	N32°45'26"E	5.00'
L65	N27°57'22"E	5.00'
L66	N62°02'38"W	10.84'
L67	S62°02'38"E	13.96'
L68	S46°37'29"W	5.00'
L75	S60°52'06"E	2.85'

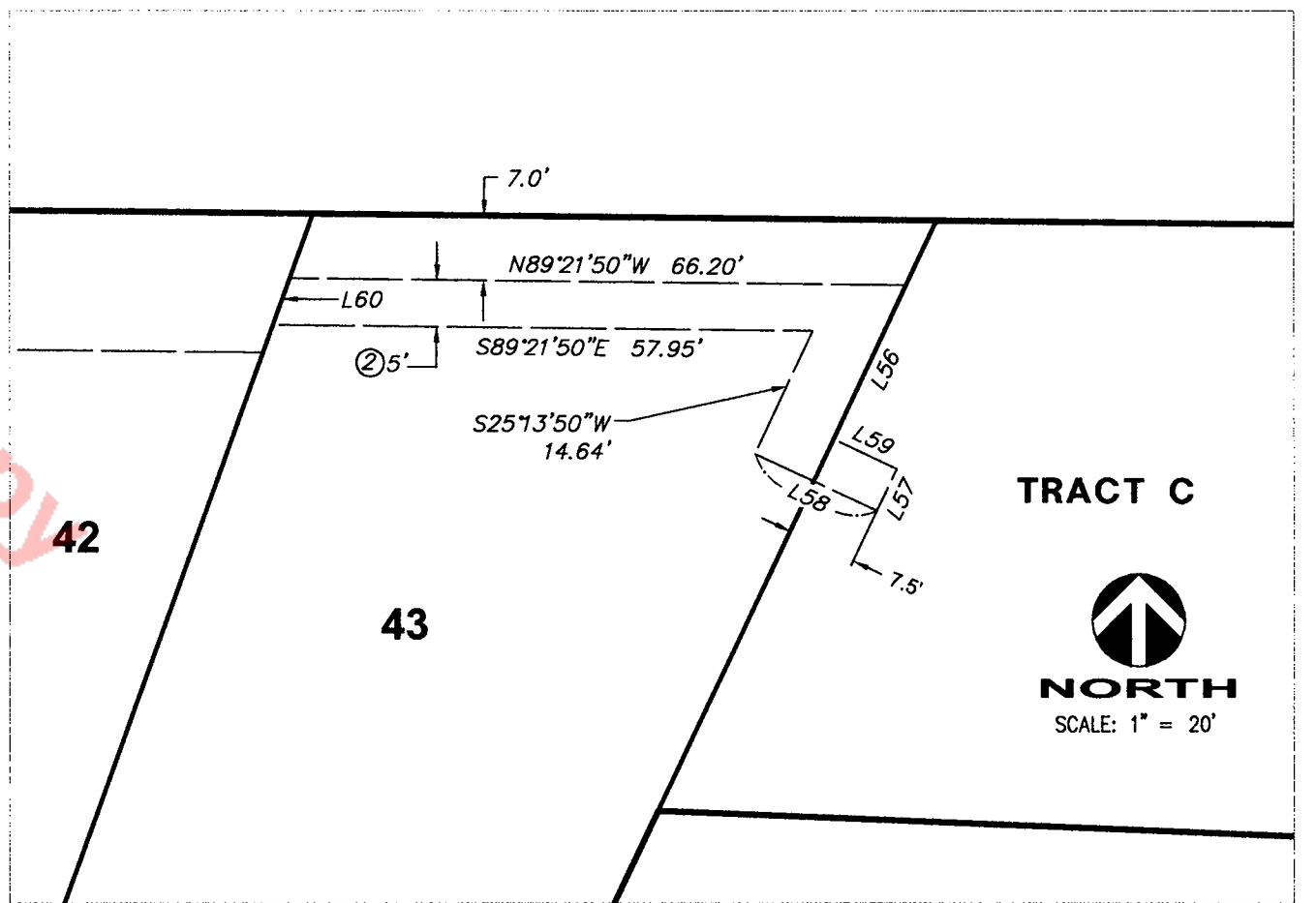
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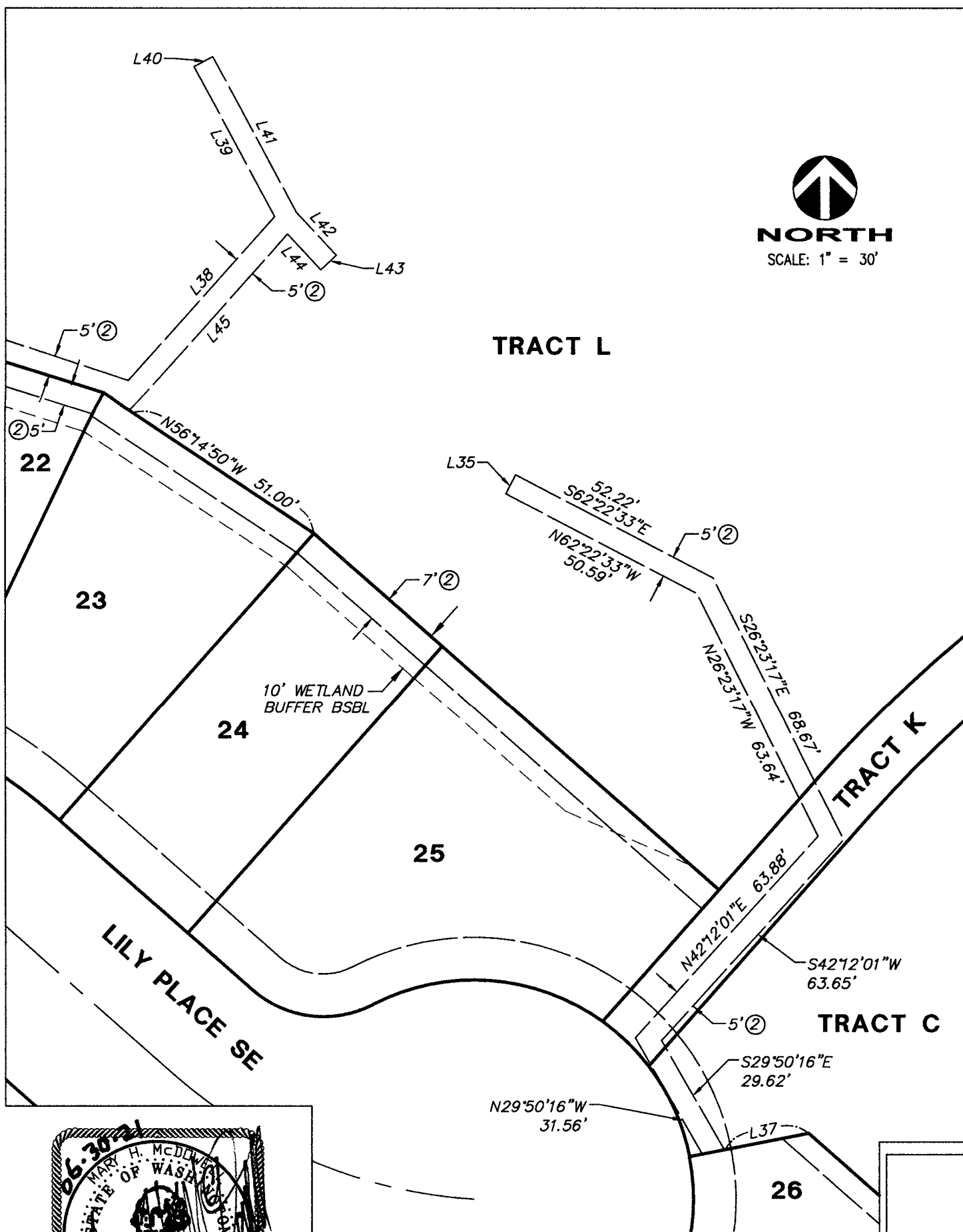
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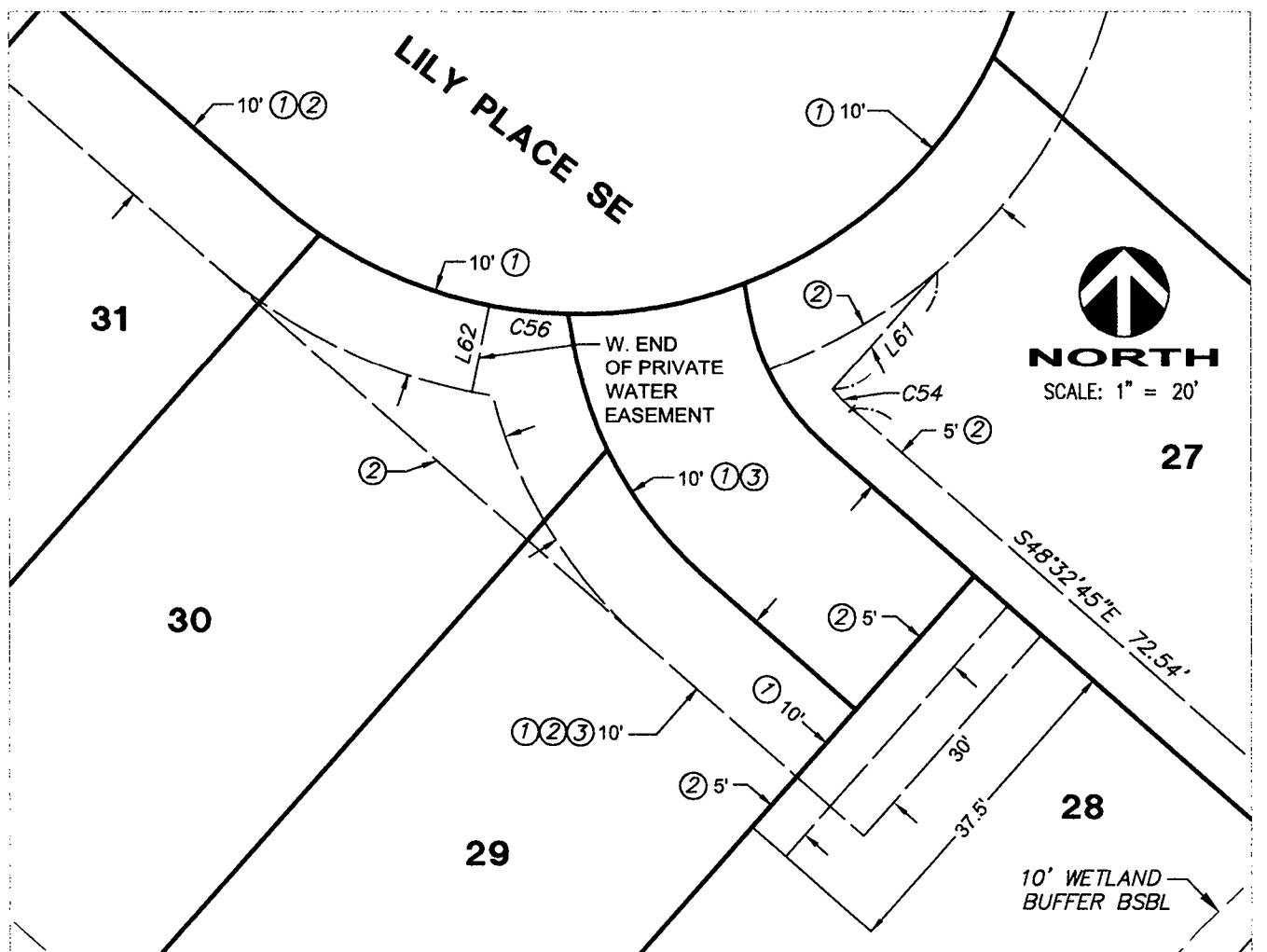
DETAIL-5



DETAIL-4



DETAIL-6



## TEN TRAILS PLAT 2E

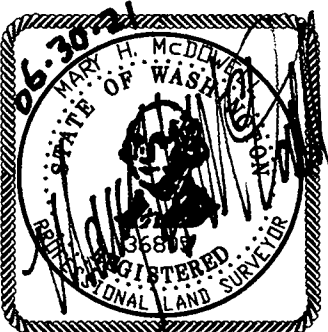
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON



DAVID EVANS  
AND ASSOCIATES INC.  
20300 Woodinville Snohomish Rd NE  
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JOB NO. OAKPCBDP6001  
SHEET 10 OF 12

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CITY OF BLACK DIAMOND FILE NO. PLN21-0024

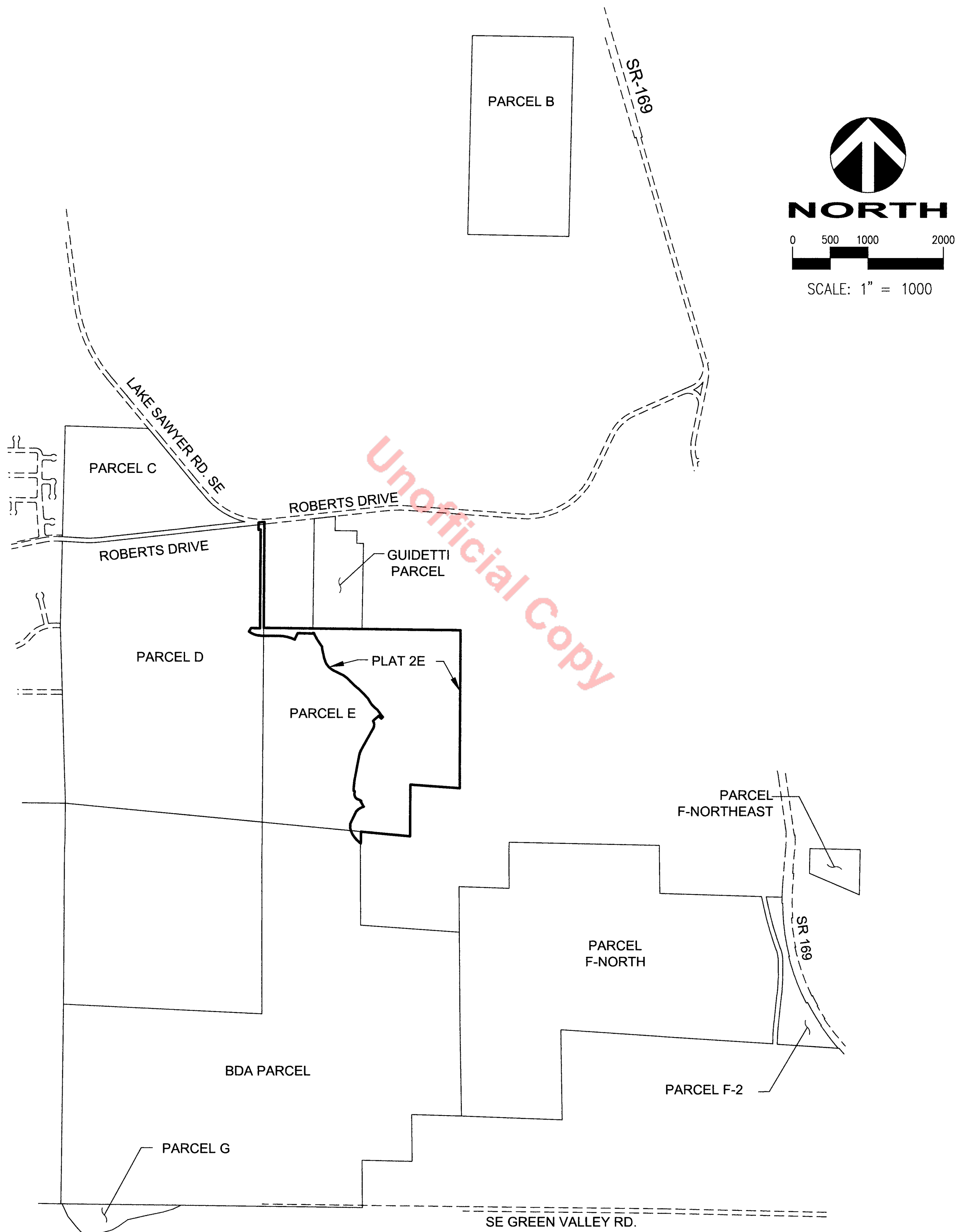


# TEN TRAILS

## PLAT 2E

PORTIONS OF THE NW 1/4, SW 1/4 AND SE 1/4, ALL IN SECTION 15, AND NE 1/4 OF SECTION 22,  
ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

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CITY OF BLACK DIAMOND FILE NO. PLN21-0024

**TEN TRAILS  
PLAT 2E**  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON



**DAVID EVANS  
AND ASSOCIATES INC.**  
20300 Woodinville Snohomish Rd NE  
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**JOB NO. OAKPCBDP6001  
SHEET 11 OF 12**

VOL/PG



TEN TRAILS  
PLAT 2E

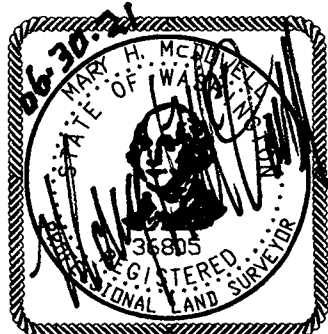
PORTIONS OF THE NW 1/4, SW 1/4 AND SE 1/4, ALL IN SECTION 15, AND NE 1/4 OF SECTION 22,  
ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

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INFRASTRUCTURE IMPROVEMENT TIMING

(INFRASTRUCTURE IMPROVEMENTS SHALL BE CONSTRUCTED AS REQUIRED BY THE VILLAGES DEVELOPMENT AGREEMENT SECTION 11: PROJECT PHASING, INCLUDING - BUT NOT LIMITED TO - THE FOLLOWING ITEMS:)

PROJECT IDENTIFICATION	DESCRIPTION	
VILLAGE GREEN	CONSTRUCT A 1.17-ACRE PARK ON THE ROUNDABOUT IN PARCEL D.	COMMENCED OR BONDED PRIOR TO RECORDING DIVISION 1A OF PRELIMINARY PLAT 1A AND COMPLETED NO LATER THAN WHEN THE CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION HAS BEEN ISSUED FOR 60% OF DWELLING UNITS LOCATED WITHIN 1/4 MILE OF PARK.
CIVIC PARK	CONSTRUCT THE 1.65-ACRE CIVIC PARK.	COMMENCED OR BONDED PRIOR TO RECORDING DIVISION 1A OF PRELIMINARY PLAT 1A AND COMPLETED NO LATER THAN WHEN THE CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION HAS BEEN ISSUED FOR 60% OF DWELLING UNITS LOCATED WITHIN 1/4 MILE OF PARK.
SIDEWALK/SAFE PEDESTRIAN CONNECTION	PROVIDED AN EXPERT STUDY CONFIRMS ENGINEERING FEASIBILITY AND THAT CONSTRUCTION COSTS WILL BE REASONABLE AND CUSTOMARY, PROVIDE A CONNECTING SIDEWALK AND SAFE PEDESTRIAN CONNECTION FROM THE FRONTAGE IMPROVEMENTS ALONG PARCEL V13 TO THE NORTHEAST CORNER OF THE GUIDETTI PARCEL ALONG ROBERTS DRIVE.	CONSTRUCT A SAFE PEDESTRIAN CONNECTION ACROSS ROCK CREEK FOR PEDESTRIAN LINKAGE TO MORGANVILLE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OF THE 200TH DWELLING UNIT FOR THE VILLAGES MPD. IN LIEU OF CONSTRUCTION, THE CITY SHALL HAVE A FINANCIAL COMMITMENT IN PLACE TO COMPLETE THE IMPROVEMENTS WITHIN SIX YEARS OF PP1A APPROVAL.
SATELLITE FIRE STATION	THE SITING AND DESIGN OF THE SATELLITE FIRE STATION SHALL BE PROVIDED BY THE APPLICANT AND AGREED TO BY THE CITY.	NO LATER THAN THE TIME OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 250TH DWELLING UNIT WITHIN THE VILLAGES.
RING ROAD	PHASE 2: WEST FROM COMMUNITY CONNECTOR TO ROAD G.	PRIOR TO OCCUPANCY WITHIN DIVISIONS G (DIVISION 3), J (DIVISION 6), AND K (DIVISION 5) OF PP1A. DIVISIONS G, J, AND K ARE NOW REFERRED TO AS DIVISIONS 3, 5 AND 6 PER PLAT ALTERATION PLN 16-0059.
INTERSECTION SR 169/ROBERTS DRIVE INTERSECTION	PHASE 1: (INTERIM IMPROVEMENT) SHIFT ROBERTS DRIVE TO THE SOUTH TO PROVIDE APPROXIMATELY 500 FEET OF SEPARATION WITH SE BLACK DIAMOND RAVENSDALE ROAD. RECONFIGURE THE INTERSECTION AS A T, SIGNALIZE.	COMPLETED ENGINEERING, DESIGN, AND CONSTRUCTION DRAWINGS AND RELATED APPLICATION MATERIALS SUBMITTED TO WSDOT PRIOR TO THE ISSUANCE OF THE FIRST RESIDENTIAL OR COMMERCIAL BUILDING PERMIT ASSOCIATED WITH PP1A. CONSTRUCTION SHALL COMMENCE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT FOR 327TH ERU WITHIN PP1A, PLUS ANY ADDITIONAL TIME DEMONSTRATED TO THE REASONABLE SATISFACTION OF THE CITY'S DESIGNATED OFFICIAL TO BE NECESSARY DUE TO ACTION, INACTION, OR EVENTS OUTSIDE OF THE MASTER DEVELOPER'S CONTROL.
SR 169/SE BLACK DIAMOND-RAVENSDALE ROAD	PHASE 1: (INTERIM IMPROVEMENT) FOUR-WAY SIGNALIZED INTERSECTION TO MAINTAIN ACCESS TO PALMER COKING COAL PROPERTY.	COMPLETED ENGINEERING, DESIGN, AND CONSTRUCTION DRAWINGS AND RELATED APPLICATION MATERIALS SUBMITTED TO WSDOT PRIOR TO THE ISSUANCE OF THE FIRST RESIDENTIAL OR COMMERCIAL BUILDING PERMIT ASSOCIATED WITH PP1A. CONSTRUCTION SHALL COMMENCE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT FOR 327TH ERU WITHIN PP1A, PLUS ANY ADDITIONAL TIME DEMONSTRATED TO THE REASONABLE SATISFACTION OF THE CITY'S DESIGNATED OFFICIAL TO BE NECESSARY DUE TO ACTION, INACTION, OR EVENTS OUTSIDE OF THE MASTER DEVELOPER'S CONTROL.
SE AUBURN BLACK DIAMOND ROAD/COMMUNITY CONNECTOR INTERSECTION	SINGLE LANE ROUNDABOUT.	PRIOR TO OCCUPANCY OF THE 726TH DWELLING UNIT WITHIN PP1A.
COMMUNITY CONNECTOR	PHASE 2: CONNECT PHASE 1 WITH SE AUBURN BLACK DIAMOND ROAD.	PRIOR TO OCCUPANCY OF THE 726TH DWELLING UNIT WITHIN PP1A, OR IF NECESSARY TO PROVIDE DUAL EMERGENCY ACCESS ROUTES TO ANY DEVELOPED LOTS WITHIN PP1A.
SE AUBURN-BLACK DIAMOND ROAD FRONTAGE IMPROVEMENTS	PHASE 2: COMPLETE FRONTAGE IMPROVEMENTS BETWEEN COMMUNITY CONNECTOR AND MAIN STREET, MAIN STREET SIGNALIZED.	PRIOR TO OCCUPANCY OF THE 726TH DWELLING UNIT WITHIN PP1A.
SE AUBURN-BLACK DIAMOND ROAD FRONTAGE IMPROVEMENTS	PHASE 3: COMPLETE FRONTAGE IMPROVEMENTS FROM ROUNDABOUT AT COMMUNITY CONNECTOR TO WEST PROPERTY LINE.	CONCURRENT WITH THE ADJACENT MULTI-FAMILY PARCEL 1H OF PP1A.
COMMUNITY CONNECTOR	EXTEND COMMUNITY CONNECTOR IN SEVERAL PHASES FROM END OF CONSTRUCTION IN PHASE 1A, NEAR INTERSECTION OF VILLAGES PARKWAY SE AND SE DOGWOOD STREET, INCLUDING APPROXIMATELY 2,800 LINEAR FEET OF ROADWAY.	CONSTRUCTED IN PHASES AS NECESSARY TO PROVIDE ACCESS TO EACH PHASE 2 PLAT THAT TAKES ACCESS FROM THE COMMUNITY CONNECTOR. EACH PHASE OF CONSTRUCTION WILL BE COMPLETED THROUGH THE INTERSECTION OF THE STREET THAT PROVIDES ACCESS TO EACH PHASE 2 PLAT WITHIN THE VILLAGES MPD.
NEIGHBORHOOD STREET	CONSTRUCT A NEIGHBORHOOD STREET, INCLUDING 64 FEET OF RIGHT-OF-WAY, TO THE INTERIM LIFT STATION.	THIS NEIGHBORHOOD STREET WITH BIKE LANES WILL BE CONSTRUCTED IN PHASES AS NECESSARY TO SERVE DEVELOPMENT WITHIN PHASE 2 OF THE VILLAGES MPD. THIS ROAD WILL BE CONSTRUCTED TO THE PLAT ENTRANCE TO PHASE 2 PLAT A WITH CONSTRUCTION OF PHASE 2 PLAT A. RIGHT-OF-WAY WILL BE DEDICATED FOR THE REMAINDER OF THE ROAD TO THE SOUTH PROPERTY LINE OF PARCEL D WITH THE RECORDING OF PHASE 2 PLAT A FINAL PLAT. THE REMAINDER OF THIS ROAD WILL BE CONSTRUCTED WITH DEVELOPMENT SOUTH OF PARCEL D OR CONSTRUCTION OF THE ULTIMATE LIFT STATION.
OFF-SITE WATER MAIN PARALLEL LOOP	EXTEND WATER MAIN TO SITE.	PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE DWELLING UNIT THAT USES THE 1,019TH ERU, AS NECESSARY TO SUPPLY FIRE FLOW REQUIRED FOR A SPECIFIC IMPLEMENTING PROJECT, OR AS UPDATED MODELING MAY ALLOW.
WASTEWATER STORAGE	CONSTRUCT A WASTEWATER STORAGE FACILITY SUFFICIENT TO SERVE PROPOSAL.	PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE DWELLING UNIT THAT USES THE 1,151ST ERU.
PIPELINE ROAD	CONSTRUCT PIPELINE ROAD FROM SR169 TO LAKE SAWYER ROAD SE.	PRELIMINARY DESIGN AND DEDICATION OF RIGHT-OF-WAY MUST BE DONE PRIOR TO BUILDING PERMIT FOR 1,200TH DWELLING UNIT. CONSTRUCTION MUST OCCUR AND THE ROAD OPEN TO TRAFFIC PRIOR TO BUILDING PERMIT FOR 1,746TH DWELLING UNIT (UNLESS REQUIRED EARLIER BY INCREASED DELAY OR LOS IMPACT).
SR 169/SE 288TH STREET INTERSECTION	SIGNALIZE INTERSECTION.	CONSTRUCTION WILL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1,393RD ERU.
ROBERTS DRIVE/MORGAN STREET INTERSECTION INTERSECTION	SIGNALIZE INTERSECTION.	CONSTRUCTION WILL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1,393RD ERU.
SE KENT KANGLEY ROAD/LANDBURG ROAD SE	CONSTRUCT SOUTHBOUND LEFT-TURN LANE.	CONSTRUCTION WILL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1,393RD ERU.
SE 288TH STREET/216TH AVENUE SE INTERSECTION	SIGNALIZE INTERSECTION.	CONSTRUCTION WILL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1,462ND ERU.
SE AUBURN-BLACK DIAMOND ROAD/SE GREEN VALLEY ROAD INTERSECTION	RECHANNELIZE THE WEST LEG OF THE INTERSECTION TO PROVIDE A REFUGE/MERGE AREA FOR NORTHBOUND-TO-WESTBOUND LEFT TURNING VEHICLES.	CONSTRUCTION WILL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1,687TH ERU.
SE AUBURN BLACK DIAMOND ROAD/LAKE SAWYER ROAD SE/RING ROAD INTERSECTION	PHASE 2: CONSTRUCT A RIGHT-TURN SLIP LANE ON THE NORTHWEST CORNER OF THE INTERSECTION.	ONLY NECESSARY IF VILLAGES PARKWAY SE IS NOT CONSTRUCTED BETWEEN ROBERTS DRIVE AND LAKE SAWYER ROAD SE. IF VILLAGES PARKWAY SE IS NOT CONSTRUCTED BETWEEN ROBERTS DRIVE AND LAKE SAWYER ROAD SE, CONSTRUCTION WILL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1,857TH ERU.



CITY OF BLACK DIAMOND FILE NO. PLN21-0024

TEN TRAILS  
PLAT 2E  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON



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