

**RESOLUTION NO. 18-1280**

**A RESOLUTION OF THE CITY OF BLACK  
DIAMOND, WASHINGTON, GRANTING APPROVAL  
OF THE FINAL PLAT FOR THE TEN TRAILS (F/K/A  
"THE VILLAGES") PHASE 1A DIVISIONS 3  
THROUGH 5 AND 8 SUBDIVISION**

**WHEREAS**, on September 20, 2010, the City Council adopted Ordinance No. 10-946 approving a Master Planned Development ("MPD") permit for applicant CCD Black Diamond Partners LLC's ("Oakpointe"), f/k/a Yarrow Bay, to develop of a master planned community known as "The Villages"; and

**WHEREAS**, on December 12, 2011, the City Council adopted Ordinance No. 11-970 approving The Villages Development Agreement ("DA") with Oakpointe setting forth extensively negotiated requirements and agreed conditions governing commercial and residential development activity within The Villages MPD; and

**WHEREAS**, on December 10, 2012, the City's Hearing Examiner conditionally granted Preliminary Plat Approval for the subdivision known as Phase 1A of The Villages MPD, and Oakpointe has since changed the name of The Villages MPD to "Ten Trails"; and

**WHEREAS**, Oakpointe has applied for final plat approval (File No. PLN18-0065) for the Ten Trails Phase 1A Divisions 3-5 and 8 Subdivision ("Phase 1A Divisions 3-5 and 8"); and

**WHEREAS**, under the DA, Oakpointe's application for final plat approval of Ten Trails Phase 1A Divisions 3-5 and 8 is vested to the Black Diamond Municipal Code in effect as of the date of the DA, which is attached as Exhibit E to the DA ("Vested Code"); and

**WHEREAS**, City staff and members of the Master Developer Review Team ("MDRT") have reviewed the proposed final plat for Phase 1A Divisions 3-5 and 8 for compliance with all provisions of state law and the Vested Code, as well as all conditions imposed by the applicable MPD permit, the DA, the Hearing Examiner's Preliminary Plat Approval and decision in the related SEPA appeal, and the MPD Framework Design Standards and Guidelines (collectively, "Conditions of Approval"), and have prepared and provided to the City Council a Staff Report summarizing their findings in detail; and

**WHEREAS**, City staff and members of the MDRT, based on their review of the final plat application, recommend approval of the Phase 1A Divisions 3-5 and 8 final plat, subject to Oakpointe's submission of adequate security to ensure the completion of the remaining work; and

**WHEREAS**, City staff and members of the MDRT have reviewed and approved the bonds guaranteeing completion and maintenance of the infrastructure improvements required by the Conditions of Approval; and

**WHEREAS**, section 17.20.060.B of the Vested Code requires the City Council to review the Staff Report and proposed final plat to assure its conformance to all Conditions of Approval and that the required bonds, if applicable, have been posted, and further requires the City Council, by resolution, to make written findings to that effect and thereupon to authorize the Mayor to execute the City Council's approval in writing on the face of the final plat; and

**WHEREAS**, RCW 58.17.140 and Vested Code section 17.20.060 require that the City Council approve, disapprove, or return the final plat for modification within a limited time period, unless the applicant consents to a longer time; and

**WHEREAS**, RCW 58.17.195 prohibits the approval of any subdivision unless the City makes a formal, written finding of fact that the proposed subdivision conforms to applicable zoning ordinances and other land-use controls;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:**

**Section 1. Final Plat Approval.** The City Council finds, based on its review of the Staff Report and proposed plat, that all Conditions of Approval have been satisfied, or where they have not yet been satisfied, that adequate security has been or will be posted to ensure the full and prompt completion of all required improvements that have not yet been completed. Further, the City Council finds that the proposed subdivision conforms to applicable zoning ordinances and land-use controls of the City. Accordingly, the final plat for Ten Trails Phase 1A Divisions 3-5 and 8 is hereby approved on condition that Oakpointe provides bonds, in a form and amount acceptable to the City, guaranteeing completion of all infrastructure improvements required by the Conditions of Approval that have not yet been completed.

**Section 2. Authorization.** Upon Oakpointe's provision of the bond(s) described in Section 1, the Mayor is authorized to sign the final plat for Ten Trails Phase 1A Divisions 3-5 and 8, signifying the Council's approval.

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PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND,  
WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 15TH DAY OF  
NOVEMBER, 2018.

CITY OF BLACK DIAMOND:

  
\_\_\_\_\_  
Carol Benson, Mayor

Attest:

  
\_\_\_\_\_  
Brenda L. Martinez, City Clerk



# TEN TRAILS

## PPIA DIVISIONS 3-5 AND 8

PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

### 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 ALL STRIPS DESIGNATED AS PUBLIC UTILITY EASEMENTS AND TRACTS AW, AX, AY, AZ, BA, BB, BE AND BF. THESE STRIPS AND TRACTS ARE DESIGNATED 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 THEREON FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, SEWER, STORM 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 APPLICABLE 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 4 OF 20.

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 4 OF 20.

ALL PRIVATE SANITARY SEWER EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE APPLICABLE 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 4 OF 20.

IN ADDITION THE APPLICABLE ASSOCIATION SHALL BE RESPONSIBLE FOR OPERATING, MAINTAINING, REPAIRING AND RENEWING ALL PRIVATE SANITARY SEWER 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 4 OF 20.

ALL PRIVATE WATER LINE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE APPLICABLE ASSOCIATION FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND RENEWING THE PRIVATE WATERLINES AND APPURTENANCES LOCATED BETWEEN THE PUBLIC WATER LINE AND THE WATER METERS, INSTALLED DURING THE INITIAL CONSTRUCTION OF THIS SUBDIVISION IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 4 OF 20.

IN ADDITION THE APPLICABLE ASSOCIATION SHALL BE RESPONSIBLE FOR OPERATING, MAINTAINING, REPAIRING AND RENEWING ALL PRIVATE WATERLINES 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 4 OF 20.

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

4. THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION AS RECORDED UNDER KING COUNTY RECORDING NO. 2017107001312 AND AS AMENDED BY KING COUNTY RECORDING NOS. 20171227000507, 20180819000316 AND 20180927001396.

5. THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE TEN TRAILS COMMUNITY COUNCIL AS RECORDED UNDER KING COUNTY RECORDING NO. 2017107001314 AND AS AMENDED BY KING COUNTY RECORDING NOS. 20171227000508, 20180819000316 AND 20180927001395.

#### 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 NOTES

PROPERTY CORNERS SHALL BE SET AS FOLLOWS UNLESS OTHERWISE SPECIFIED:

- ALL TRACT CORNERS ARE SET 1/2" X 24" REBAR WITH CAP LS NO. 36805 UNLESS OTHERWISE NOTED.
- 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 "LS NO. 36805" AT ALL SIDE AND REAR LOT CORNERS.

### ADDRESSING NOTE

ADDRESSES FOR INDIVIDUAL LOTS HAVE BEEN SHOWN 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 17.20.050.0. 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.

### EXCEPTIONS NOTED IN TITLE REPORT

(TITLE NOTES CORRESPONDING TO PARAGRAPH NUMBERS FROM SCHEDULE A, PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, AMENDED SUBDIVISION GUARANTEE NO. WA-FBCM-IMP-27W4014-1-18-20377547, DATED SEPTEMBER 5, 2018 AT 8:00 AM.

- RIGHTS OF THE PUBLIC, IF ANY, AS TO THAT PORTION OF THE PROPERTY LYING WITHIN ROBERTS DRIVE (FORMERLY AUBURN-BLACK DIAMOND ROAD) CREATED BY ORDER OF ESTABLISHMENT, JUNE 30, 1914. (AFFECTS PARCEL A AND TRACT AV OF PARCEL B)
- PEDESTRIAN, BICYCLE, EQUESTRIAN TRAIL EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: KING COUNTY  
RECORDED: MARCH 23, 2006  
RECORDING NO.: 20060323001825  
SAID EASEMENT SUPERSEDES AND REPLACES EASEMENT RECORDED UNDER RECORDING NUMBER 9780640340
- MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: APRIL 22, 2011  
RECORDING NO.: 20110422000249  
REGARDING: TRAFFIC
- COMPREHENSIVE SCHOOL MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: JUNE 24, 2011  
RECORDING NO.: 20110824001156  
AND AMENDMENTS THERETO:  
RECORDED: JANUARY 30, 2015  
RECORDING NO.: 20150130000466
- THE VILLAGES MPD DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: JANUARY 30, 2012  
RECORDING NO.: 20120130000655  
AND AMENDMENTS THERETO:  
RECORDED: SEPTEMBER 6, 2012, JANUARY 3, 2014 AND NOVEMBER 12, 2014  
RECORDING NO.: 20120906000782, 20120906000763, 20140103000655, 2014112001375 AND 20171206000581
- NOTICE OF PAYMENT OBLIGATION AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: DECEMBER 2, 2015  
RECORDING NO.: 20151202000632
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: PUGET SOUND ENERGY, INC.  
PURPOSE: TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY  
RECORDED: JANUARY 28, 2016  
RECORDING NO.: 20160128000866
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: PUGET SOUND ENERGY, INC.  
PURPOSE: TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY  
RECORDED: AUGUST 12, 2018  
RECORDING NO.: 20180812001925  
CONTAINS COVENANT PROHIBITING STRUCTURES OVER SAID EASEMENT OR OTHER ACTIVITY WHICH MIGHT ENDANGER THE UNDERGROUND SYSTEM.
- EARLY ENTRY AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: JUNE 13, 2017  
RECORDING NO.: 20170813000328  
REGARDING: PERMITTED ACTIVITIES
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: PUGET SOUND ENERGY, INC.  
PURPOSE: TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY  
AREA AFFECTED: A PORTION OF SAID PREMISES  
RECORDED: AUGUST 24, 2017  
RECORDING NO.: 20170824000131  
NOTE: THIS EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY
- COVENANTS, CONDITIONS AND RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED ON NOVEMBER 7, 2017, UNDER RECORDING NUMBER 201707001312, INCLUDING, BUT NOT LIMITED TO, LIABILITY FOR ASSESSMENTS LEVIED BY THE COMMUNITY ASSOCIATION, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, 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.  
THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SET FORTH IN SAID INSTRUMENT TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.  
AND AMENDMENTS THERETO:  
RECORDED: DECEMBER 27, 2017 AND JUNE 19, 2018  
RECORDING NO.: 20171227000507 AND 20180619000316, RESPECTIVELY
- COVENANTS, CONDITIONS AND RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED ON NOVEMBER 7, 2017, UNDER RECORDING NUMBER 2017107001314, INCLUDING, BUT NOT LIMITED TO, LIABILITY FOR ASSESSMENTS LEVIED BY THE COMMUNITY ASSOCIATION, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, 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.  
THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SET FORTH IN SAID INSTRUMENT TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: PUGET SOUND ENERGY, INC.  
PURPOSE: TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY  
AREA AFFECTED: A PORTION OF SAID PREMISES  
RECORDED: MARCH 30, 2018  
RECORDING NO.: 20180330000502  
CONTAINS COVENANT PROHIBITING STRUCTURES OVER SAID EASEMENT OR OTHER ACTIVITY WHICH MIGHT ENDANGER THE UNDERGROUND SYSTEM.  
NOTE: REFER TO THE INSTRUMENT FOR ITS FULL PARTICULARS
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: PUGET SOUND ENERGY, INC.  
PURPOSE: TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY  
AREA AFFECTED: A PORTION OF SAID PREMISES  
RECORDED: MAY 24, 2018  
RECORDING NO.: 20180524000140  
CONTAINS COVENANT PROHIBITING STRUCTURES OVER SAID EASEMENT OR OTHER ACTIVITY WHICH MIGHT ENDANGER THE UNDERGROUND SYSTEM.  
NOTE: REFER TO THE INSTRUMENT FOR ITS FULL PARTICULARS



TEN TRAILS  
PPIA DIVISIONS 3-5 AND 8  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON



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JOB NO 16-001

SHEET 2 OF 20

# TEN TRAILS

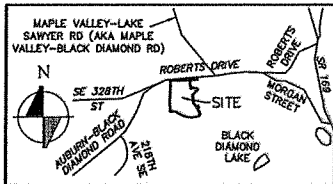
## PP1A DIVISIONS 3-5 AND 8

PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

### CONDITIONS FOR FINAL PLAT

- SEPA MITIGATION MEASURE #1: THE APPLICANT SHALL 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.
- PRELIMINARY PLAT CONDITION #17: PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE 736TH ERU (EQUIVALENT RESIDENTIAL UNIT), THE PROPONENT SHALL CONSTRUCT A SINGLE-LANE ROUNDABOUT AT THE REALIGNED INTERSECTION OF LAKE SAWYER RD. SE AND SE AUBURN-BLACK DIAMOND RD. (ROBERTS DR.)
- PRELIMINARY PLAT CONDITION #18: PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE 327TH ERU (EQUIVALENT RESIDENTIAL UNIT), THE PROPONENT SHALL INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF SE AUBURN-BLACK DIAMOND RD. (ROBERTS DR.) AND VILLAGE PL. SE (AKA MAIN ST.).
- PRELIMINARY PLAT CONDITION #19: PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE 1,128TH ERU (EQUIVALENT RESIDENTIAL UNIT), THE PROPONENT SHALL CONSTRUCT A SINGLE-LANE ROUNDABOUT AT THE INTERSECTION OF SE AUBURN-BLACK DIAMOND RD. (ROBERTS DR.) AND VILLAGES PARKWAY SE (AKA COMMUNITY CONNECTOR "A") (AKA TEN TRAILS PARKWAY).
- PRELIMINARY PLAT CONDITION #20: THE PROPONENT SHALL MODEL AND MONITOR TRAFFIC AT THE MIDPOINT OF OCCUPANCY FOR PHASE 1A (596TH EQUIVALENT RESIDENTIAL UNIT)\* AND DETERMINE WHAT ADDITIONAL REQUIREMENTS MAY BE NECESSARY TO COMPLY WITH THE TRANSPORTATION CONCURRENCY REQUIREMENTS OF THE COMPREHENSIVE PLAN.  
\*THE MIDPOINT OF OCCUPANCY FOR PHASE 1A WAS REDUCED FROM 596 EQUIVALENT RESIDENTIAL UNITS TO 514 EQUIVALENT RESIDENTIAL UNITS AS A RESULT OF CITY OF BLACK DIAMOND PLAT ALTERATION PLN18-0059.
- PRELIMINARY PLAT CONDITION #24: ALL ALLEYS SHALL BE POSTED "NO-PARKING" WITH SIGNAGE ACCORDING TO THE INTERNATIONAL FIRE CODE. PROVISIONS FOR ENFORCEMENT OF THESE NO PARKING ZONES SHALL BE DEFINED AND ACCEPTED BY THE DESIGNATED OFFICIAL PRIOR TO FINAL PLAT APPROVAL OF ANY PLAT DIVISION IN WHICH ALLEYS ARE PROVIDED.
- PURSUANT TO PRELIMINARY PLAT CONDITION #28 AND ASSOCIATED DEVELOPMENT AGREEMENT SECTION 13.4, THE DESIGN AND SITE SELECTION OF A SATELLITE FIRE STATION SHALL OCCUR AND BE MUTUALLY AGREED TO BY THE CITY AND MASTER DEVELOPER NO LATER THAN THE TIME OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 250TH DWELLING UNIT.
- PRELIMINARY PLAT CONDITION #34: THE MASTER DEVELOPER SHALL COMPLY WITH EXHIBIT Q ("MAPLE VALLEY TRANSPORTATION MITIGATION AGREEMENT") OF VILLAGES DA.
- PRELIMINARY PLAT CONDITION #35: THE MASTER DEVELOPER SHALL COMPLY WITH EXHIBIT R ("COVINGTON TRANSPORTATION MITIGATION AGREEMENT") OF VILLAGES DA.
- PRELIMINARY PLAT CONDITION #31: ON THE FACE OF EACH PLAN SET FOR BUILDING AND UTILITY PERMITS IN PP1A, THE DRG (IN CONJUNCTION WITH THEIR NOTIFICATION OF APPROVAL TO THE CITY) SHALL INCLUDE THE FOLLOWING SEWAGE FLOW INFORMATION AS APPLICABLE: THE TOTAL BUILDING SQUARE FOOTAGE INCLUDED IN THAT APPLICATION, THE NUMBER OF FIXTURE UNITS, THE AVERAGE DRY WEATHER FLOW (ADWF), AND THE PEAK WET WEATHER FLOW (PWWF) ASSOCIATED WITH THE IMPROVEMENTS IN THAT APPLICATION, THE INFORMATION SHALL BE IN TABULAR FORM.
- PRELIMINARY PLAT CONDITION #52: STORMWATER FROM THE ROOFTOPS IN THE AREA LABELED "ADAPTIVE MANAGEMENT" SHALL BE CONFIGURED, THROUGH VALVES AND PIPING, WITH THE OPTION OF DISCHARGING INTO EITHER THE ZONE 1A INFILTRATION FACILITIES OR INTO THE ZONE 1C STORMWATER FACILITY LOCATED SOUTH OF PP1A AND DESIGNED AND MANAGED TO MEET THE TARGET RECHARGE FLOW RATES AND VOLUMES TO HORSESHOE LAKE, THE APPLICANT SHALL BE RESPONSIBLE FOR MONITORING AND MAINTAINING THE WATER BALANCE WITHIN THE ADAPTIVE MANAGEMENT ZONE UNTIL ALL STORMWATER FACILITIES WITHIN THE ZONE ARE COMPLETE AND ACCEPTED BY THE CITY. THE DEFAULT POSITION WILL SET FOR ZONE 1A. THIS CONDITION WILL BE ENFORCED DURING UTILITY PERMITS.
- PRELIMINARY PLAT CONDITION #61: ALL IMPLEMENTING PROJECTS AND PERMITS FOR PP1A SHALL COMPLY WITH THE TERMS AND CONDITIONS SET FORTH IN THE TRAFFIC IMPACT STUDY PREPARED BY TRANSPO GROUP DATED FEBRUARY 2011, UPDATED ON MAY 15, 2012, AND APPROVED BY THE CITY ON AUGUST 30, 2012.

VICINITY MAP  
N.T.S.



### DIVISION SUMMARY

PER PRELIMINARY PLAT OF TEN TRAILS PHASE 1A,  
SHEET C/3, REVISION NO. 8 DATED AUGUST 15, 2018.

| DIVISION   | LOTS                | TRACTS                                    |
|------------|---------------------|---|
| DIVISION 3 | 201-220,<br>242-255 | AM,AN,AO,<br>AP,AQ,AR,<br>AS,AU,AV,<br>Bj |
| DIVISION 4 | 221-241,<br>288-369 | AK,AY,AZ,<br>BA,BC,BL,<br>BM,BN,BK        |
| DIVISION 5 | 257-285             | BD,BE,BF                                  |
| DIVISION 8 | 370, 371            |   |

**REVIEW COPY**  
NOT FOR RECORDING



TEN TRAILS  
PP1A DIVISIONS 3-5 AND 8  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON



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AND ASSOCIATES INC.**  
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JOB NO 16-001  
SHEET 3 OF 20

# TEN TRAILS

## PP1A DIVISIONS 3-5 AND 8

PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.  
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 PLAN IS PART OF AN APPROVED MASTER PLANNED DEVELOPMENT (MPD). ALL DEVELOPMENT AND CONSTRUCTION WITHIN THIS PLAN MUST BE CONSISTENT WITH THE APPLICABLE REQUIREMENTS OF THE MPD DEVELOPMENT AGREEMENT, MPD DESIGN STANDARDS, AND MITIGATION REQUIREMENTS. ALL BUILDING PERMIT APPLICATIONS MUST BE ACCOMPANIED BY WRITTEN DOCUMENTATION OF DRC APPROVAL AT THE TIME OF SUBMITTAL TO THE CITY.

#### GENERAL NOTES:

- UNLESS OTHERWISE NOTED WITHIN THIS PLAN, 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 APPLICABLE ASSOCIATION. PER THE TRACT TABLE ON SHEET 4 OF 20.
- WATER CAPITAL FACILITY CHARGES AND SEWER CAPITAL FACILITY CHARGES SHALL NOT BE IMPOSED FOR DEVELOPMENT IN THIS PLAN.
- ALL STORMWATER TREATMENT SYSTEMS SHALL BE OWNED BY THE APPLICABLE ASSOCIATION IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 4 OF 20.

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 FEE SHALL BE \$6,670.00 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 \$12,433 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) IN THE EVENT THAT THE APPLICABLE ASSOCIATION FAILS TO PERFORM ANY MAINTENANCE OF PRIVATE ALLEY, AUTO COURT OR PUBLIC STREET-SIDE LANDSCAPING 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 SAID REQUIRED LANDSCAPING MAINTENANCE PLUS ANY PENALTIES AND INTEREST THEREON AS PROVIDED BY THE VILLAGES MPD DEVELOPMENT AGREEMENT RECORDED UNDER KING COUNTY RECORDING NO. 2012013000555 SHALL BE A LIEN AGAINST ALL PROPERTY, INCLUDING INDIVIDUAL LOTS, WITHIN THIS PLAN, 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) 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. 2012013000555 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 PLAN, 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, RECORDED UNDER KING COUNTY RECORDING NUMBER 2012013000555.

8) ALL BIO-RETENTION CELLS (RAIN GARDENS) WITH APPURTENANT STORM CONVEYANCE SYSTEMS DRAINING TO THEM, WHETHER IN PUBLIC OR PRIVATE PROPERTY, SHALL BE MAINTAINED BY THE APPLICABLE ASSOCIATION.

### 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 AM, AN, AO, AP, AR, AS, AU, AY, AZ, BC, BE, BF, BG, BK AND BL ARE HEREBY ESTABLISHED AS AND DECLARED TO BE "CONSERVATION ZONES," AS DEFINED IN CED1 AND CED2.

TRACTS AM, AN, AO, AP, AR, AS, AU, AY, AZ, BC, BE, BF, BG, BK AND BL ARE LANDSCAPED AREAS CONSISTING OF 294,609 SQUARE FEET, WHICH PROVIDE PERMANENT PUBLIC ACCESS, PARKS, AND TRAILS. SAID TRACTS PROTECT AND CONSERVE THE CONSERVATION VALUES IDENTIFIED IN CED PARAGRAPH 2.3 BY ENHANCING RECREATION OPPORTUNITIES.

TRACTS AM, AN, AO, AP, AR, AS, AU, AY AND BE ARE LANDSCAPED AREAS CONSISTING OF 259,974 SQUARE FEET. SAID TRACTS PROTECT AND CONSERVE THE CONSERVATION VALUES IDENTIFIED IN CED PARAGRAPH 2.3 BY ENHANCING THE VALUE TO THE PUBLIC BY PRESERVING VISUAL QUALITY ALONG HIGHWAY, ROAD, AND STREET CORRIDORS OR SCENIC VISTAS.

THE APPLICABLE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE PRESERVATION AND PROTECTION OF THE CONSERVATION VALUES OF THE CONSERVATION ZONES 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 NOS. 201107001312 AND AS AMENDED BY KING COUNTY RECORDING NOS. 2011272000507, 20110619000316 AND 20110627001399.

THE CITY OF BLACK DIAMOND HEREBY TERMINATES AND RELEASES ALL OF ITS RIGHT, TITLE AND INTEREST IN CED1 AND CED2 WITH RESPECT TO THE PROPERTY OR INTEREST 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:                          | TOTAL C2 ACRES REQUIRED | TOTAL C2 ACREAGE ESTABLISHED BY PLAT OF TEN TRAILS   | REMAINING MINIMUM C2 ACREAGE TO BE ESTABLISHED BY FUTURE PLATS WITHIN THE WEST ANNEXATION AREA |
|---|-------------------------|--|--|
| TABLE 3-1 OF THE VILLAGES DEVELOPMENT AGREEMENT | 63.3 ACRES              | 7.44 (PP1A, DIV. 1)<br>2.11 (PH2, PLAT C, DIV. 1)<br>1.93 (PP1A, DIV. 2)<br>1.14 (V-13)<br>6.77 (PP1A, DIVS 3-5 AND 8) | 43.91 ACRES  |

### LOT AREAS

| LOT NO. | AREA     | LOT NO. | AREA     | LOT NO. | AREA     | LOT NO. | AREA     | LOT NO. | AREA     | LOT NO. | AREA      | LOT NO. | AREA     |
|---------|----------|---------|----------|---------|----------|---------|----------|---------|----------|---------|-----------|---------|----------|
| 201     | 4,488 SF | 223     | 4,848 SF | 245     | 4,663 SF | 267     | 4,275 SF | 289     | 4,000 SF | 311     | 5,879 SF  | 333     | 6,283 SF |
| 202     | 3,423 SF | 224     | 4,084 SF | 246     | 3,758 SF | 268     | 4,750 SF | 290     | 4,000 SF | 312     | 4,857 SF  | 334     | 5,862 SF |
| 203     | 3,453 SF | 225     | 4,084 SF | 247     | 4,698 SF | 269     | 3,800 SF | 291     | 4,000 SF | 313     | 6,732 SF  | 335     | 5,988 SF |
| 204     | 3,453 SF | 226     | 4,084 SF | 248     | 3,758 SF | 270     | 3,800 SF | 292     | 4,377 SF | 314     | 8,499 SF  | 336     | 6,285 SF |
| 205     | 3,453 SF | 227     | 4,848 SF | 249     | 3,758 SF | 271     | 4,275 SF | 293     | 5,225 SF | 315     | 5,500 SF  | 337     | 5,161 SF |
| 206     | 3,444 SF | 228     | 5,823 SF | 250     | 3,758 SF | 272     | 3,800 SF | 294     | 3,800 SF | 316     | 4,000 SF  | 338     | 6,300 SF |
| 207     | 3,453 SF | 229     | 4,050 SF | 251     | 3,758 SF | 273     | 3,800 SF | 295     | 4,750 SF | 317     | 4,000 SF  | 339     | 6,388 SF |
| 208     | 3,453 SF | 230     | 4,238 SF | 252     | 3,758 SF | 274     | 3,800 SF | 296     | 5,225 SF | 318     | 5,888 SF  | 340     | 6,338 SF |
| 209     | 3,453 SF | 231     | 4,984 SF | 253     | 3,758 SF | 275     | 6,424 SF | 297     | 5,000 SF | 319     | 5,500 SF  | 341     | 6,241 SF |
| 210     | 3,453 SF | 232     | 4,373 SF | 254     | 3,758 SF | 276     | 5,920 SF | 298     | 5,000 SF | 320     | 5,172 SF  | 342     | 6,178 SF |
| 211     | 3,452 SF | 233     | 4,455 SF | 255     | 3,742 SF | 277     | 3,800 SF | 299     | 5,000 SF | 321     | 4,992 SF  | 343     | 6,110 SF |
| 212     | 3,454 SF | 234     | 4,728 SF | 256     | 4,656 SF | 278     | 3,800 SF | 300     | 5,000 SF | 322     | 5,000 SF  | 344     | 6,241 SF |
| 213     | 3,453 SF | 235     | 3,877 SF | 257     | 5,316 SF | 279     | 3,800 SF | 301     | 5,000 SF | 323     | 5,000 SF  | 345     | 4,892 SF |
| 214     | 3,944 SF | 236     | 3,877 SF | 258     | 4,060 SF | 280     | 4,750 SF | 302     | 6,150 SF | 324     | 5,000 SF  | 346     | 5,916 SF |
| 215     | 3,453 SF | 237     | 3,877 SF | 259     | 4,060 SF | 281     | 5,759 SF | 303     | 5,500 SF | 325     | 5,000 SF  | 347     | 5,849 SF |
| 216     | 3,453 SF | 238     | 3,819 SF | 260     | 4,060 SF | 282     | 5,087 SF | 304     | 5,000 SF | 326     | 5,500 SF  | 348     | 6,239 SF |
| 217     | 3,347 SF | 239     | 5,155 SF | 261     | 4,060 SF | 283     | 4,880 SF | 305     | 5,000 SF | 327     | 10,025 SF | 349     | 7,307 SF |
| 218     | 3,326 SF | 240     | 4,611 SF | 262     | 4,060 SF | 284     | 5,137 SF | 306     | 4,000 SF | 328     | 9,457 SF  | 350     | 6,220 SF |
| 219     | 3,326 SF | 241     | 4,144 SF | 263     | 4,060 SF | 285     | 6,136 SF | 307     | 5,000 SF | 329     | 6,500 SF  | 351     | 4,911 SF |
| 220     | 4,275 SF | 242     | 4,950 SF | 264     | 4,060 SF | 286     | 5,646 SF | 308     | 5,100 SF | 330     | 6,000 SF  | 352     | 4,000 SF |
| 221     | 3,884 SF | 243     | 3,600 SF | 265     | 4,002 SF | 287     | 5,007 SF | 309     | 5,225 SF | 331     | 8,349 SF  | 353     | 4,000 SF |
| 222     | 4,651 SF | 244     | 3,600 SF | 266     | 3,800 SF | 288     | 5,000 SF | 310     | 5,536 SF | 332     | 5,845 SF  | 354     | 7,428 SF |

### TRACT AREAS

| TRACT NO. | AREA       | USE   | TYPE OF PARK      | GRANTED AND CONVEYED TO                   |
|-----------|------------|---|-------------------|---|
| AL        | 20,344 SF  | FUTURE DEVELOPMENT  |                   | CCD BLACK DIAMOND PARTNERS LLC            |
| AM        | 9,285 SF   | UTILITY, PEDESTRIAN ACCESS AND LANDSCAPE                      |                   | TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION |
| AN        | 11,281 SF  | UTILITY, PEDESTRIAN ACCESS AND LANDSCAPE                      |                   | TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION |
| AO        | 62,308 SF  | UTILITY, PEDESTRIAN ACCESS, PARK AND LANDSCAPE                | COMMUNITY PARK    | TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION |
| AP        | 10,167 SF  | UTILITY, PEDESTRIAN ACCESS, PARK AND LANDSCAPE                | POCKET PARK       | TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION |
| AQ        | 18,874 SF  | UTILITY, PEDESTRIAN ACCESS, PARK AND LANDSCAPE                | POCKET PARK       | TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION |
| AR        | 18,658 SF  | UTILITY, PEDESTRIAN ACCESS, PARK AND LANDSCAPE                | POCKET PARK       | TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION |
| AS        | 51,102 SF  | UTILITY, PEDESTRIAN ACCESS, PARK AND LANDSCAPE                | COMMUNITY PARK    | TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION |
| AU        | 37,300 SF  | UTILITY, PEDESTRIAN ACCESS, PARK AND LANDSCAPE                | NEIGHBORHOOD PARK | TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION |
| AX        | 9,687 SF   | UTILITY, ACCESS   |                   | TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION |
| AY        | 32,393 SF  | UTILITY, PEDESTRIAN ACCESS, PARK AND LANDSCAPE                | NEIGHBORHOOD PARK | TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION |
| AZ        | 5,224 SF   | UTILITY, PEDESTRIAN ACCESS, LANDSCAPE                         |                   | TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION |
| BA        | 2,173 SF   | UTILITY, ACCESS   |                   | TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION |
| BB        | 158,322 SF | FUTURE DEVELOPMENT  |                   | CCD BLACK DIAMOND PARTNERS LLC            |
| BC        | 11,175 SF  | PEDESTRIAN ACCESS, LANDSCAPE, PRIVATE STORM DRAINAGE, UTILITY |                   | TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION |
| BD        | 8,434 SF   | UTILITY, ACCESS   |                   | TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION |
| BE        | 10,646 SF  | UTILITY, PEDESTRIAN ACCESS, PARK AND LANDSCAPE                | POCKET PARK       | TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION |
| BF        | 3,125 SF   | UTILITY, PEDESTRIAN ACCESS AND LANDSCAPE                      |                   | TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION |
| BG        | 1,655 SF   | PEDESTRIAN ACCESS, LANDSCAPE, UTILITY                         |                   | TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION |
| BH        | 19,013 SF  | FUTURE DEVELOPMENT, LANDSCAPE                                 |                   | CCD BLACK DIAMOND PARTNERS LLC            |
| BI        | 87,948 SF  | FUTURE DEVELOPMENT  |                   | CCD BLACK DIAMOND PARTNERS LLC            |
| BJ        | 14,510 SF  | UTILITY, ACCESS   |                   | TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION |
| BK        | 2,075 SF   | PEDESTRIAN ACCESS, LANDSCAPE AND UTILITY                      |                   | TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION |
| BL        | 11,391 SF  | NATURAL LANDSCAPE, PEDESTRIAN ACCESS, LANDSCAPE AND UTILITY   |                   | TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION |
| BM        | 1,458 SF   | SENSITIVE AREA AND BUFFER                                     |                   | TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION |
| BN        | 1,049 SF   | SENSITIVE AREA AND BUFFER                                     |                   | TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION |
| BO        | 8,971 SF   | FUTURE DEVELOPMENT  |                   | CCD BLACK DIAMOND PARTNERS LLC            |
| BP        | 7,657 SF   | FUTURE DEVELOPMENT  |                   | CCD BLACK DIAMOND PARTNERS LLC            |
| BQ        | 21,839 SF  | FUTURE DEVELOPMENT  |                   | CCD BLACK DIAMOND PARTNERS LLC            |
| BR        | 2,033 SF   | FUTURE DEVELOPMENT  |                   | CCD BLACK DIAMOND PARTNERS LLC            |

### OPEN SPACE TABLE

|                                   | GROSS ACRES | BODGA/OPEN SPACE REQUIREMENT | MPD REQUIREMENT (IF APPLICABLE) | REQUIRED OPEN SPACE | OPEN SPACE PREVIOUSLY RECORDED                     | REQUIRED OPEN SPACE LESS PREVIOUS PLATS | OPEN SPACE IN THIS PLAT      | REMAINING OPEN SPACE REQUIRED |
|-----------------------------------|-------------|------------------------------|---------------------------------|---------------------|--|---|------------------------------|-------------------------------|
| WEST ANNEXATION AREA              | 54.82       | 63.30                        | 0                               | 63.3                | 2.44 (PASSIVE) 8.44 (ACTIVE) (PP1A, DIV. 1)        | 52.42                                   | 1.27 (PASSIVE) 5.50 (ACTIVE) | 45.85                         |
| PARCEL C                          | 225.99      |                              |                                 |                     | 0.99 (PASSIVE) 1.12 (ACTIVE) (PH2, PLAT C, DIV. 1) | 73.47                                   | 0                            | 73.47                         |
| PARCEL D                          | 8.08        |                              |                                 |                     | (V-13)   |   |                              |                               |
| TOTAL IN CITY/ UGA MPD OPEN SPACE | 1198.40     | 145                          | 336.4                           | 481.4               | 3.43 (PASSIVE) 9.56 (ACTIVE)                       | 468.41                                  | 6.77                         | 461.64                        |

REVIEW COPY NOT FOR RECORDING



TEN TRAILS  
PP1A DIVISIONS 3-5 AND 8  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON



DAVID EVANS AND ASSOCIATES INC.  
20100 Woodinville Southside Rd NE  
Suite A - Woodinville, WA 98072  
p: 425.49.2000 f: 425.486.5059

JOB NO 16-001  
SHEET 4 OF 20

# TEN TRAILS

## PP1A DIVISIONS 3-5 AND 8

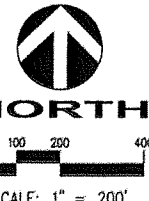
PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

VOL/PG

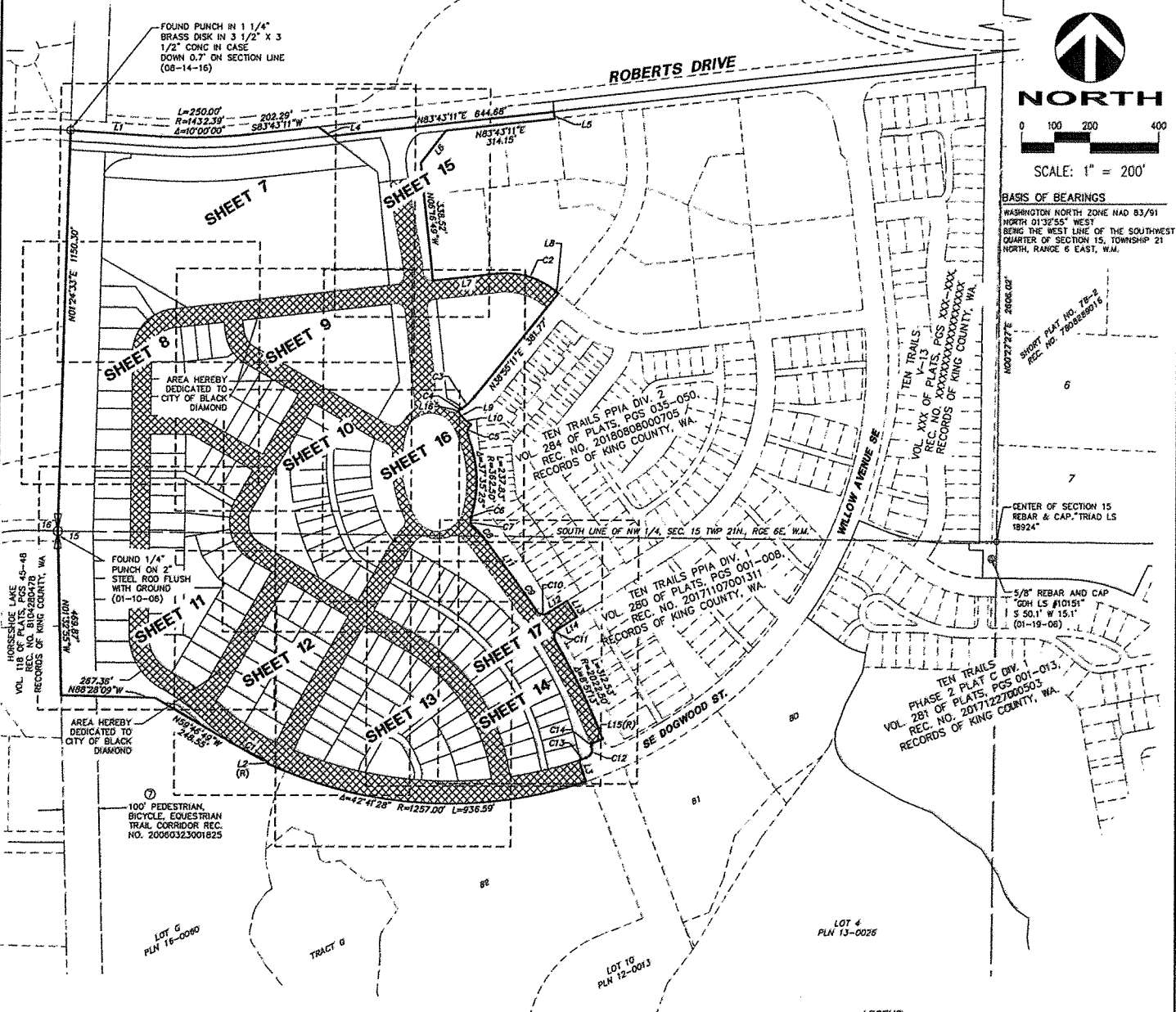
SEE SHEET 6 OF 20 FOR  
LINE AND CURVE TABLES

FOUND PUNCH IN 2 1/4" IRON ROD UP 0.65' (01-29-06)

FOUND PUNCH IN 1 1/4" BRASS DISK IN 3 1/2" X 3 1/2" CONG IN CASE DOWN 0.7' ON SECTION LINE (08-14-16)



**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.



**LEGEND**  
(R) -- RADIAL BEARING  
**PLAT BOUNDARY AREA**  
2,272,075 SQUARE FEET OR 52.16 ACRES  
 AREA HEREBY DEDICATED TO THE CITY OF BLACK DIAMOND

**REVIEW COPY  
NOT FOR RECORDING**



TEN TRAILS  
PP1A DIVISIONS 3-5 AND 8  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON

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AND ASSOCIATES INC.**  
70300 Woodinville-Snohomish Rd NE  
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JOB NO 16-001  
SHEET 5 OF 20

CITY OF BLACK DIAMOND FILE NO. PLN18-0065

VOL/PG



# TEN TRAILS

## PP1A DIVISIONS 3-5 AND 8

PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

CURVE TABLE FOR SHEETS 7-17

| CURVE TABLE |           |         |        | CURVE TABLE |           |          |        | CURVE TABLE |           |          |        |
|-------------|-----------|---------|--------|-------------|-----------|----------|--------|-------------|-----------|----------|--------|
| CURVE       | DELTA     | RADIUS  | LENGTH | CURVE       | DELTA     | RADIUS   | LENGTH | CURVE       | DELTA     | RADIUS   | LENGTH |
| C1          | 11°04'44" | 127.00' | 24.56' | C24         | 28°35'50" | 110.00'  | 54.90' | C47         | 50°15'27" | 60.00'   | 52.63' |
| C2          | 14°36'21" | 127.00' | 32.38' | C25         | 9°56'03"  | 99.50'   | 17.25' | C48         | 1°00'31"  | 1193.00' | 21.00' |
| C3          | 4°15'34"  | 127.00' | 9.44'  | C26         | 0°43'59"  | 498.50'  | 6.37'  | C49         | 24°02'27" | 69.00'   | 28.95' |
| C4          | 29°54'00" | 55.00'  | 28.70' | C27         | 33°28'23" | 98.50'   | 57.55' | C50         | 0°48'40"  | 308.00'  | 4.06'  |
| C5          | 11°54'08" | 117.00' | 24.30' | C28         | 20°30'23" | 177.00'  | 63.35' | C51         | 1°00'31"  | 1193.00' | 21.00' |
| C6          | 10°33'39" | 117.00' | 21.57' | C29         | 9°09'49"  | 177.00'  | 28.31' | C52         | 14°42'23" | 59.00'   | 15.14' |
| C7          | 20°26'31" | 82.00'  | 29.26' | C30         | 0°51'40"  | 1252.00' | 18.82' | C53         | 8°58'28"  | 59.00'   | 9.24'  |
| C8          | 29°54'00" | 28.00'  | 14.61' | C31         | 8°14'12"  | 658.00'  | 94.59' | C54         | 1°42'29"  | 59.00'   | 1.28'  |
| C9          | 7°31'59"  | 177.00' | 23.27' | C32         | 14°16'06" | 127.00'  | 31.63' | C55         | 1°11'25"  | 473.00'  | 9.83'  |
| C10         | 9°27'30"  | 82.00'  | 13.54' | C33         | 15°38'21" | 127.00'  | 34.87' | C56         | 1°45'52"  | 662.00'  | 20.39' |
| C11         | 13°37'53" | 110.00' | 26.17' | C34         | 16°01'33" | 127.00'  | 35.52' | C57         | 0°26'15"  | 294.50'  | 2.25'  |
| C12         | 18°23'23" | 90.00'  | 28.89' | C35         | 19°35'01" | 127.00'  | 43.41' | C58         | 0°29'51"  | 662.00'  | 5.75'  |
| C13         | 10°12'28" | 90.00'  | 16.03' | C36         | 14°29'24" | 127.00'  | 32.12' | C59         | 0°57'38"  | 1193.00' | 20.00' |
| C14         | 14°57'57" | 110.00' | 28.73' | C37         | 13°71'37" | 123.00'  | 3.48'  | C60         | 1°43'07"  | 173.00'  | 5.19'  |
| C15         | 2°21'40"  | 531.00' | 21.88' | C38         | 0°38'15"  | 327.00'  | 3.64'  | C61         | 2°48'30"  | 531.00'  | 26.03' |
| C16         | 3°30'56"  | 551.00' | 33.81' | C39         | 3°08'36"  | 527.00'  | 28.61' | C62         | 2°31'19"  | 551.00'  | 24.25' |
| C17         | 4°02'22"  | 551.00' | 38.85' | C40         | 27°34'23" | 48.50'   | 23.34' | C63         | 3°44'38"  | 90.00'   | 5.88'  |
| C18         | 4°36'21"  | 531.00' | 42.69' | C41         | 2°17'53"  | 498.00'  | 19.97' | C64         | 14°35'45" | 110.00'  | 28.02' |
| C19         | 4°36'21"  | 531.00' | 42.69' | C42         | 9°00'00"  | 27.00'   | 42.41' | C65         | 17°41'59" | 110.00'  | 33.98' |
| C20         | 4°00'52"  | 551.00' | 38.61' | C43         | 24°02'27" | 48.00'   | 20.14' | C66         | 2°22'55"  | 110.00'  | 4.57'  |
| C21         | 11°30'26" | 99.50'  | 19.88' | C44         | 24°55'18" | 38.00'   | 16.53' | C67         | 34°40'39" | 110.00'  | 66.58' |
| C22         | 25°04'42" | 84.00'  | 36.77' | C45         | 9°00'00"  | 27.00'   | 42.41' | C68         | 34°40'39" | 90.00'   | 54.47' |
| C23         | 28°35'50" | 90.00'  | 44.92' | C46         | 1°28'31"  | 398.50'  | 10.26' | C69         | 3°30'45"  | 551.00'  | 33.78' |

LINE TABLE FOR SHEETS 7-17

| LINE TABLE |             |        | LINE TABLE |             |        | LINE TABLE |             |        |
|------------|-------------|--------|------------|-------------|--------|------------|-------------|--------|
| LINE       | DIRECTION   | LENGTH | LINE       | DIRECTION   | LENGTH | LINE       | DIRECTION   | LENGTH |
| L1         | N52°40'58"E | 20.00' | L29        | S25°06'10"E | 16.89' | L58        | N32°22'48"W | 54.00' |
| L2         | S89°40'49"E | 10.20' | L30        | N01°24'33"E | 30.02' | L59        | S57°57'11"W | 64.32' |
| L3         | S30°13'11"W | 9.19'  | L31        | S52°40'58"E | 36.25' | L60        | N80°04'45"W | 5.41'  |
| L4         | S01°37'21"W | 6.18'  | L32        | N01°49'53"W | 5.00'  | L61        | N12°10'17"E | 7.46'  |
| L5         | S01°37'21"W | 4.72'  | L33        | N59°47'55"W | 11.19' | L62        | N82°19'02"E | 51.70' |
| L6         | S01°37'21"W | 10.91' | L34        | S59°46'49"E | 11.00' | L63        | N88°28'06"W | 10.11' |
| L7         | S01°37'21"W | 10.91' | L35        | N89°40'49"W | 7.54'  | L64        | N52°40'58"W | 29.00' |
| L8         | N52°40'58"W | 43.50' | L36        | S07°40'58"E | 27.45' | L65        | N86°16'49"W | 35.36' |
| L9         | N59°46'49"W | 20.00' | L37        | S08°15'40"E | 20.00' | L66        | N60°05'04"W | 20.39' |
| L10        | N54°39'48"W | 24.90' | L38        | N08°16'49"W | 24.40' | L67        | S03°43'11"W | 5.00'  |
| L11        | S64°43'42"E | 26.63' | L39        | N06°16'49"W | 24.40' | L68        | N79°54'22"W | 21.64' |
| L12        | S59°46'49"E | 20.00' | L40        | N83°43'11"E | 19.57' | L69        | N82°39'50"W | 34.90' |
| L13        | S60°19'11"W | 20.00' | L41        | S51°04'49"E | 12.18' | L70        | N70°55'32"W | 35.99' |
| L14        | N01°24'33"E | 25.02' | L42        | S51°04'49"E | 12.18' | L71        | N06°16'49"W | 29.24' |
| L15        | S67°02'49"W | 20.05' | L43        | S38°18'32"E | 27.20' | L72        | N82°19'02"E | 38.98' |
| L16        | S12°10'17"W | 7.45'  | L44        | S50°50'55"E | 28.44' | L73        | N82°19'02"E | 33.93' |
| L17        | S24°33'05"W | 5.00'  | L45        | N83°43'11"E | 12.57' | L74        | N03°43'11"E | 13.09' |
| L18        | S48°10'02"W | 20.74' | L46        | N58°43'38"E | 3.33'  | L75        | N51°43'08"E | 3.01'  |
| L19        | N59°46'49"W | 21.00' | L47        | N51°04'49"W | 12.18' | L76        | N38°16'54"W | 5.00'  |
| L20        | S04°24'01"W | 10.05' | L48        | N59°46'49"W | 12.46' | L77        | N51°43'08"E | 7.38'  |
| L21        | S59°46'49"E | 11.00' | L49        | S48°03'41"W | 13.73' | L78        | N30°20'25"W | 5.34'  |
| L22        | S03°50'33"E | 39.70' | L50        | S77°46'49"E | 11.88' | L79        | S59°39'35"W | 5.00'  |
| L23        | S25°06'10"E | 31.76' | L51        | N58°43'38"E | 25.81' | L80        | N30°20'25"W | 7.03'  |
| L24        | S04°24'01"W | 10.05' | L52        | S83°43'11"W | 5.00'  | L81        | S39°14'00"E | 18.86' |
| L25        | S30°13'11"W | 20.00' | L53        | N49°00'38"W | 21.91' | L82        | N39°14'00"W | 40.25' |
| L26        | S25°06'10"E | 16.89' | L54        | S07°40'58"E | 27.45' | L83        | N31°55'10"W | 5.68'  |
| L27        | S25°06'10"E | 9.87'  | L55        | N67°55'43"E | 38.00' |            |             |        |
| L28        | S25°06'10"E | 7.02'  | L56        | N57°37'11"E | 69.35' |            |             |        |

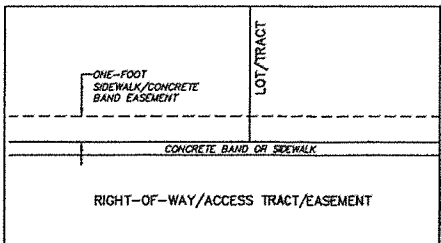
LINE AND CURVE TABLES FOR SHEET 5

| LINE TABLE |             |         | CURVE TABLE |           |          |         |
|------------|-------------|---------|-------------|-----------|----------|---------|
| LINE       | DIRECTION   | LENGTH  | CURVE       | DELTA     | RADIUS   | LENGTH  |
| L1         | N88°16'49"W | 257.90' | C1          | 5°40'08"  | 1252.00' | 123.86' |
| L2         | N24°33'05"E | 5.00'   | C2          | 45°12'00" | 227.00'  | 179.08' |
| L3         | N18°08'23"W | 64.00'  | C3          | 16°17'11" | 173.00'  | 49.18'  |
| L4         | N52°40'58"W | 43.50'  | C4          | 3°31'16"  | 173.00'  | 10.63'  |
| L5         | S61°54'00"E | 20.00'  | C5          | 78°00'00" | 25.00'   | 34.03'  |
| L6         | N37°19'02"E | 117.36' | C6          | 2°54'50"  | 100.50'  | 5.11'   |
| L7         | S83°43'11"W | 185.17' | C7          | 66°08'04" | 25.00'   | 28.88'  |
| L8         | S91°04'49"E | 12.18'  | C8          | 10°31'45" | 322.50'  | 59.27'  |
| L9         | S38°18'32"E | 27.20'  | C9          | 2°56'41"  | 2022.50' | 103.95' |
| L10        | S50°50'55"E | 28.44'  | C10         | 86°32'41" | 25.00'   | 36.63'  |
| L11        | S36°46'49"E | 138.73' | C11         | 75°46'19" | 25.65'   | 33.92'  |
| L12        | N57°37'11"E | 64.32'  | C12         | 92°41'26" | 25.00'   | 40.44'  |
| L13        | N32°22'48"W | 54.00'  | C13         | 1°02'47"  | 1193.00' | 21.79'  |
| L14        | N57°37'11"E | 69.35'  | C14         | 0°11'41"  | 1984.45' | 6.75'   |
| L15        | N67°55'43"E | 38.00'  |             |           |          |         |
| L16        | N58°43'38"E | 3.33'   |             |           |          |         |

REVIEW COPY  
NOT FOR RECORDING

DETAIL-1

SIDEWALK EASEMENT AND CONCRETE BAND EASEMENT  
NOT TO SCALE



TEN TRAILS  
PP1A DIVISIONS 3-5 AND 8  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON



DAVID EVANS  
AND ASSOCIATES INC.  
20300 Woodbine Street, Ed. Mt.  
Suite A • Woodinville, WA 98072  
P: 425.485.7000 F: 425.486.5059

JOB NO 16-001  
SHEET 6 OF 20

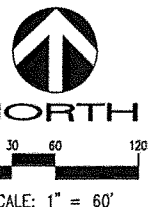
# TEN TRAILS

## PP1A DIVISIONS 3-5 AND 8

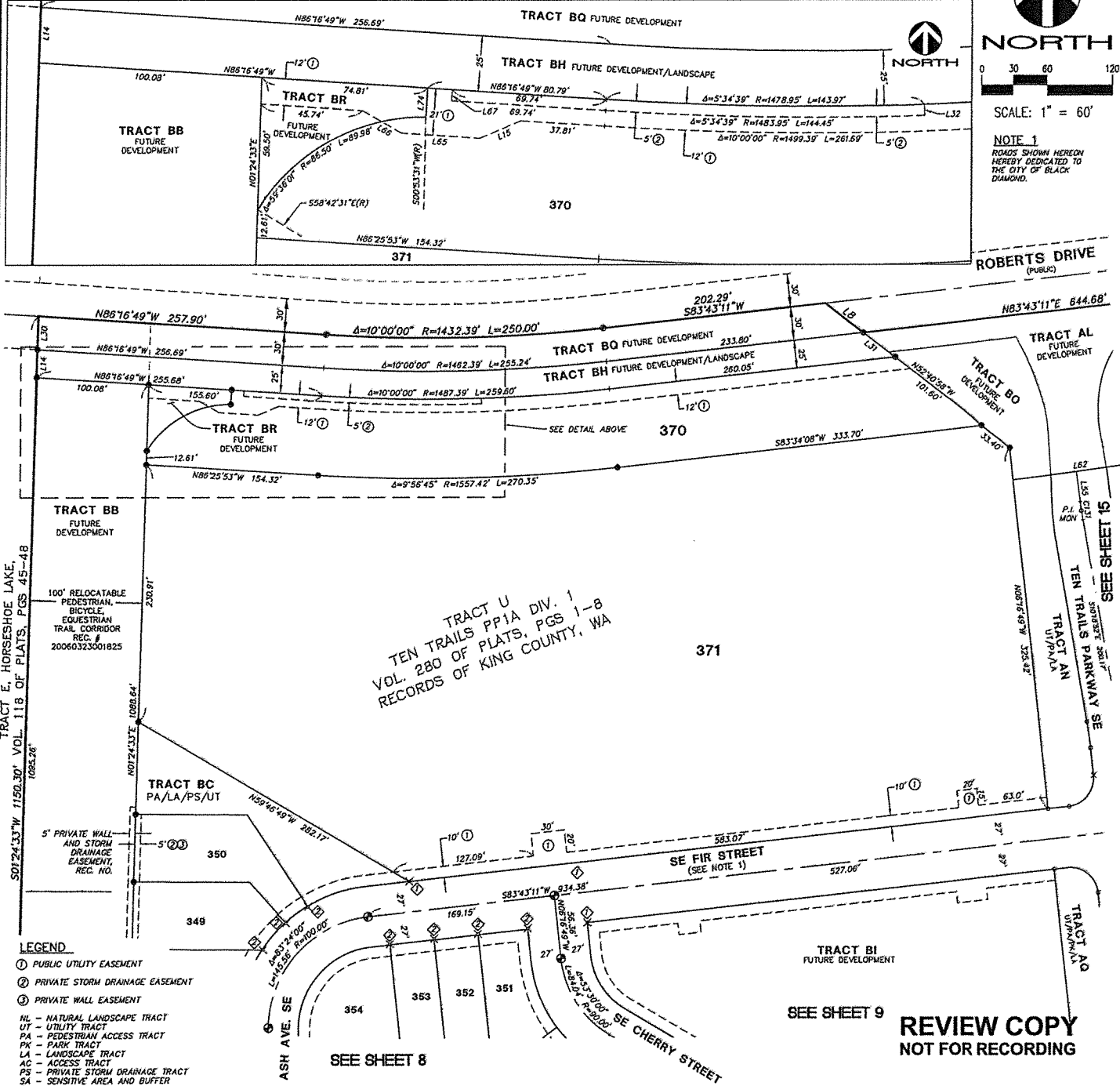
PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

VOL/PG

DETAIL  
1"=30'



**NOTE 1**  
ROADS SHOWN HEREIN  
HEREBY DEDICATED TO  
THE CITY OF BLACK  
DIAMOND.



TRACT U  
TEN TRAILS PP1A DIV. 1  
VOL. 280 OF PLATS, PGS 1-8  
RECORDS OF KING COUNTY, WA

- LEGEND**
- ⊙ PUBLIC UTILITY EASEMENT
  - ⊙ PRIVATE STORM DRAINAGE EASEMENT
  - ⊙ PRIVATE WALL EASEMENT
  - NL - NATURAL LANDSCAPE TRACT
  - UT - UTILITY TRACT
  - PA - PEDESTRIAN ACCESS TRACT
  - PK - PARK TRACT
  - LA - LANDSCAPE TRACT
  - AC - ACCESS TRACT
  - PS - PRIVATE STORM DRAINAGE TRACT
  - SA - SENSITIVE AREA AND BUFFER
  - (R) - RADIAL BEARING
  - ⊕ SET STANDARD CITY OF BLACK DIAMOND STREET MONUMENT IN CASE
  - ⊕ STREET CENTERLINE MONUMENT AS SET PER TEN TRAILS, PP1A, DIV 2, REC. NO. 2018080800705
  - LOT/TRACT CORNER AS SET PER TEN TRAILS, PP1A, DIV 2, REC. NO. 2018080800705
  - SET REBAR WITH CAP STAMPED "DEA 35805" AT LOT/TRACT CORNER
  - ⊗ SET TACK IN LEAD W/WASHER AT LOT/TRACT CORNER
  - ⊗ SET TACK IN LEAD W/WASHER AT 1.0' OFFSET TO LOT/TRACT CORNER

**REVIEW COPY  
NOT FOR RECORDING**

SEE SHEET 6 OF 20 FOR  
LINE AND CURVE TABLES

SEE SHEET 20 OF 20  
FOR ADDRESSES



TEN TRAILS  
PP1A DIVISIONS 3-5 AND 8  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON

**DAVID EVANS  
AND ASSOCIATES INC.**  
70300 Woodinville Spokane Rd NE  
Suite A Woodinville, WA 98072  
p: 425.495.2000 f: 425.486.5059

JOB NO 16-001  
SHEET 7 OF 20

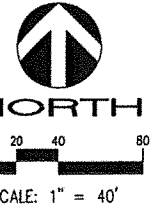
VOL/PG

# TEN TRAILS

## PP1A DIVISIONS 3-5 AND 8

PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

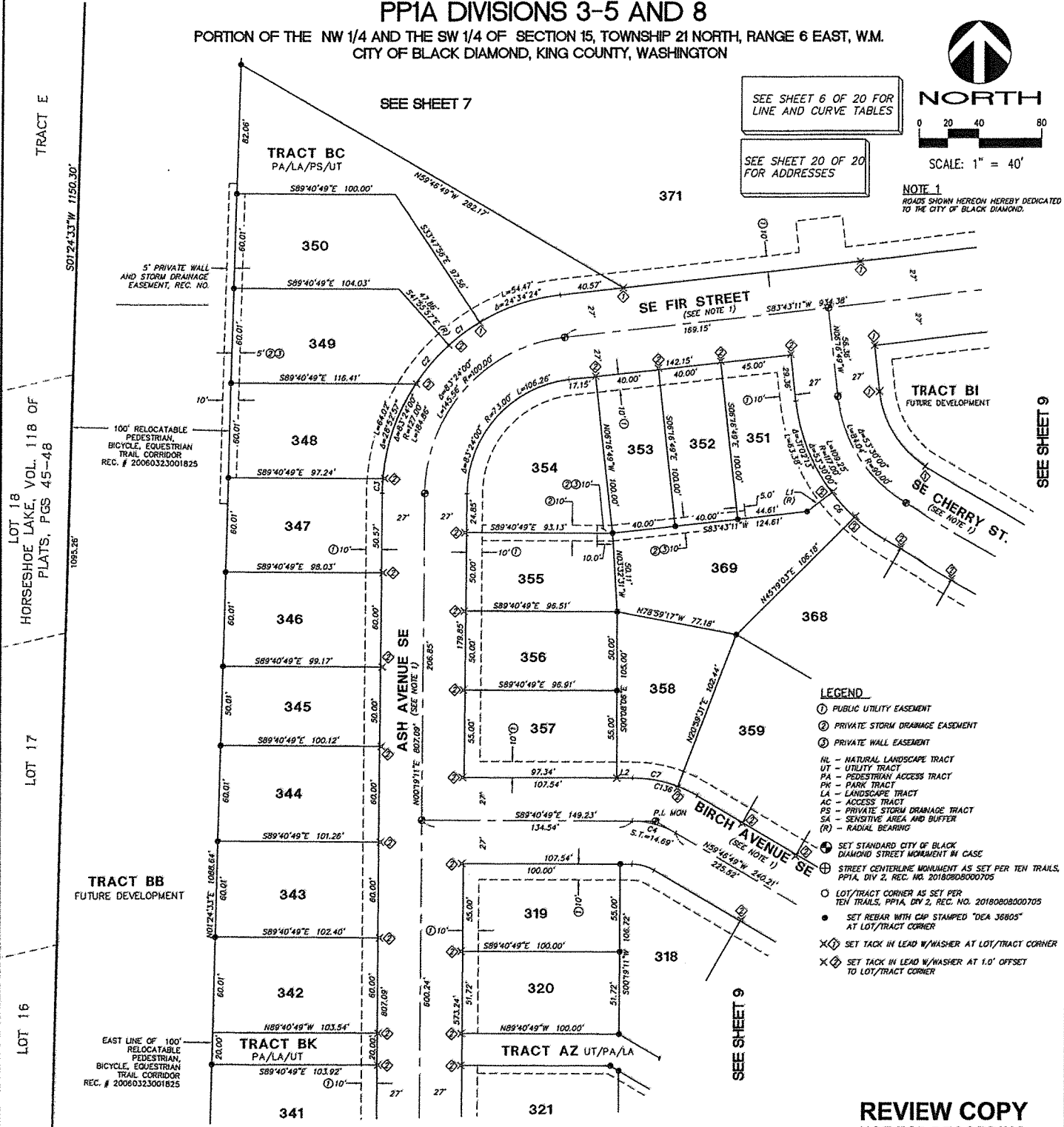
VOL/PG



SEE SHEET 6 OF 20 FOR LINE AND CURVE TABLES

SEE SHEET 20 OF 20 FOR ADDRESSES

**NOTE 1**  
ROADS SHOWN HEREON HEREBY DEDICATED TO THE CITY OF BLACK DIAMOND.



- LEGEND**
- ⊙ PUBLIC UTILITY EASEMENT
  - ⊕ PRIVATE STORM DRAINAGE EASEMENT
  - ⊗ PRIVATE WALL EASEMENT
  - NL - NATURAL LANDSCAPE TRACT
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  - (R) - RADIAL BEARING
  - ⊙ SET STANDARD CITY OF BLACK DIAMOND STREET MONUMENT IN CASE
  - ⊕ STREET CENTERLINE MONUMENT AS SET PER TEN TRAILS, PP1A, DIV 2, REC. NO. 20180808000705
  - LOT/TRACT CORNER AS SET PER TEN TRAILS, PP1A, DIV 2, REC. NO. 20180808000705
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TEN TRAILS  
PP1A DIVISIONS 3-5 AND 8  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON

**DAVID EVANS  
AND ASSOCIATES INC.**  
20300 Woodinville Snohomish Rd NE  
Suite A - Woodinville, WA 98072  
p: 425.475.2900 f: 425.486.5059

JOB NO 16-001  
SHEET 8 OF 20

VOL/PG

# TEN TRAILS

## PP1A DIVISIONS 3-5 AND 8

PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON



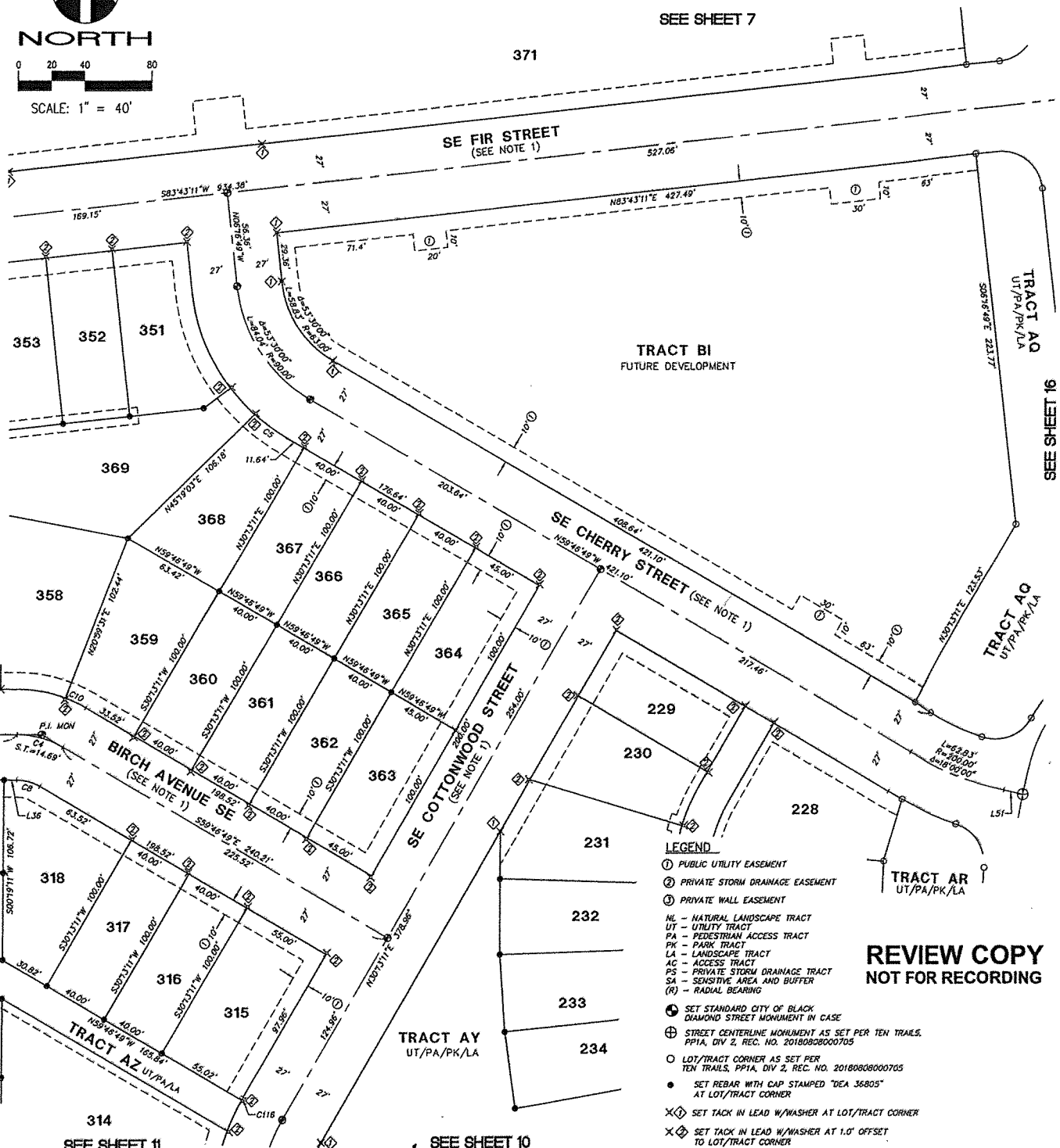
NORTH



SCALE: 1" = 40'

SEE SHEET 7

371



SEE SHEET 8

SEE SHEETS 16

- LEGEND**
- ① PUBLIC UTILITY EASEMENT
  - ② PRIVATE STORM DRAINAGE EASEMENT
  - ③ PRIVATE WALL EASEMENT
  - NL - NATURAL LANDSCAPE TRACT
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  - SA - SENSITIVE AREA AND BUFFER
  - (R) - RADIAL BEARING

- ⊙ SET STANDARD CITY OF BLACK DIAMOND STREET MONUMENT IN CASE
- ⊕ STREET CENTERLINE MONUMENT AS SET PER TEN TRAILS, PP1A, DIV 2, REC. NO. 2018080800705
- LOT/TRACT CORNER AS SET PER TEN TRAILS, PP1A, DIV 2, REC. NO. 2018080800705
- SET REBAR WITH CAP STAMPED "DEA 36805" AT LOT/TRACT CORNER
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- ⊗ SET TACK IN LEAD W/WASHER AT 1.0' OFFSET TO LOT/TRACT CORNER

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NOT FOR RECORDING**

**NOTE 1**  
ROADS SHOWN HEREON HEREBY DEDICATED TO THE CITY OF BLACK DIAMOND.

SEE SHEET 11

SEE SHEET 10

SEE SHEET 6 OF 20 FOR LINE AND CURVE TABLES

SEE SHEET 20 OF FOR ADDRESSES



TEN TRAILS  
PP1A DIVISIONS 3-5 AND 8  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON



**DAVID EVANS  
AND ASSOCIATES INC.**  
20300 Woodlands Skokholmish Rd NE  
Suite 400 Woodinville, WA 98072  
p: 425.496.2000 f: 425.496.9059

JOB NO 16-001  
SHEET 9 OF 20

# TEN TRAILS

## PPIA DIVISIONS 3-5 AND 8

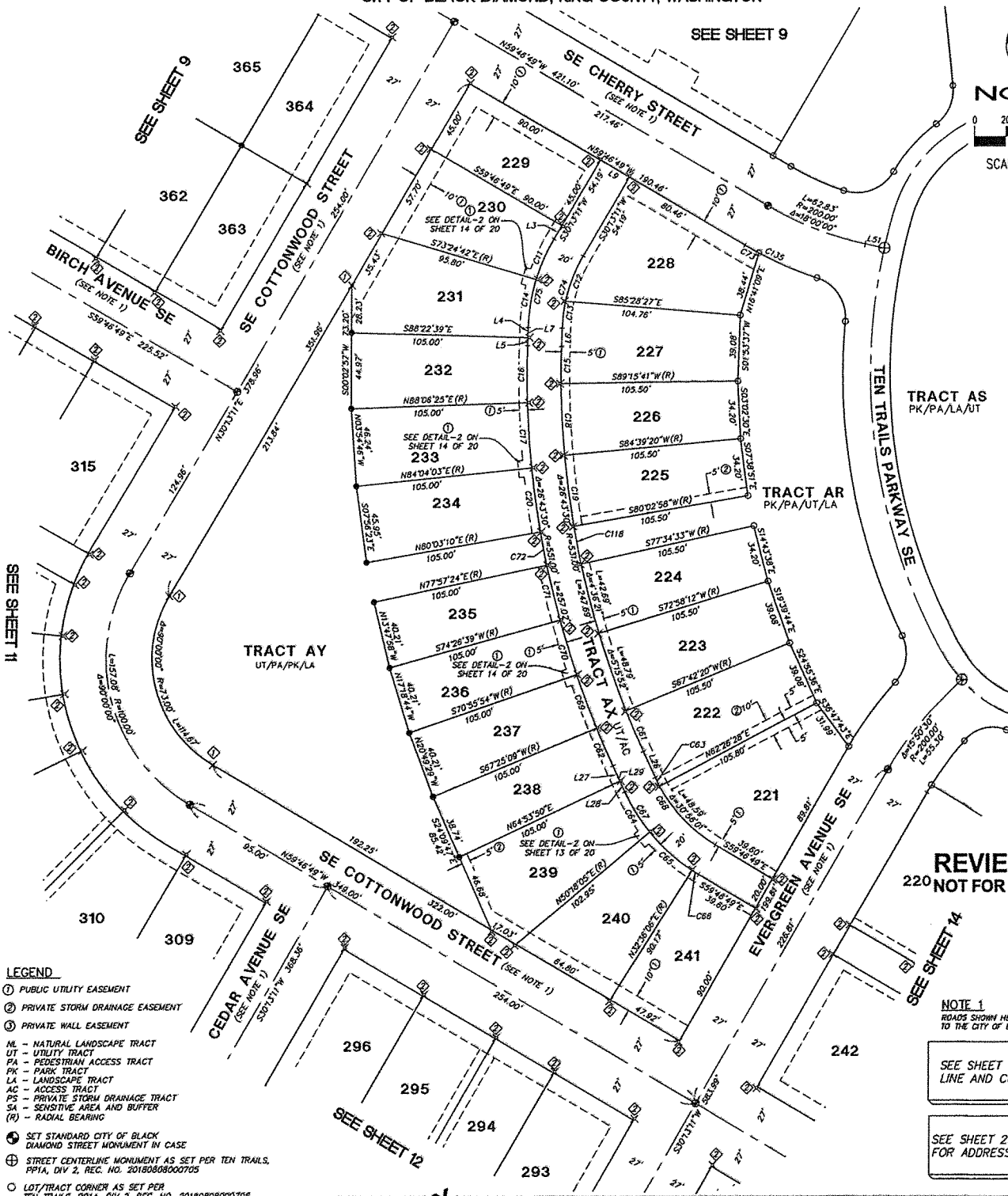
PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON



NORTH



SCALE: 1" = 40'



- LEGEND**
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  - ② PRIVATE STORM DRAINAGE EASEMENT
  - ③ PRIVATE WALL EASEMENT
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  - (R) - RADIAL BEARING
  - ⊕ SET STANDARD CITY OF BLACK DIAMOND STREET MONUMENT IN CASE
  - ⊕ STREET CENTERLINE MONUMENT AS SET PER TEN TRAILS, PP1A, DIV 2, REC. NO. 20180808000705
  - LOT/TRACT CORNER AS SET PER TEN TRAILS, PP1A, DIV 2, REC. NO. 20180808000705
  - SET REBAR WITH CAP STAMPED "DEA 36805" AT LOT/TRACT CORNER
  - ⊗ SET TACK IN LEAD W/WASHER AT LOT/TRACT CORNER
  - ⊗ SET TACK IN LEAD W/WASHER AT 1.0' OFFSET TO LOT/TRACT CORNER

SEE SHEET 9

SEE SHEET 16

SEE SHEET 11

SEE SHEET 12

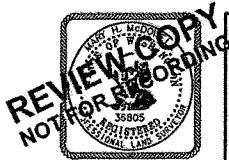
SEE SHEET 14

REVIEW COPY  
220 NOT FOR RECORDING

NOTE 1  
ROADS SHOWN HEREON HEREBY DEDICATED TO THE CITY OF BLACK DIAMOND.

SEE SHEET 6 OF 20 FOR LINE AND CURVE TABLES

SEE SHEET 20 OF 20 FOR ADDRESSES



TEN TRAILS  
PP1A DIVISIONS 3-5 AND 8  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON



DAVID EVANS  
AND ASSOCIATES INC.  
20300 Woodbine Street, Suite 101  
Snohomish, WA 98072  
p: 425.416.2000 f: 425.486.5059

JOB NO 16-001  
SHEET 10 OF 20

# TEN TRAILS

## PP1A DIVISIONS 3-5 AND 8

PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON



SCALE: 1" = 40'

**NOTE 1**  
ROADS SHOWN HEREON HEREBY DEDICATED TO THE CITY OF BLACK DIAMOND.

LOT 16  
PLAT OF  
HORSESHOE LAKE  
VOL. 118 OF  
PLATS, PG 45-48  
RECORDS OF KING  
COUNTY, WA.

329TH ST.

FOUND 1/4" PUNCH ON  
2" STEEL ROD FLUSH  
WITH GROUND  
(01-10-06)

100' PEDESTRIAN,  
BICYCLE, EQUESTRIAN  
TRAIL CORRIDOR REC.  
NO. 20060323001825

LOT 15  
PLAT OF  
HORSESHOE LAKE  
VOL. 118 OF  
PLATS, PG 45-48  
RECORDS OF KING  
COUNTY, WA.

**TRACT BB**  
FUTURE DEVELOPMENT

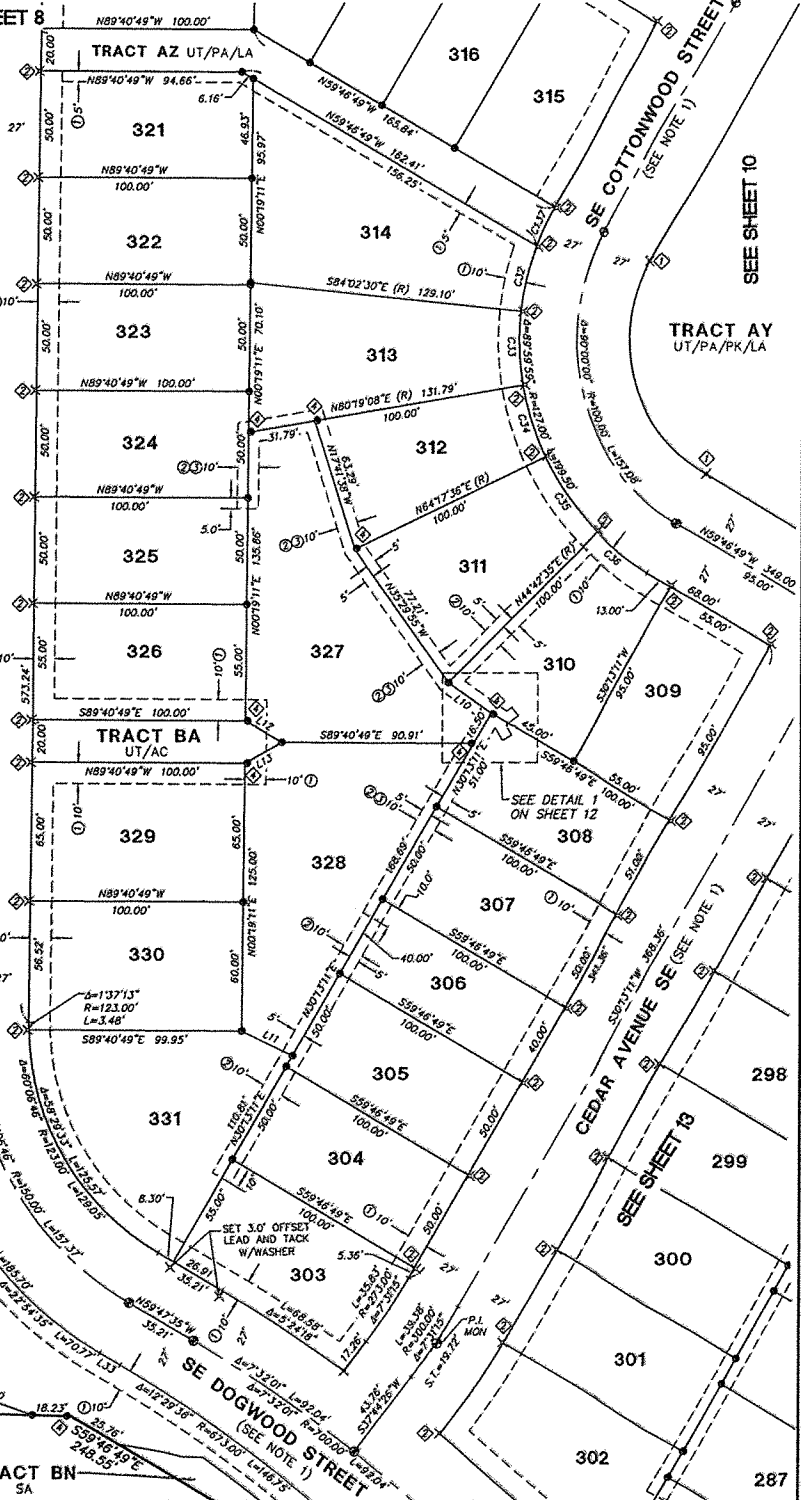
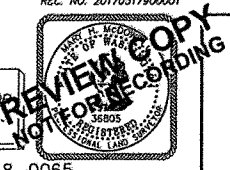
LOT 13  
PLAT OF  
HORSESHOE LAKE  
VOL. 118 OF  
PLATS, PG 45-48  
RECORDS OF KING  
COUNTY, WA.

**REVIEW COPY**  
NOT FOR RECORDING

SEE SHEET 13 OF  
20 FOR LEGEND

SEE SHEET 20 OF 20  
FOR ADDRESSES

SEE SHEET 6 OF 20 FOR  
LINE AND CURVE TABLE



TEN TRAILS  
PP1A DIVISIONS 3-5 AND 8  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON

**DAVID EVANS AND ASSOCIATES INC.**  
70305 Woodinville-Snohomish Rd. NE  
Suite A • Woodinville, WA 98072  
p 425.490.2000 f 425.486.5059

JOB NO 16-001  
SHEET 11 OF 20

# TEN TRAILS

## PP1A DIVISIONS 3-5 AND 8

PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

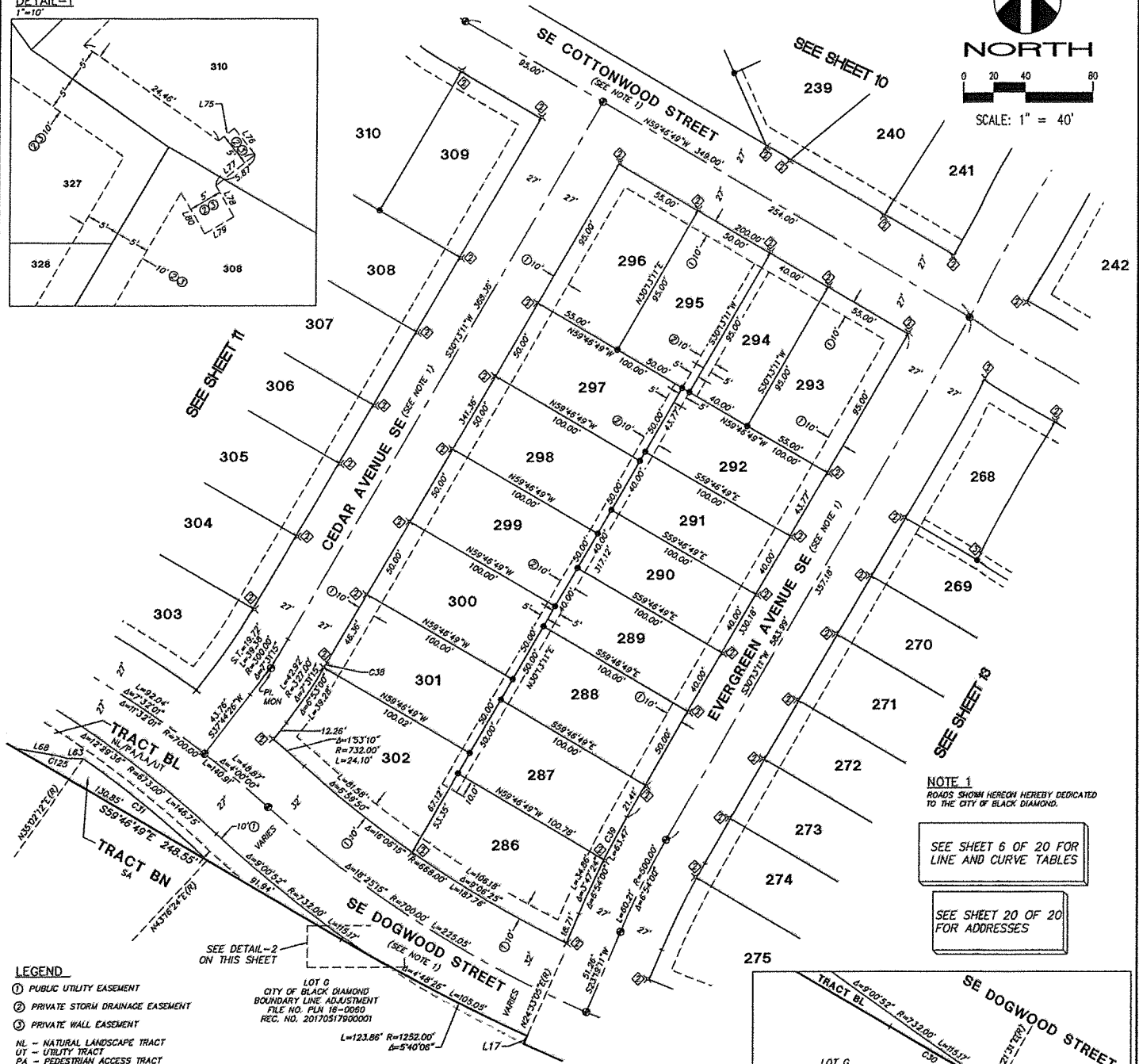
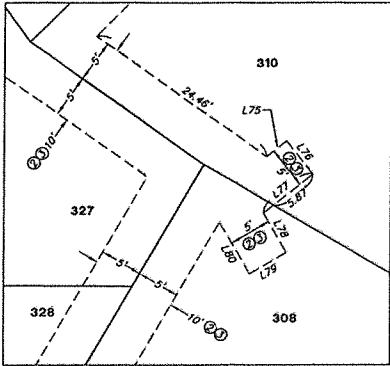


NORTH



SCALE: 1" = 40'

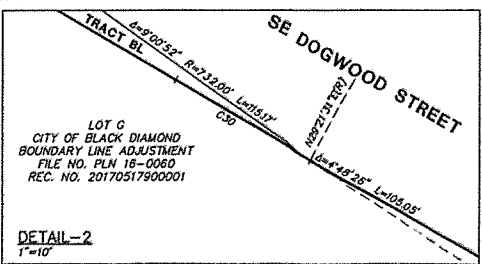
DETAIL-1  
1"=10'



NOTE 1  
ROADS SHOWN HEREON HEREBY DEDICATED  
TO THE CITY OF BLACK DIAMOND.

SEE SHEET 6 OF 20 FOR  
LINE AND CURVE TABLES

SEE SHEET 20 OF 20  
FOR ADDRESSES



DETAIL-2  
1"=10'

### LEGEND

- ① PUBLIC UTILITY EASEMENT
- ② PRIVATE STORM DRAINAGE EASEMENT
- ③ PRIVATE WALL EASEMENT
- NL - NATURAL LANDSCAPE TRACT
- UT - UTILITY TRACT
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- ⊕ SET STANDARD CITY OF BLACK DIAMOND STREET MONUMENT IN CASE
- ⊕ STREET CENTERLINE MONUMENT AS SET PER TEN TRAILS, PP1A, DIV 2, REC. NO. 20180808000705
- LOT/TRACT CORNER AS SET PER TEN TRAILS, PP1A, DIV 2, REC. NO. 20180808000705
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- ⊗ SET TACK IN LEAD W/WASHER AT LOT/TRACT CORNER
- ⊗ SET TACK IN LEAD W/WASHER AT 1.0' OFFSET TO LOT/TRACT CORNER



REVIEW COPY  
NOT FOR RECORDING

TEN TRAILS  
PP1A DIVISIONS 3-5 AND 8  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON



DAVID EVANS  
AND ASSOCIATES INC.  
20100 Woodville Snohomish Rd. Ste. A  
Woodville, WA 98072  
p: 425.475.7000 f: 425.486.5059

JOB NO 16-001  
SHEET 12 OF 20

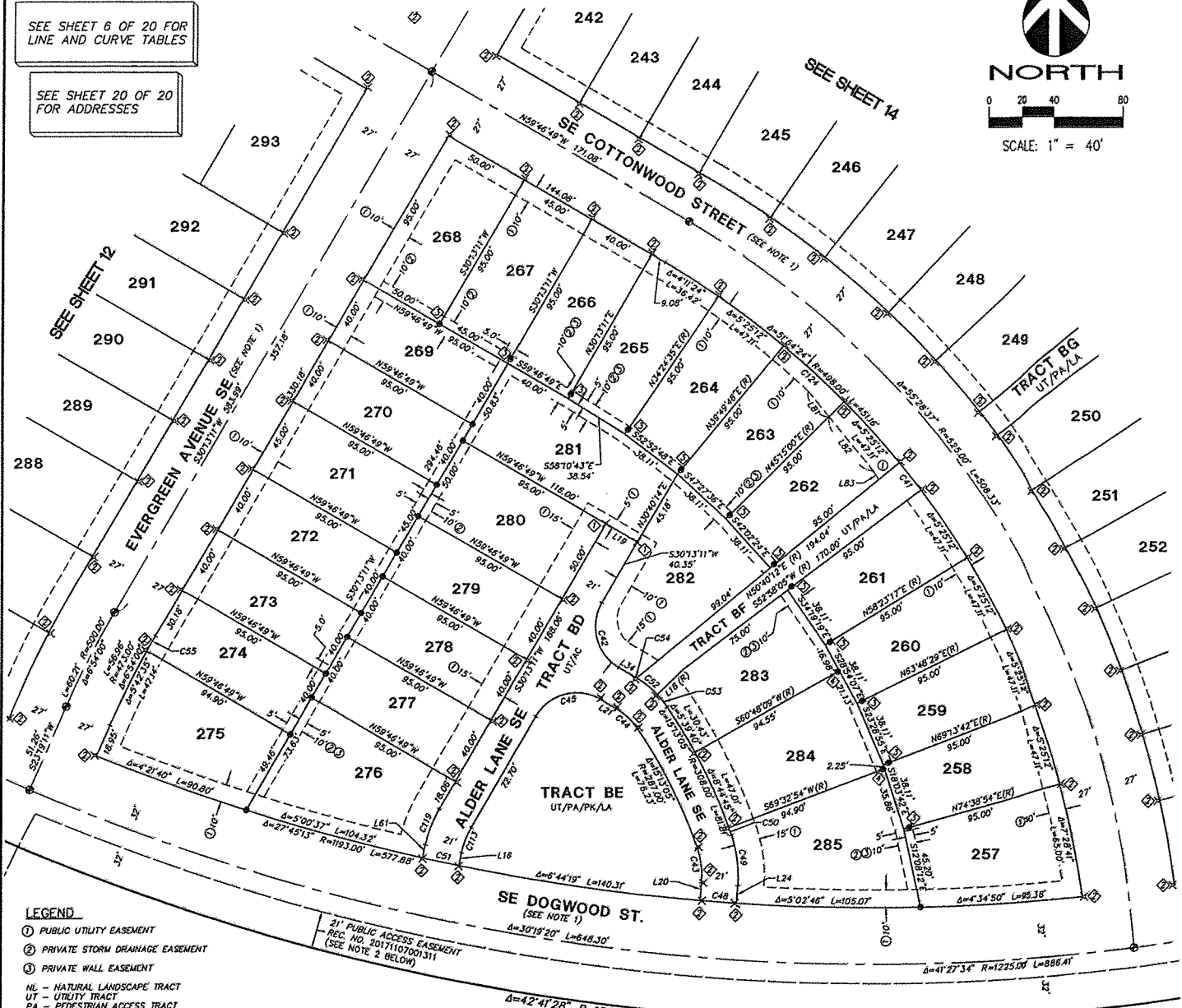
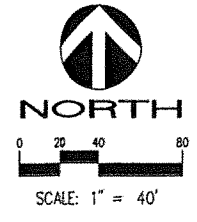
# TEN TRAILS

## PP1A DIVISIONS 3-5 AND 8

PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

SEE SHEET 6 OF 20 FOR  
LINE AND CURVE TABLES

SEE SHEET 20 OF 20  
FOR ADDRESSES



### LEGEND

- ⊙ PUBLIC UTILITY EASEMENT
- ⊕ PRIVATE STORM DRAINAGE EASEMENT
- ⊖ PRIVATE WALL EASEMENT
- NL - NATURAL LANDSCAPE TRACT
- UT - UTILITY TRACT
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- SA - SENSITIVE AREA AND BUFFER
- (R) - RADIAL BEARING
- ⊙ SET STANDARD CITY OF BLACK DIAMOND STREET MONUMENT IN CASE
- ⊕ STREET CENTERLINE MONUMENT AS SET PER TEN TRAILS, PP1A, DIV 2, REC. NO. 2018080800705
- LOT/TRACT CORNER AS SET PER TEN TRAILS, PP1A, DIV 2, REC. NO. 2018080800705
- ⊕ SET TACK IN LEAD W/WASHER AT LOT/TRACT CORNER
- ⊗ SET TACK IN LEAD W/WASHER AT 1.0' OFFSET TO LOT/TRACT CORNER
- SET REBAR WITH CAP STAMPED "DEA 36805" AT LOT/TRACT CORNER
- SET REBAR WITH CAP STAMPED "DEA 36805" AT LOT/TRACT CORNER AT 3.0' OFFSET
- SET REBAR WITH CAP STAMPED "DEA 36805" AT LOT/TRACT CORNER AT 1.0' OFFSET

21' PUBLIC ACCESS EASEMENT  
(SEE NOTE 1)  
- REC. NO. 2017107001311  
(SEE NOTE 2 BELOW)

LOT 82  
PLAT OF TEN TRAILS PP1A, DIV. 1  
REC. NO. 2017107001311  
RECORDS OF KING COUNTY, WA.

**REVIEW COPY**  
**NOT FOR RECORDING**

**NOTE 1**  
ROADS SHOWN HEREIN HEREBY DEDICATED TO THE CITY OF BLACK DIAMOND.

**NOTE 2**  
THE 21' PUBLIC ACCESS EASEMENT CREATED BY REC. NO. 2017107001311, LYING WITHIN THE HEREOF ROAD DEDICATION TO THE CITY OF BLACK DIAMOND FOR SE DOGWOOD STREET TO BE EXTINGUISHED UPON THE RECORDING OF THIS PLAT OF TEN TRAILS PP1A, DIVISIONS 3-5 AND 8. SEE EASEMENT REINSTATEMENT HEREIN SHOWN UNDER THE DEDICATION ON SHEET 1 OF 20.



TEN TRAILS  
PP1A DIVISIONS 3-5 AND 8  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON

**DAVID EVANS**  
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JOB NO 16-001  
SHEET 13 OF 20



# TEN TRAILS

## PP1A DIVISIONS 3-5 AND 8

PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

SEE SHEET 6 OF 20 FOR  
LINE AND CURVE TABLES

SEE SHEET 20 OF 20  
FOR ADDRESSES



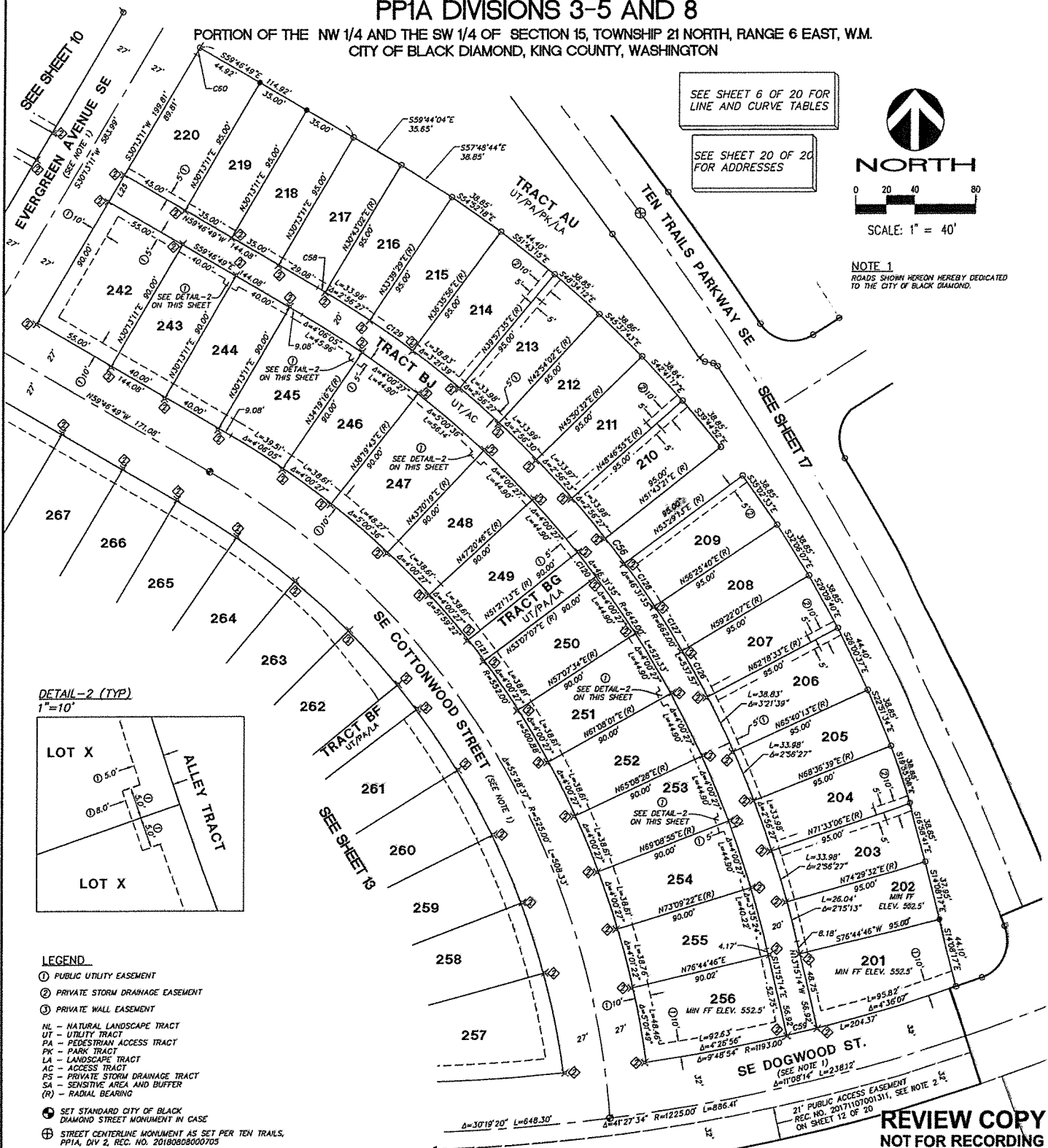
**NORTH**



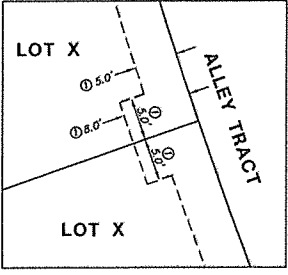
SCALE: 1" = 40'

**NOTE 1**

ROADS SHOWN HEREON HEREBY DEDICATED  
TO THE CITY OF BLACK DIAMOND.



DETAIL-2 (TYP)  
1"=10'



**LEGEND**

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- ⊕ STREET CENTERLINE MONUMENT AS SET PER TEN TRAILS, PP1A, DIV 2, REC. NO. 2018080000705
- LOT/TRACT CORNER AS SET PER TEN TRAILS, PP1A, DIV 2, REC. NO. 2018080000705
- SET REBAR WITH CAP STAMPED "DEA 36805" AT LOT/TRACT CORNER
- ⊗ SET TACK IN LEAD W/WASHER AT LOT/TRACT CORNER
- ⊗ SET TACK IN LEAD W/WASHER AT 1.0' OFFSET TO LOT/TRACT CORNER
- MIN FF ELEV. - MINIMUM FINISH FLOOR ELEVATION



TEN TRAILS  
PP1A DIVISIONS 3-5 AND 8  
CITY OF BLACK DIAMOND,  
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SHEET 14 OF 20

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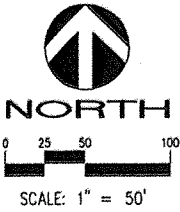
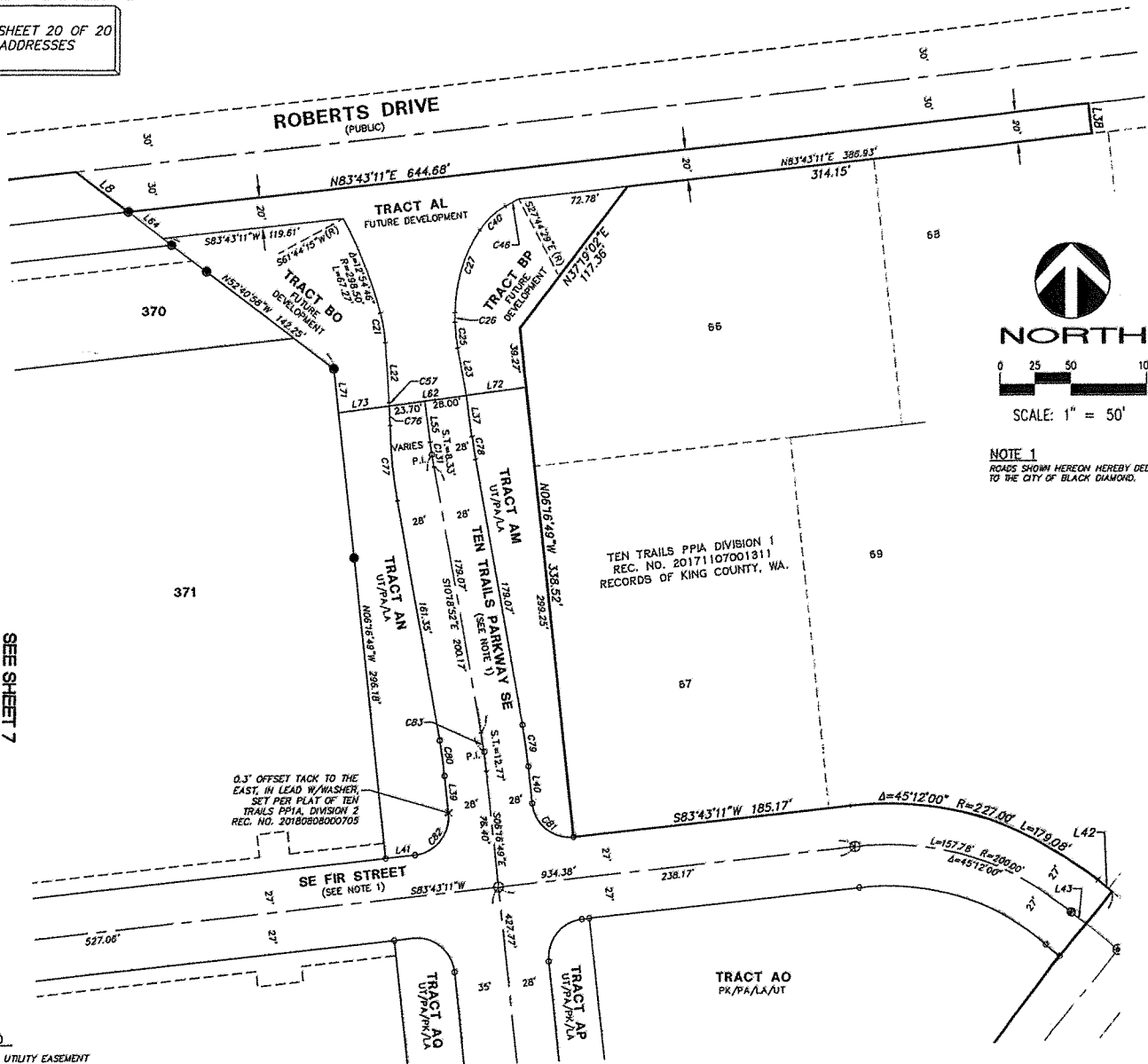
# TEN TRAILS

## PP1A DIVISIONS 3-5 AND 8

PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

SEE SHEET 6 OF 20 FOR  
LINE AND CURVE TABLES

SEE SHEET 20 OF 20  
FOR ADDRESSES



NOTE 1  
ROADS SHOWN HEREON HEREBY DEDICATED TO THE CITY OF BLACK DIAMOND.

TEN TRAILS PP1A DIVISION 1  
REC. NO. 20171107001311  
RECORDS OF KING COUNTY, WA.

SEE SHEET 7

SEE SHEET 16

- LEGEND**
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TEN TRAILS  
PP1A DIVISIONS 3-5 AND 8  
CITY OF BLACK DIAMOND,  
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**DAVID EVANS  
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JOB NO 16-001  
SHEET 15 OF 20

# TEN TRAILS

## PP1A DIVISIONS 3-5 AND 8

PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

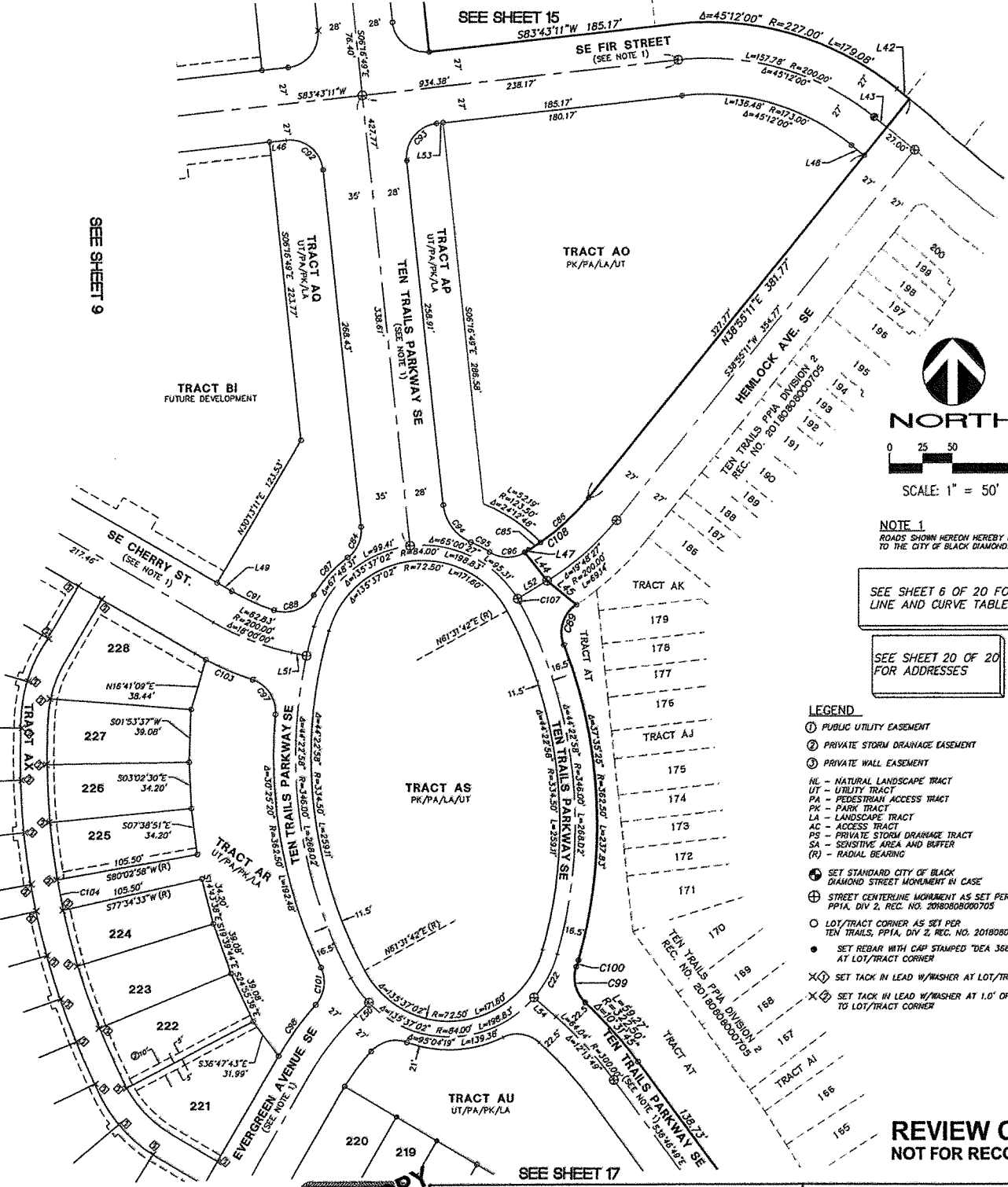
SEE SHEET 15

SEE SHEET 9

SEE SHEET 10

SEE SHEET 14

SEE SHEET 17



**NORTH**

0 25 50 100

SCALE: 1" = 50'

**NOTE 1**  
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SEE SHEET 6 OF 20 FOR LINE AND CURVE TABLES

SEE SHEET 20 OF 20 FOR ADDRESSES

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TEN TRAILS  
PP1A DIVISIONS 3-5 AND 8  
CITY OF BLACK DIAMOND,  
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JOB NO 16-001  
SHEET 16 OF 20

# TEN TRAILS

## PP1A DIVISIONS 3-5 AND 8

PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

SEE SHEET 16

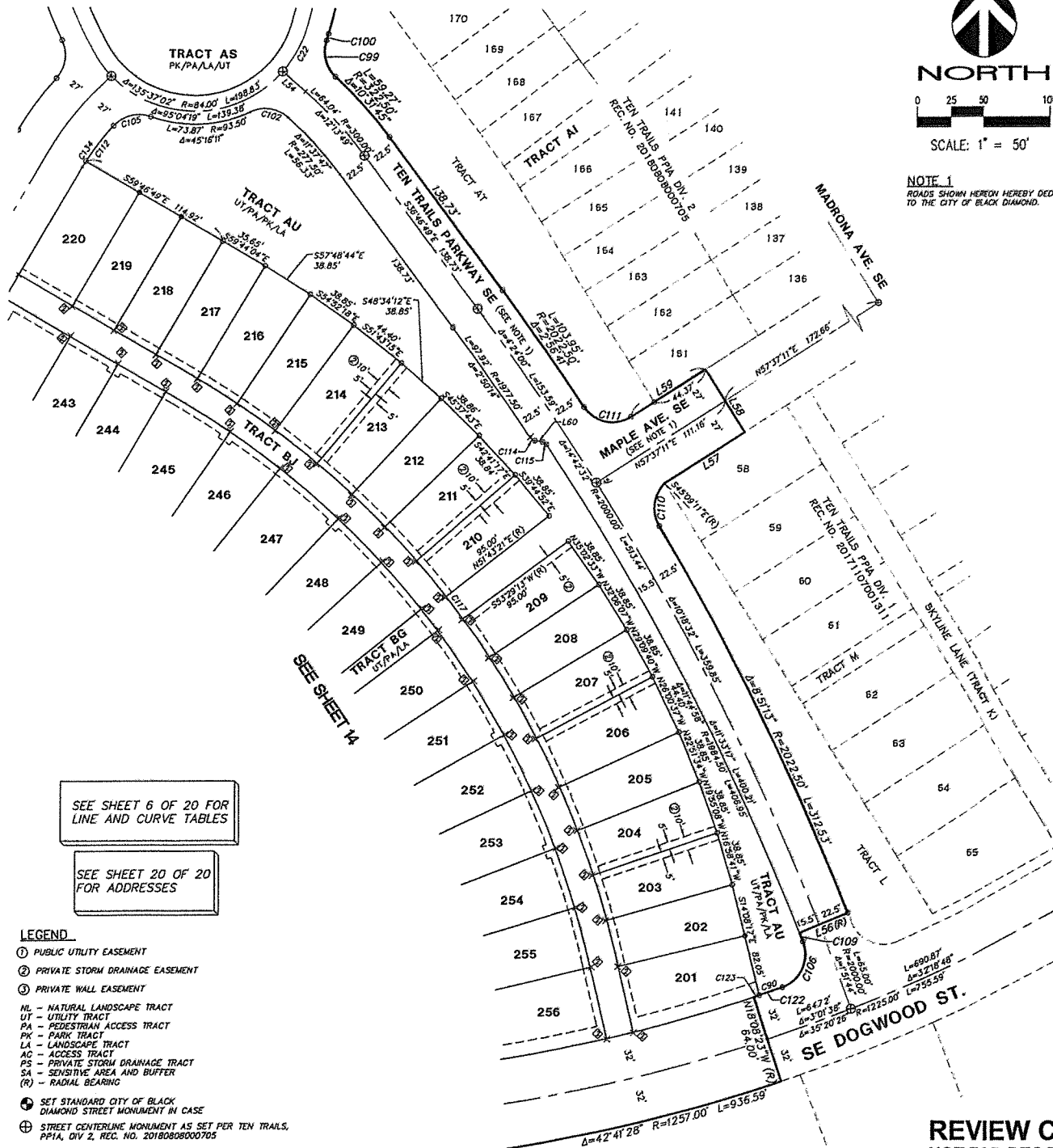


NORTH



SCALE: 1" = 50'

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SEE SHEET 6 OF 20 FOR  
LINE AND CURVE TABLES

SEE SHEET 20 OF 20  
FOR ADDRESSES

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PP1A DIVISIONS 3-5 AND 8  
CITY OF BLACK DIAMOND,  
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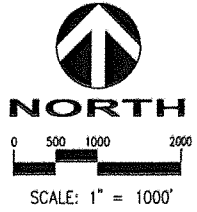
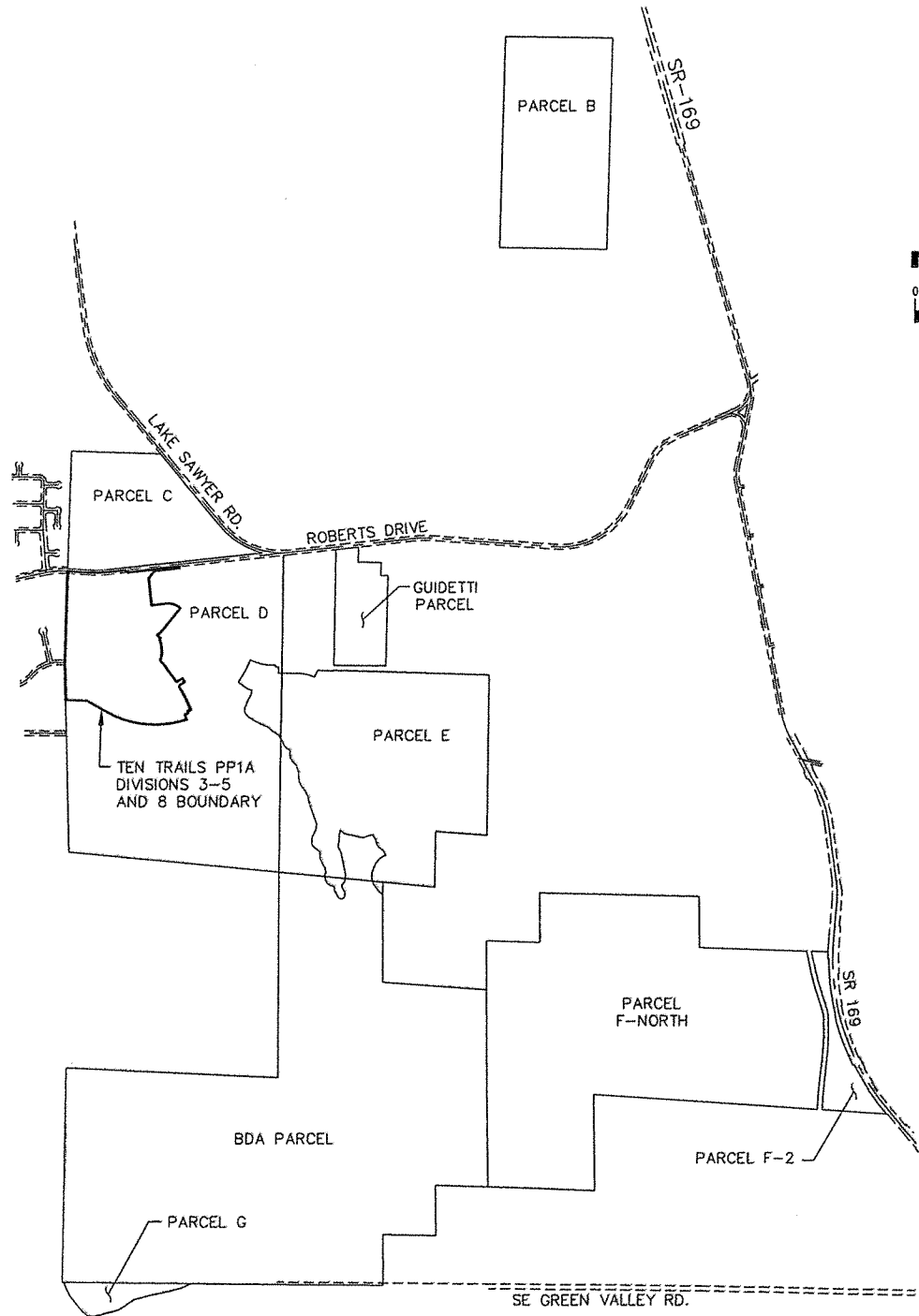
DAVID EVANS  
AND ASSOCIATES INC.  
10300 Woodinville Snohomish Rd NE  
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JOB NO 16-001  
SHEET 17 OF 20

# TEN TRAILS

## PP1A DIVISIONS 3-5 AND 8

PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON



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TEN TRAILS  
PP1A DIVISIONS 3-5 AND 8  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON

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AND ASSOCIATES INC.**  
70300 Woodinville Snohomish Rd NE  
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JOB NO 16-001  
SHEET 18 OF 20

# TEN TRAILS

## PP1A DIVISIONS 3-5 AND 8

PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

### 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<br>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 COOKING 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 DODWOOD 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 1,745TH 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                                | 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 SUP LANE ON THE NORTHWEST CORNER OF THE INTERSECTION.  | ONLY NECESSARY IF VILLAGES PARKWAY SE (TEN TRAILS 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.  |

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TEN TRAILS  
PP1A DIVISIONS 3-5 AND 8  
CITY OF BLACK DIAMOND,  
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**DAVID EVANS  
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JOB NO 16-001

SHEET 19 OF 20

**TEN TRAILS****PP1A DIVISIONS 3-5 AND 8**

PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.  
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

**LOT ADDRESSES**

(SEE ADDRESSING NOTE, SHEET 2 OF 20)

| LOT NUMBER | STREET NAME        | ADDRESS | LOT NUMBER | STREET NAME       | ADDRESS | LOT NUMBER | STREET NAME      | ADDRESS |
|------------|--------------------|---------|------------|-------------------|---------|------------|------------------|---------|
| 201        | TEN TRAILS PARKWAY | 33045   | 259        | SE COTTONWOOD ST. | 33027   | 316        | BIRCH AVENUE SE  | 22873   |
| 202        | TEN TRAILS PARKWAY | 33033   | 260        | SE COTTONWOOD ST. | 33019   | 317        | BIRCH AVENUE SE  | 22855   |
| 203        | TEN TRAILS PARKWAY | 33021   | 261        | SE COTTONWOOD ST. | 33011   | 318        | BIRCH AVENUE SE  | 22837   |
| 204        | TEN TRAILS PARKWAY | 33009   | 262        | SE COTTONWOOD ST. | 33003   | 319        | ASH AVENUE SE    | 32746   |
| 205        | TEN TRAILS PARKWAY | 32997   | 263        | SE COTTONWOOD ST. | 32995   | 320        | ASH AVENUE SE    | 32764   |
| 206        | TEN TRAILS PARKWAY | 32985   | 264        | SE COTTONWOOD ST. | 32987   | 321        | ASH AVENUE SE    | 32782   |
| 207        | TEN TRAILS PARKWAY | 32973   | 265        | SE COTTONWOOD ST. | 32979   | 322        | ASH AVENUE SE    | 32800   |
| 208        | TEN TRAILS PARKWAY | 32961   | 266        | SE COTTONWOOD ST. | 32971   | 323        | ASH AVENUE SE    | 32818   |
| 209        | TEN TRAILS PARKWAY | 32949   | 267        | SE COTTONWOOD ST. | 32963   | 324        | ASH AVENUE SE    | 32836   |
| 210        | TEN TRAILS PARKWAY | 32933   | 268        | SE COTTONWOOD ST. | 32955   | 325        | ASH AVENUE SE    | 32854   |
| 211        | TEN TRAILS PARKWAY | 32925   | 269        | EVERGREEN AVE. SE | 32934   | 326        | ASH AVENUE SE    | 32872   |
| 212        | TEN TRAILS PARKWAY | 32917   | 270        | EVERGREEN AVE. SE | 32922   | 327        | ASH AVENUE SE    | 32890   |
| 213        | TEN TRAILS PARKWAY | 32909   | 271        | EVERGREEN AVE. SE | 32910   | 328        | ASH AVENUE SE    | 32888   |
| 214        | TEN TRAILS PARKWAY | 32903   | 272        | EVERGREEN AVE. SE | 32908   | 329        | ASH AVENUE SE    | 32902   |
| 215        | TEN TRAILS PARKWAY | 32895   | 273        | EVERGREEN AVE. SE | 33006   | 330        | ASH AVENUE SE    | 32920   |
| 216        | TEN TRAILS PARKWAY | 32887   | 274        | EVERGREEN AVE. SE | 33024   | 331        | ASH AVENUE SE    | 32938   |
| 217        | TEN TRAILS PARKWAY | 32879   | 275        | EVERGREEN AVE. SE | 33042   | 332        | ASH AVENUE SE    | 32956   |
| 218        | TEN TRAILS PARKWAY | 32871   | 276        | SE DOGWOOD ST.    | 23068   | 333        | ASH AVENUE SE    | 32943   |
| 219        | TEN TRAILS PARKWAY | 32863   | 277        | SE DOGWOOD ST.    | 23076   | 334        | ASH AVENUE SE    | 32925   |
| 220        | TEN TRAILS PARKWAY | 32855   | 278        | SE DOGWOOD ST.    | 23084   | 335        | ASH AVENUE SE    | 32907   |
| 221        | TEN TRAILS PARKWAY | 32831   | 279        | SE DOGWOOD ST.    | 23092   | 336        | ASH AVENUE SE    | 32889   |
| 222        | TEN TRAILS PARKWAY | 32823   | 280        | SE DOGWOOD ST.    | 23100   | 337        | ASH AVENUE SE    | 32871   |
| 223        | TEN TRAILS PARKWAY | 32815   | 281        | SE DOGWOOD ST.    | 23108   | 338        | ASH AVENUE SE    | 32853   |
| 224        | TEN TRAILS PARKWAY | 32807   | 282        | SE DOGWOOD ST.    | 23116   | 339        | ASH AVENUE SE    | 32835   |
| 225        | TEN TRAILS PARKWAY | 32797   | 283        | SE DOGWOOD ST.    | 23124   | 340        | ASH AVENUE SE    | 32817   |
| 226        | TEN TRAILS PARKWAY | 32789   | 284        | SE DOGWOOD ST.    | 23132   | 341        | ASH AVENUE SE    | 32799   |
| 227        | TEN TRAILS PARKWAY | 32781   | 285        | SE DOGWOOD ST.    | 23140   | 342        | ASH AVENUE SE    | 32781   |
| 228        | TEN TRAILS PARKWAY | 32773   | 286        | EVERGREEN AVE. SE | 33025   | 343        | ASH AVENUE SE    | 32763   |
| 229        | SE COTTONWOOD ST.  | 32744   | 287        | EVERGREEN AVE. SE | 33007   | 344        | ASH AVENUE SE    | 32745   |
| 230        | SE COTTONWOOD ST.  | 32756   | 288        | EVERGREEN AVE. SE | 32989   | 345        | ASH AVENUE SE    | 32727   |
| 231        | SE COTTONWOOD ST.  | 32768   | 289        | EVERGREEN AVE. SE | 32971   | 346        | ASH AVENUE SE    | 32709   |
| 232        | SE COTTONWOOD ST.  | 32780   | 290        | EVERGREEN AVE. SE | 32953   | 347        | ASH AVENUE SE    | 32691   |
| 233        | SE COTTONWOOD ST.  | 32792   | 291        | EVERGREEN AVE. SE | 32935   | 348        | ASH AVENUE SE    | 32673   |
| 234        | SE COTTONWOOD ST.  | 32804   | 292        | EVERGREEN AVE. SE | 32917   | 349        | ASH AVENUE SE    | 32655   |
| 235        | SE COTTONWOOD ST.  | 32816   | 293        | SE COTTONWOOD ST. | 32927   | 350        | ASH AVENUE SE    | 32637   |
| 236        | SE COTTONWOOD ST.  | 32828   | 294        | SE COTTONWOOD ST. | 32915   | 351        | ASH AVENUE SE    | 32620   |
| 237        | SE COTTONWOOD ST.  | 32840   | 295        | SE COTTONWOOD ST. | 32903   | 352        | ASH AVENUE SE    | 32602   |
| 238        | SE COTTONWOOD ST.  | 32852   | 296        | SE COTTONWOOD ST. | 32891   | 353        | ASH AVENUE SE    | 32585   |
| 239        | SE COTTONWOOD ST.  | 32864   | 297        | CEDAR AVENUE SE   | 32804   | 354        | ASH AVENUE SE    | 32674   |
| 240        | SE COTTONWOOD ST.  | 32876   | 298        | CEDAR AVENUE SE   | 32922   | 355        | ASH AVENUE SE    | 32692   |
| 241        | SE COTTONWOOD ST.  | 32888   | 299        | CEDAR AVENUE SE   | 32940   | 356        | ASH AVENUE SE    | 32710   |
| 242        | SE COTTONWOOD ST.  | 32900   | 300        | CEDAR AVENUE SE   | 32958   | 357        | ASH AVENUE SE    | 32728   |
| 243        | SE COTTONWOOD ST.  | 32912   | 301        | CEDAR AVENUE SE   | 32976   | 358        | BIRCH AVENUE SE  | 22836   |
| 244        | SE COTTONWOOD ST.  | 32924   | 302        | CEDAR AVENUE SE   | 32994   | 359        | BIRCH AVENUE SE  | 22854   |
| 245        | SE COTTONWOOD ST.  | 32936   | 303        | CEDAR AVENUE SE   | 32999   | 360        | BIRCH AVENUE SE  | 22872   |
| 246        | SE COTTONWOOD ST.  | 32948   | 304        | CEDAR AVENUE SE   | 32977   | 361        | BIRCH AVENUE SE  | 22890   |
| 247        | SE COTTONWOOD ST.  | 32960   | 305        | CEDAR AVENUE SE   | 32957   | 362        | BIRCH AVENUE SE  | 22908   |
| 248        | SE COTTONWOOD ST.  | 32972   | 306        | CEDAR AVENUE SE   | 32935   | 363        | BIRCH AVENUE SE  | 22926   |
| 249        | SE COTTONWOOD ST.  | 32984   | 307        | CEDAR AVENUE SE   | 32911   | 364        | SE CHERRY STREET | 22957   |
| 250        | SE COTTONWOOD ST.  | 32996   | 308        | CEDAR AVENUE SE   | 32889   | 365        | SE CHERRY STREET | 22939   |
| 251        | SE COTTONWOOD ST.  | 33008   | 309        | SE COTTONWOOD ST. | 32875   | 366        | SE CHERRY STREET | 22921   |
| 252        | SE COTTONWOOD ST.  | 33020   | 310        | SE COTTONWOOD ST. | 32861   | 367        | SE CHERRY STREET | 22903   |
| 253        | SE COTTONWOOD ST.  | 33032   | 311        | SE COTTONWOOD ST. | 32847   | 368        | SE CHERRY STREET | 22885   |
| 254        | SE COTTONWOOD ST.  | 33044   | 312        | SE COTTONWOOD ST. | 32833   | 369        | SE CHERRY STREET | 22867   |
| 255        | SE COTTONWOOD ST.  | 33056   | 313        | SE COTTONWOOD ST. | 32819   | 370        | SE FIR STREET    | 22954   |
| 256        | SE COTTONWOOD ST.  | 33068   | 314        | SE COTTONWOOD ST. | 32805   | 371        | SE FIR STREET    | 22870   |
| 257        | SE COTTONWOOD ST.  | 33043   | 315        | BIRCH AVENUE SE   | 22891   |            |                  |         |
| 258        | SE COTTONWOOD ST.  | 33035   |            |                   |         |            |                  |         |

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PP1A DIVISIONS 3-5 AND 8  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON



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