

**RESOLUTION NO. 19-1326A**

**A RESOLUTION OF THE CITY OF BLACK DIAMOND, WASHINGTON, GRANTING APPROVAL OF THE FINAL PLAT FOR TEN TRAILS (F/K/A "THE VILLAGES") PARCEL V24**

**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 ("PP1A") of The Villages MPD, and Oakpointe has since changed the name of The Villages MPD to "Ten Trails"; and

**WHEREAS**, on November 14, 2018, the City's Hearing Examiner conditionally granted Preliminary Plat Approval for Ten Trails Parcel V24, which lies within Division 1 of the PP1A subdivision; and

**WHEREAS**, Oakpointe has applied for final plat approval (File No. PLN19-0084) for Ten Trails Parcel V24; and

**WHEREAS**, under the DA, Oakpointe's application for final plat approval of Ten Trails Parcel V24 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 Ten Trails Parcel V24 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 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 Ten Trails Parcel V24 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 final plat for Ten Trails Parcel V24, 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 Parcel V24 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 Parcel V24, 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 5TH DAY OF  
DECEMBER 2019.

CITY OF BLACK DIAMOND:

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Carol Benson, Mayor

Attest:

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Brenda L. Martinez, City Clerk

# TEN TRAILS

## V-24

VOL/PAGE

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

### DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY.

TRACTS A, D, G, AND K, PARK, LANDSCAPE, PEDESTRIAN ACCESS AND UTILITY TRACTS; TRACTS B, C, F, J AND M, LANDSCAPE, PEDESTRIAN ACCESS AND UTILITY TRACTS; TRACT E, PEDESTRIAN ACCESS, UTILITY AND ACCESS TRACT; TRACTS I, L AND P, UTILITY AND ACCESS TRACTS; TRACT H, NATURAL LANDSCAPE, PEDESTRIAN ACCESS, UTILITY AND LANDSCAPE TRACT; TRACT N, UTILITY AND LANDSCAPE TRACT; AND TRACT Q, NATURAL LANDSCAPE, 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, L, M AND P, INCLUDING, WITHOUT LIMITATION, THE RIGHT OF EGRESS, 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, C, D, E, F, G, H, I, J, K, L, M AND P. TRAILS SHALL BE CONSTRUCTED AND MAINTAINED AS DIRECTED IN THE VILLAGES MPD DEVELOPMENT AGREEMENT, RECORDED UNDER RECORDING NUMBER 20120130000655 AND AMENDED UNDER RECORDING NUMBERS 20120906000782, 20120906000763, 20140103000655, 20141112001375 AND 20171206000581. MAINTENANCE SHALL BE THE OBLIGATION OF THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION.

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 37, INCLUSIVE, LOTS 45, 47, 55, 56 AND 61 AND TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, AND O ABUTTING TRACT P 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 2 OF 9 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 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 2 OF 9 FOR GENERAL DETAIL-1 OF EASEMENT LOCATION OVER INDIVIDUAL SAID LOTS AND TRACTS.

THIS SUBDIVISION AND DECLARATION ARE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

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, MANAGER

### ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF KING ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, 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.

SIGNATURE OF \_\_\_\_\_ DATE \_\_\_\_\_  
NOTARY PUBLIC

MY APPOINTMENT EXPIRES \_\_\_\_\_

### COUNCIL APPROVAL

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

COUNCIL RESOLUTION NUMBER \_\_\_\_\_

MAYOR, CITY OF BLACK DIAMOND

STATE OF WASHINGTON )

COUNTY OF KING ) SS

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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT \_\_\_\_\_

MY APPOINTMENT EXPIRES \_\_\_\_\_

### 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

PUBLIC WORKS DIRECTOR

### COMMUNITY DEVELOPMENT DIRECTOR

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

TREASURER

DEPUTY

### DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

### FIRE CHIEF APPROVAL

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

CITY OF BLACK DIAMOND FIRE CHIEF

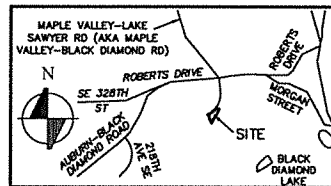
### ORIGINAL TAX PARCEL NUMBERS

8576000800, 8576800810, 8576001050

### LEGAL DESCRIPTION

LOTS 80 AND 81 OF TEN TRAILS P#14 DIVISION 1, ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 280 OF PLATS, PAGES 1 THROUGH 8, INCLUSIVE, RECORDED UNDER RECORDING NO. 2017107001311 AND LOT 4 OF CITY OF BLACK DIAMOND LOT LINE ADJUSTMENT NO. PLN 18-0041, RECORDED UNDER RECORDING NUMBER 20190130900005, ALL RECORDS OF KING COUNTY, WASHINGTON.

ALL 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, V24, 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 SECTION 15, 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, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ H, AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, PAGE(S) \_\_\_\_\_ RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER

SUPERINTENDENT OF RECORDS

TEN TRAILS, V-24  
CITY OF BLACK DIAMOND  
FILE NUMBER: PLN19-0084  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON

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

JOB NO 16-001

SHEET 1 OF 9

REVIEW COPY  
NOT FOR RECORDING

CITY OF BLACK DIAMOND FILE NO. PLN19-0084



DAVID EVANS  
AND ASSOCIATES INC.

20300 Woodinville Snohomish Rd NE  
Suite A - Woodinville, WA 98072  
p. 425.415.2000 f. 425.486.5099

VOL/PAGE

# TEN TRAILS

## V-24

PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON  
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 TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O AND P. 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 THEREFOR 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 PURPOSES 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 9.

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 9.

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 9.

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 3 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. SEE SHEET 4 OF 9 FOR DETAIL.

#### 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 THIS 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 REROUTING 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 BR/ADVERTISMENT 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 SPECIFIED.

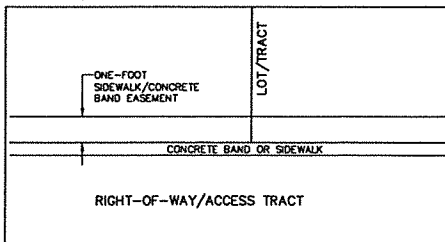
1. ALL TRACT CORNERS ARE SET 1/2" x 24" REBAR WITH CAP "LS NO. 36805" UNLESS OTHERWISE NOTED.
2. ALL TACK IN LEAD WITH WASHERS ARE SET ON THE STREETWARD PROJECTION OF THE LATERAL LOT OR LOT/TRACT LINES.
3. SET 1/2" x 24" REBAR WITH CAP "LS NO 36805" AT ALL SIDE AND REAR LOT CORNERS.

### ADDRESSING NOTE

ADDRESSES FOR INDIVIDUAL LOTS HAVE BEEN SHOWN ON SHEET 3 OF 9 ON THIS PLAT PURSUANT TO RCW 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 RCW 17.20.090.B OF THE VESTED CODE. REFER TO THE CITY OF BLACK DIAMOND (OR SUCCESSOR AGENCY) BUILDING OR PLANNING DEPARTMENT RECORD ADDRESSES TO CONFIRM BUILDING ADDRESSES.

#### DETAIL-1

SIDEWALK EASEMENT AND CONCRETE BAND EASEMENT NOT TO SCALE



### EXCEPTIONS NOTED IN TITLE REPORT

PARAGRAPH NUMBERS ARE FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, GUARANTEE/CERTIFICATE NO. 20409944-SC, AMENDMENT 1, DATED JULY 10, 2019 AT 8:00 AM.

5. SUBJECT TO ANY INTEREST IN ANY OIL, GAS AND/OR MINERALS, AS DISCLOSED BY DOCUMENT ENTITLED DEED TO PLUM CREEK TIMBER COMPANY, L.P. RECORDED ON JULY 7, 1989 UNDER RECORDING NO. 8907070390. THE PRESENT OWNERSHIP OR ANY OTHER MATTERS AFFECTING SAID OIL, GAS AND/OR MINERALS ARE NOT SHOWN HEREIN. SAID DEED WAS CORRECTED BY DEED RECORDED UNDER RECORDING NUMBER 9301152402. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONVEYANCE OF OIL AND GAS RESERVED UNDER DEED TO PLUM CREEK TIMBER COMPANY, L.P." RECORDED JULY 7, 1989 AS 8907070392. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTIAL WAIVER OF SURFACE USE RIGHTS" RECORDED JUNE 23, 1992 AS 9206230401. NOTE: THE "RESERVED MINERALS" RESERVED BY PCTC, INC. IN THE DEED RECORDED UNDER RECORDING NUMBER 8907070390 AND CONVEYED TO MERIDIAN MINERAL COMPANY UNDER DEED RECORDED UNDER RECORDING NUMBER 8907070391 WERE CONVEYED TO MERIDIAN MINERAL COMPANY TO PLUM CREEK TIMBER COMPANY UNDER DEED RECORDED UNDER RECORDING NUMBER 9112301747. PLUM CREEK TIMBER COMPANY MERGED INTO PLUM CREEK LAND COMPANY AND THE "RESERVED MINERALS" MERGED INTO FEE OWNERSHIP OF THE REAL PROPERTY. PLUM CREEK LAND COMPANY CONVEYED THE ENTIRE FEE INCLUDING THE "RESERVED MINERALS" TO BO VILLAGE PARTNERS LP UNDER DEEDS RECORDED UNDER RECORDING NUMBERS 2006092200106, 20090930002172 AND 20090930002098. ALL RECORDS OF KING COUNTY, WASHINGTON.
6. SUBJECT TO A MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER RECORDING NO. 20110422000249, RECORDS OF KING COUNTY, WASHINGTON.
7. SUBJECT TO A COMPREHENSIVE SCHOOL MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER RECORDING NO. 20110624001156 AND AMENDED BY SCHOOL MITIGATION ENHANCEMENT AGREEMENT RECORDED NO. 20150130000466, RECORDS OF KING COUNTY, WASHINGTON.
8. SUBJECT TO THE VILLAGES MPB, DEVELOPMENT AGREEMENT BETWEEN CITY OF BLACK DIAMOND, WASHINGTON AND BO VILLAGE PARTNERS, L.P. AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER RECORDING NO. 20120130000655 AND SUBSEQUENT AMENDMENTS UNDER RECORDING NOS 20120906000762, 20120906000763, 20140103000825, 2014112001375, 20171206000581, 20181011000280, 20181011000281, 20180228000492 AND 20190228000493. ALL RECORDS OF KING COUNTY, WASHINGTON. THESE AGREEMENTS ARE BLANKET IN NATURE AND AFFECT THE ENTIRE PROPERTY. REFER TO THOSE INSTRUMENTS FOR THEIR FULL PARTICULARS.
9. SUBJECT TO A TEMPORARY ACCESS AND UTILITY EASEMENT AND THE TERMS AND PROVISIONS THEREOF, RECORDED UNDER RECORDING NO. 20141105000251, RECORDS OF KING COUNTY, WASHINGTON. THIS EASEMENT IS BLANKET IN NATURE AND CANNOT BE GRAPHICALLY DEPICTED HEREON.
11. SUBJECT TO A BLANKET POWER EASEMENT AND THE TERMS AND PROVISIONS THEREOF, RECORDED UNDER RECORDING NO. 20170518000241 AND MODIFIED BY RECORDING NO. 20180313000130, RECORDS OF KING COUNTY, WASHINGTON. REFER TO SAID INSTRUMENT FOR ITS FULL PARTICULARS.
12. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, REGALS, 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 TEN TRAILS PPIA DIVISION 1 UNDER RECORDING NO: 20171107001311, RECORDS OF KING COUNTY, WASHINGTON.
13. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, REGALS, 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 FOLLOWING DOCUMENT:  
RECORDING NO: 20171107001312  
AND AMENDMENTS THERETO:  
RECORDED: DECEMBER 27, 2017, JUNE 19, 2018 AND JUNE 27, 2018  
RECORDING NO: 20171227000507, 20180619000316 AND 20180627001396  
ALL RECORDS OF KING COUNTY, WASHINGTON.
14. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, REGALS, 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 FOLLOWING DOCUMENT:  
RECORDING NO: 20171107001314  
AND AMENDMENTS THERETO:  
RECORDED: DECEMBER 27, 2017, JUNE 19, 2018 AND JUNE 27, 2018  
RECORDING NO: 20171227000508, 20180619000315 AND 20180627001395  
ALL RECORDS OF KING COUNTY, WASHINGTON.
15. SUBJECT TO A UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF, RECORDED ON DECEMBER 27, 2017 UNDER RECORDING NO. 20171227000506, RECORDS OF KING COUNTY, WASHINGTON. SAID EASEMENT HAS BEEN GRAPHICALLY DEPICTED HEREON. REFER TO SAID INSTRUMENT FOR ITS FULL PARTICULARS.
16. SUBJECT TO A TEMPORARY ACCESS EASEMENT AND THE TERMS AND CONDITIONS THEREOF, RECORDED ON JUNE 28, 2018 UNDER RECORDING NO. 20180628001322, RECORDS OF KING COUNTY, WASHINGTON. SAID EASEMENT HAS BEEN GRAPHICALLY DEPICTED HEREON. REFER TO SAID INSTRUMENT FOR ITS FULL PARTICULARS.
17. SUBJECT TO A POWER EASEMENT AND THE TERMS AND PROVISIONS THEREOF, RECORDED AUGUST 14, 2018 UNDER RECORDING NO. 20170824000131, RECORDS OF KING COUNTY, WASHINGTON. SAID EASEMENT HAS BEEN GRAPHICALLY DEPICTED HEREON. REFER TO SAID INSTRUMENT FOR ITS FULL PARTICULARS.

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TEN TRAILS  
V-24  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON



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AND ASSOCIATES INC.  
20300 Woodville Snohomish Rd NE  
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p. 425 415 2000 f. 425 486 5059

JOB NO 16-001  
SHEET 2 OF 9

# TEN TRAILS

## V-24

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

### CITY OF BLACK DIAMOND CONDITIONS FOR FINAL PLAT

#### 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 WORKING. 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:

- 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.
- WATER CAPITAL FACILITY CHARGES AND SEWER CAPITAL FACILITY CHARGES SHALL NOT BE IMPOSED FOR DEVELOPMENT IN THIS PLAT.
- ALL STORMWATER TREATMENT SYSTEMS SHALL BE OWNED BY THE APPLICABLE ASSOCIATION IN ACCORDANCE WITH THE TRACT TABLE ON THIS SHEET.
- SCHOOL MITIGATION FEES SHALL BE DUE PRIOR TO BUILDING PERMIT ISSUANCE FOR EACH SINGLE FAMILY AND MULTI-FAMILY DWELLING UNIT. 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.
- THE VILLAGES MPD DEVELOPMENT AGREEMENT SECTION DA 5.5.7.D: 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.
- THE VILLAGES MPD DEVELOPMENT AGREEMENT SECTION DA 6.5.B: 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.
- 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.
- INFRASTRUCTURE IMPROVEMENTS SHALL BE CONSTRUCTED AS REQUIRED BY THE VILLAGES MPD DEVELOPMENT AGREEMENT SECTION 11: PROJECT PHASING, IMPLEMENTING PROJECT CONDITIONS OF APPROVAL, AND SEPA MITIGATION MEASURES, INCLUDING, BUT NOT LIMITED TO, ITEMS LISTED ON SHEET 9 OF 9.
- PRELIMINARY PLAT CONDITION #12: ALL ALLEYS SHALL BE POSTED "NO PARKING" IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE (IFC) AND PROVISIONS FOR ENFORCEMENT OF THESE NO PARKING ZONES SHALL BE DEFINED AND ACCEPTED BY THE DESIGNATED OFFICIAL PRIOR TO FINAL PLAT APPROVAL.
- PRELIMINARY PLAT CONDITION #18 OF THE VILLAGES DEVELOPMENT AGREEMENT: THE MASTER DEVELOPER SHALL COMPLY WITH EXHIBIT "D" (MAPLE VALLEY TRANSPORTATION MITIGATION AGREEMENT)
- PRELIMINARY PLAT CONDITION #19 OF THE VILLAGES DEVELOPMENT AGREEMENT: THE MASTER DEVELOPER SHALL COMPLY WITH EXHIBIT "R" OF TVDA (MAPLE VALLEY TRANSPORTATION MITIGATION AGREEMENT)
- PRELIMINARY PLAT CONDITION #11 OF THE VILLAGES DEVELOPMENT AGREEMENT: AT THE TIME OF BUILDING PERMIT APPLICATION, SECTION 11: PROJECT PHASING, IMPLEMENTING PROJECT CONDITIONS OF APPROVAL OR TO HAVE A FIRE SPRINKLER SYSTEM INSTALLED TO ALLOW FOR A REDUCTION IN REQUIRED FIRE FLOW.

### LOT AREAS

LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA
1	2,543 SF	22	2,208 SF	43	2,208 SF
2	2,551 SF	23	2,208 SF	44	2,208 SF
3	2,551 SF	24	2,208 SF	45	2,208 SF
4	2,551 SF	25	2,208 SF	46	2,591 SF
5	2,551 SF	26	2,208 SF	47	2,591 SF
6	2,551 SF	27	2,208 SF	48	2,208 SF
7	2,551 SF	28	2,248 SF	49	2,208 SF
8	2,551 SF	29	2,944 SF	50	2,219 SF
9	2,551 SF	30	2,208 SF	51	2,639 SF
10	2,551 SF	31	2,208 SF	52	2,947 SF
11	2,551 SF	32	2,208 SF	53	2,208 SF
12	2,551 SF	33	2,208 SF	54	2,208 SF
13	2,551 SF	34	2,208 SF	55	2,600 SF
14	2,551 SF	35	2,208 SF	56	2,591 SF
15	2,551 SF	36	2,659 SF	57	2,208 SF
16	2,551 SF	37	2,591 SF	58	3,262 SF
17	2,549 SF	38	2,208 SF	59	2,218 SF
18	3,540 SF	39	2,208 SF	60	2,208 SF
19	2,588 SF	40	2,208 SF	61	2,591 SF
20	2,208 SF	41	2,940 SF		
21	2,208 SF	42	2,242 SF		

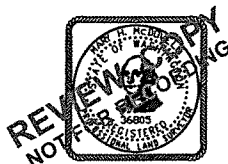
### TRACT AREAS

TRACT NO.	AREA	USE	TYPE OF PARK	GRANTED AND CONVEYED TO
A	7,147 SF	PARK, LANDSCAPE, PEDESTRIAN ACCESS AND UTILITY	POCKET PARK	TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
B	1,009 SF	LANDSCAPE, PEDESTRIAN ACCESS AND UTILITY		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
C	1,609 SF	LANDSCAPE, PEDESTRIAN ACCESS AND UTILITY		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
D	5,180 SF	PARK, LANDSCAPE, PEDESTRIAN ACCESS AND UTILITY	POCKET PARK	TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
E	9,167 SF	PEDESTRIAN ACCESS, UTILITY AND ACCESS		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
F	1,609 SF	LANDSCAPE, PEDESTRIAN ACCESS AND UTILITY		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
G	5,873 SF	PARK, LANDSCAPE, PEDESTRIAN ACCESS AND UTILITY	POCKET PARK	TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
H	27,126 SF	NATURAL LANDSCAPE, PEDESTRIAN ACCESS, UTILITY AND LANDSCAPE		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
I	8,524 SF	UTILITY AND ACCESS		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
J	1,609 SF	LANDSCAPE, PEDESTRIAN ACCESS AND UTILITY		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
K	10,523 SF	PARK, LANDSCAPE, PEDESTRIAN ACCESS AND UTILITY	POCKET PARK	TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
L	599 SF	UTILITY AND ACCESS		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
M	759 SF	LANDSCAPE, PEDESTRIAN ACCESS AND UTILITY		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
N	543 SF	UTILITY AND LANDSCAPE		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
O	4,391 SF	NATURAL LANDSCAPE, UTILITY AND LANDSCAPE		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
P	35,972 SF	UTILITY AND ACCESS		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION

### LOT ADDRESS TABLE

LOT NO.	STREET NAME	ADDRESS	LOT NO.	STREET NAME	ADDRESS
1	SE DOGWOOD STREET	23403	32	CYPRESS AVENUE SE	33106
2	SE DOGWOOD STREET	23391	33	CYPRESS AVENUE SE	33098
3	SE DOGWOOD STREET	23385	34	CYPRESS AVENUE SE	33090
4	SE DOGWOOD STREET	23379	35	CYPRESS AVENUE SE	33082
5	SE DOGWOOD STREET	23371	36	CYPRESS AVENUE SE	33074
6	SE DOGWOOD STREET	23363	37	EAGLE PEAK LANE	33067
7	SE DOGWOOD STREET	23355	38	EAGLE PEAK LANE	33059
8	SE DOGWOOD STREET	23343	39	EAGLE PEAK LANE	33051
9	SE DOGWOOD STREET	23335	40	EAGLE PEAK LANE	33043
10	SE DOGWOOD STREET	23327	41	EAGLE PEAK LANE	33035
11	SE DOGWOOD STREET	23319	42	EAGLE PEAK LANE	33027
12	SE DOGWOOD STREET	23307	43	EAGLE PEAK LANE	33019
13	SE DOGWOOD STREET	23297	44	EAGLE PEAK LANE	33011
14	SE DOGWOOD STREET	23289	45	EAGLE PEAK LANE	33003
15	SE DOGWOOD STREET	23283	46	EAGLE PEAK LANE	33004
16	SE DOGWOOD STREET	23271	47	LOOKOUT LANE	33054
17	SE DOGWOOD STREET	23263	48	LOOKOUT LANE	33042
18	SE DOGWOOD STREET	23251	49	LOOKOUT LANE	33030
19	TEN TRAILS PARKWAY SE	33084	50	LOOKOUT LANE	33018
20	TEN TRAILS PARKWAY SE	33092	51	LOOKOUT LANE	33008
21	TEN TRAILS PARKWAY SE	33108	52	LOOKOUT LANE	33013
22	TEN TRAILS PARKWAY SE	33118	53	LOOKOUT LANE	33023
23	TEN TRAILS PARKWAY SE	33130	54	LOOKOUT LANE	33035
24	TEN TRAILS PARKWAY SE	33142	55	LOOKOUT LANE	33047
25	TEN TRAILS PARKWAY SE	33154	56	LOOKOUT LANE	33059
26	TEN TRAILS PARKWAY SE	33166	57	LOOKOUT LANE	33071
27	TEN TRAILS PARKWAY SE	33174	58	LOOKOUT LANE	33083
28	TEN TRAILS PARKWAY SE	33182	59	LOOKOUT LANE	33095
29	CYPRESS AVENUE SE	33130	60	LOOKOUT LANE	33086
30	CYPRESS AVENUE SE	33122	61	LOOKOUT LANE	32960
31	CYPRESS AVENUE SE	33114			

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TEN TRAILS  
V-24  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON



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20300 Woodinville Snohomish Rd NE  
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JOB NO 16-001  
SHEET 3 OF 9

# TEN TRAILS

## V-24

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

### CONSERVATION EASEMENT DEED PARTIAL RELINQUISHMENT

### OPEN SPACE TABLE

THE CITY OF BLACK DIAMOND AND CED 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, B, C, D, F, G, H, J, K, M, N AND O ARE HEREBY ESTABLISHED AS AND DECLARED TO BE "CONSERVATION ZONES," AS DEFINED IN CED1 AND CED2.

TRACTS A, B, C, D, F, G, H, J, K, M, N AND O ARE LANDSCAPED AREAS CONSISTING OF 87,378 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 ADJUTING OR NEIGHBORING PARKS OR OTHER OPEN SPACE.

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 AND 20180627001396.

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:

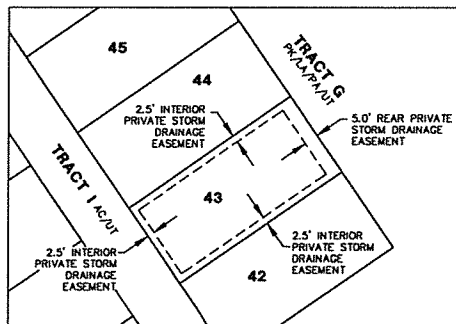
	GROSS ACRES	BDUGAA/ OPEN SPACE REQUIREMENT	MPD REQUIREMENT (IF APPLICABLE)	REQUIRED OPEN SPACE	OPEN SPACE PREVIOUSLY RECORDED	REQUIRED OPEN SPACE LESS PREVIOUS PLATS	OPEN SPACE PROVIDED IN THIS PLAT	REMAINING OPEN SPACE REQUIRED
WEST ANNEXATION AREA					7.45 (PASSIVE) 13.94 (ACTIVE) (PP1A, DIV 1)			
PARCEL C	54.62	63.30	0	63.3	(PH2, PLAT C, DIV 1) (PP1A, DIV 2) (V-13)	41.91	0.76 (PASSIVE) 0.79 (ACTIVE)	40.36
PARCEL D	225.99				(PP1A, DIVS 3-5 AND 8) (PH2, PLAT C, DIV 2)			
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*
TOTAL IN CITY/UCIA MPD OPEN SPACE	1196.40	145	336.4	481.4	101.10 (PASSIVE) 15.06 (ACTIVE)	365.24	0.89 (PASSIVE) 0.86 (ACTIVE)	363.69

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

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
CE1	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)	41.91 ACRES	1.55 ACRES	40.36 ACRES
CE2	91 ACRES	2.11 (PH2, PLAT C, DIV 1) 92.86 (PH2, PLAT C, DIV 2)	0 ACRES	0 ACRES	0 ACRES

### PRIVATE DRAINAGE EASEMENT DETAIL

TYPICAL WITH ALL PRIVATE LOTS



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TEN TRAILS  
V-24  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON



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JOB NO 16-001  
SHEET 4 OF 9

# TEN TRAILS

V-24

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

VOL/PG



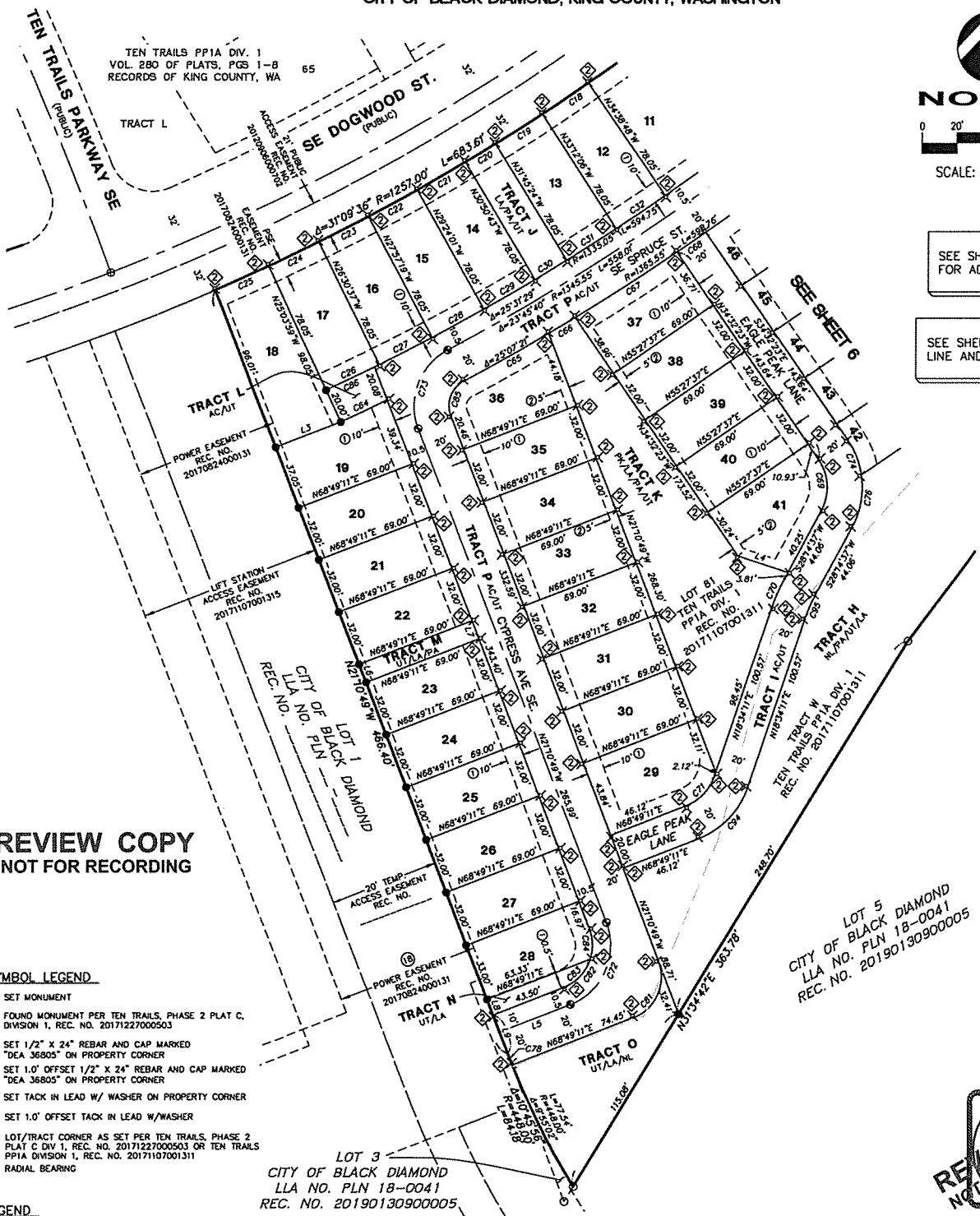
NORTH



SCALE: 1" = 40'

SEE SHEET 3 OF 9  
FOR ADDRESSES

SEE SHEET 7 OF 9 FOR  
LINE AND CURVE TABLES



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- SYMBOL LEGEND**
- ⊙ SET MONUMENT
  - ⊕ 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 1.0' OFFSET 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 OR TEN TRAILS PPIA DIVISION 1, REC. NO. 20171107001311
  - (R) RADIAL BEARING

- LEGEND**
- ① PUBLIC UTILITY EASEMENT
  - ② PRIVATE STORM DRAINAGE EASEMENT
  - LA - LANDSCAPE
  - PA - PEDESTRIAN ACCESS
  - PK - PARK
  - SA - SENSITIVE AREA AND BUFFER
  - FD - FUTURE DEVELOPMENT
  - UT - UTILITY
  - AC - ACCESS
  - NL - NATURAL LANDSCAPE

LOT 3  
CITY OF BLACK DIAMOND  
LLA NO. PLN 18-0041  
REC. NO. 20190130900005

LOT 5  
CITY OF BLACK DIAMOND  
LLA NO. PLN 18-0041  
REC. NO. 20190130900005



TEN TRAILS  
V-24  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON

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JOB NO 16-001  
SHEET 5 OF 9



# TEN TRAILS

V-24

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

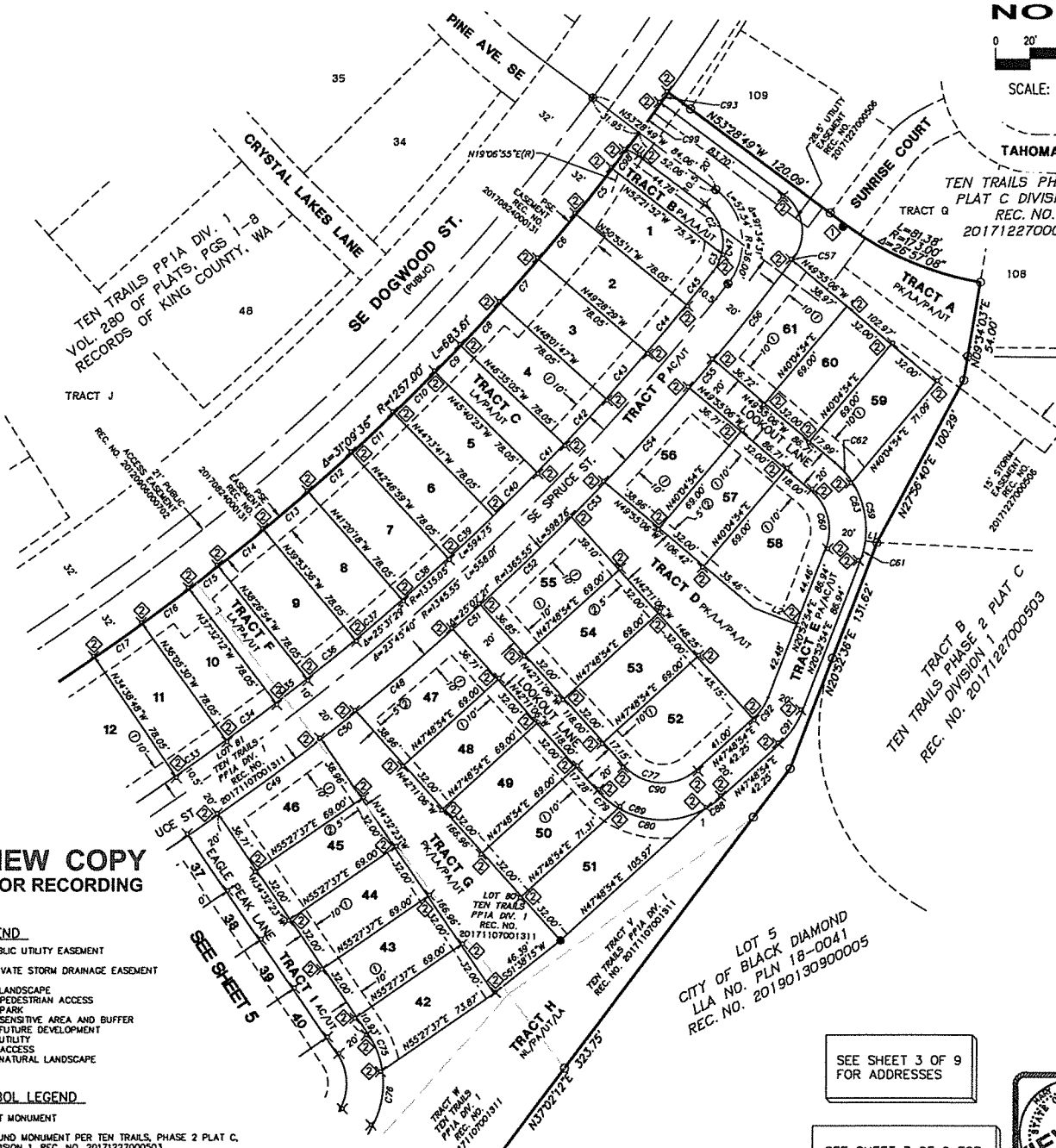
VOL/PG



NORTH



SCALE: 1" = 40'



TEN TRAILS PPIA DIV. 1  
VOL. 280 OF PLATS, PCS  
RECORDS OF KING COUNTY, WA

TEN TRAILS PHASE 2  
PLAT C DIVISION 1  
REC. NO. 20171227000503

TRACT B  
TEN TRAILS PHASE 2 PLAT C  
REC. NO. 20171227000503

LOT 5  
CITY OF BLACK DIAMOND  
LLA NO. 20190130900005  
REC. NO. 20190130900005

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**LEGEND**

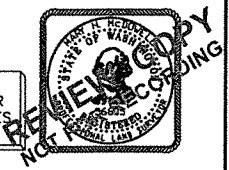
- ⊙ PUBLIC UTILITY EASEMENT
- ⊙ PRIVATE STORM DRAINAGE EASEMENT
- LA - LANDSCAPE
- PA - PEDESTRIAN ACCESS
- PK - PARK
- SA - SENSITIVE AREA AND BUFFER
- FD - FUTURE DEVELOPMENT
- UT - UTILITY
- AC - ACCESS
- NL - NATURAL LANDSCAPE

**SYMBOL LEGEND**

- ⊙ SET MONUMENT
- ⊙ 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 1.0' OFFSET 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 OR TEN TRAILS PPIA DIVISION 1, REC. NO. 20171107001311
- (R) RADIAL BEARING

SEE SHEET 3 OF 9  
FOR ADDRESSES

SEE SHEET 7 OF 9 FOR  
LINE AND CURVE TABLES



TEN TRAILS  
V-24  
CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON

**DAVID EVANS AND ASSOCIATES INC.**  
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JOB NO 16-001  
SHEET 6 OF 9

# TEN TRAILS

## V-24

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

Line Table		
Line #	Direction	Length
L1	S82°43'03"E	6.53'
L2	N69°07'06"W	25.00'
L3	N68°49'11"E	39.84'
L4	N71°25'49"W	30.01'
L5	N68°49'11"E	43.50'
L6	N21°10'49"W	11.00'
L7	N21°10'49"W	11.00'
L8	N21°10'49"W	9.47'
L9	N21°10'49"W	23.67'

Curve Table				Curve Table				Curve Table				Curve Table			
Curve #	Delta	Radius	Length	Curve #	Delta	Radius	Length	Curve #	Delta	Radius	Length	Curve #	Delta	Radius	Length
C1	172°16"	24.50'	7.44'	C27	126°42"	1335.05'	33.67'	C53	106°00"	1365.55'	26.22'	C79	175°14"	48.00'	14.96'
C2	66°47'23"	25.50'	29.73'	C28	126°42"	1335.05'	33.67'	C54	253°49"	1365.55'	69.04'	C80	58°51'55"	48.00'	49.31'
C3	24°47'08"	25.50'	11.03'	C29	126°42"	1335.05'	33.67'	C55	0°50'21"	1365.55'	20.00'	C81	90°00'00"	25.00'	39.27'
C5	126°42"	1257.00'	31.70'	C30	0°54'42"	1335.05'	21.24'	C56	253°49"	1365.55'	69.04'	C82	90°00'00"	25.50'	40.06'
C6	126°42"	1257.00'	31.70'	C31	126°42"	1335.05'	33.67'	C57	0°01'54"	1365.55'	0.76'	C83	51°03'24"	25.50'	22.72'
C7	126°42"	1257.00'	31.70'	C32	126°42"	1335.05'	33.67'	C59	407°3'53"	48.00'	33.70'	C84	38°56'36"	25.50'	17.33'
C8	126°42"	1257.00'	31.70'	C33	126°42"	1335.05'	33.67'	C60	70°48'00"	28.00'	34.60'	C85	83°02'11"	16.00'	23.19'
C9	0°54'42"	1257.00'	20.00'	C34	126°42"	1335.05'	33.67'	C61	13°35'57"	48.00'	11.39'	C86	178°50"	1335.05'	30.61'
C10	126°42"	1257.00'	31.70'	C35	0°54'42"	1335.05'	21.24'	C62	16°58'10"	48.00'	14.22'	C88	137°6'51"	48.00'	11.13'
C11	126°42"	1257.00'	31.70'	C36	126°42"	1335.05'	33.67'	C63	70°48'00"	48.00'	59.31'	C89	90°00'00"	48.00'	75.40'
C12	126°42"	1257.00'	31.70'	C37	126°42"	1335.05'	33.67'	C64	174°13"	1355.05'	29.25'	C90	90°00'00"	28.00'	43.99'
C13	126°42"	1257.00'	31.70'	C38	126°42"	1335.05'	33.67'	C65	279°43"	1365.55'	55.50'	C91	26°56'00"	48.00'	22.56'
C14	126°42"	1257.00'	31.70'	C39	126°42"	1335.05'	33.67'	C66	0°45'01"	1365.55'	17.88'	C92	26°56'00"	28.00'	13.16'
C15	0°54'42"	1257.00'	20.00'	C40	126°42"	1335.05'	33.67'	C67	253°49"	1365.55'	69.04'	C93	0°19'09"	1257.00'	7.00'
C16	126°42"	1257.00'	31.70'	C41	0°54'42"	1335.05'	21.24'	C68	0°50'21"	1365.55'	20.00'	C94	50°15'00"	48.00'	42.10'
C17	126°42"	1257.00'	31.70'	C42	126°42"	1335.05'	33.67'	C69	62°47'00"	28.00'	30.68'	C95	9°40'26"	90.00'	15.20'
C18	126°42"	1257.00'	31.70'	C43	126°42"	1335.05'	33.67'	C70	9°40'26"	110.00'	18.57'	C98	0°35'09"	1257.00'	12.86'
C19	126°42"	1257.00'	31.70'	C44	126°42"	1335.05'	33.67'	C71	50°15'00"	28.00'	24.56'	C99	126°29"	1257.00'	31.62'
C20	0°54'42"	1257.00'	20.00'	C45	0°59'07"	1335.05'	22.96'	C72	90°00'00"	36.00'	56.55'				
C21	126°42"	1257.00'	31.70'	C47	91°34'31"	25.50'	40.76'	C73	83°02'11"	36.00'	52.17'				
C22	126°42"	1257.00'	31.70'	C48	253°49"	1365.55'	69.04'	C74	62°47'00"	48.00'	52.60'				
C23	126°42"	1257.00'	31.70'	C49	253°49"	1365.55'	69.04'	C75	26°02'33"	48.00'	21.82'				
C24	126°38"	1257.00'	31.68'	C50	100°45"	1365.55'	24.13'	C76	36°44'27"	48.00'	30.78'				
C25	130°55"	1257.00'	33.24'	C51	0°50'21"	1365.55'	20.00'	C77	90°00'00"	28.00'	43.98'				
C26	126°38"	1335.05'	33.64'	C52	253°49"	1365.55'	69.04'	C78	0°50'54"	448.00'	6.63'				

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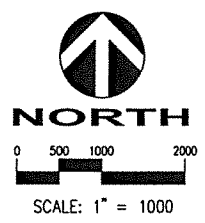
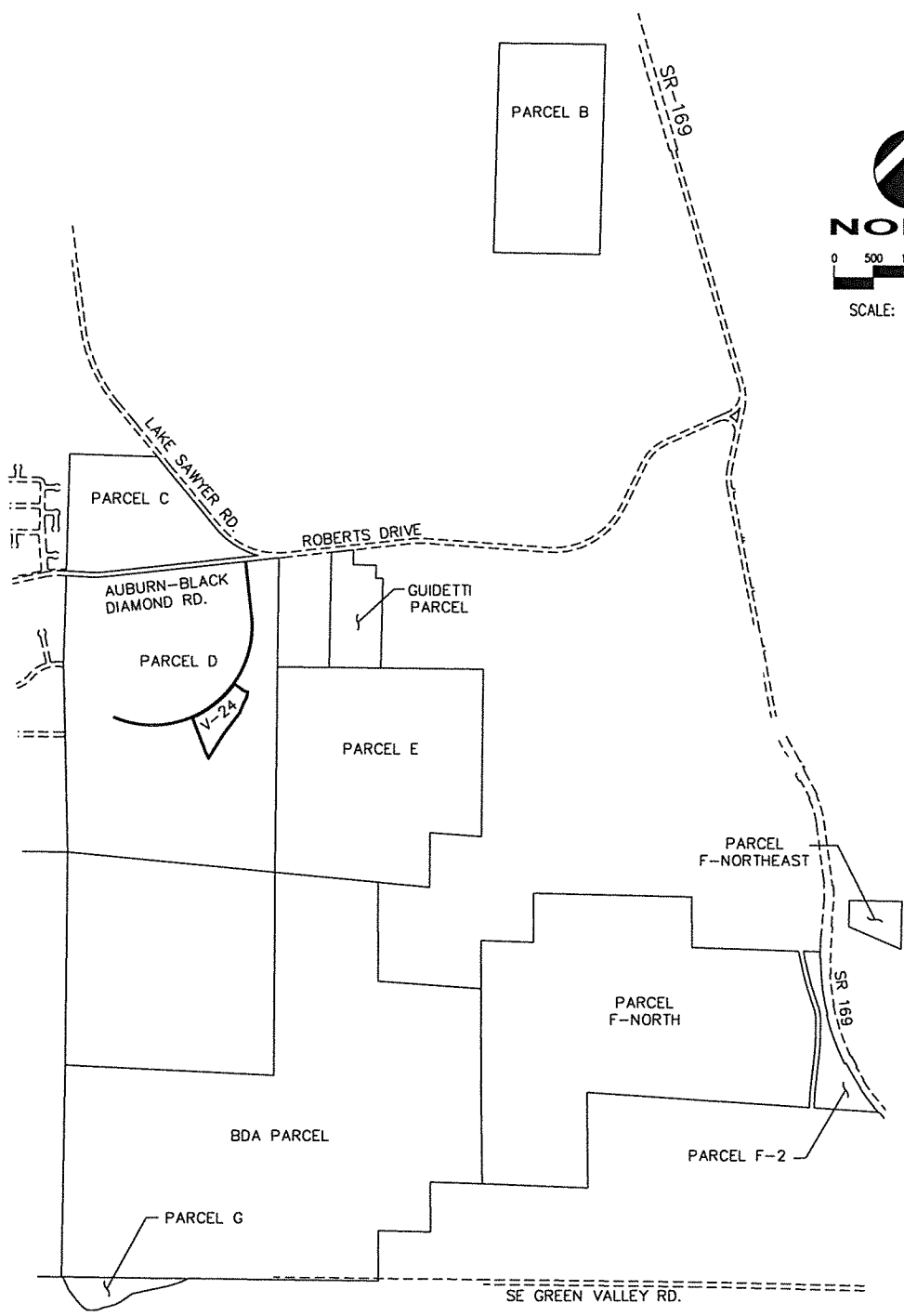
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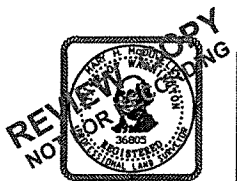
# TEN TRAILS

## V-24

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



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JOB NO 16-001  
SHEET 8 OF 9

# TEN TRAILS

V-24

VOL/PG

PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON  
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	PROVIDE 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 PPIA 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.
TRAFFIC SIGNAL AT THE INTERSECTION OF SE AUBURN-BLACK DIAMOND RD. (ROBERTS DR.) AND VILLAGE PL SE (AKA MAIN ST.)	SIGNALIZE INTERSECTION.	PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE 327TH ERU (EQUIVALENT RESIDENTIAL UNIT) WITHIN THE VILLAGES MPD
WATER CONSERVATION CHECK-UP	IDENTIFY IF THE WATER CONSERVATION STRATEGIES ARE COMPLIANT WITH THE DEVELOPMENT AGREEMENT. THIS CONDITION WILL BE ENFORCED WITH BUILDING PERMITS.	PRIOR TO APPROVAL OF THE 500TH ERU (EQUIVALENT RESIDENTIAL UNIT)
TRAFFIC MONITORING	THE PROPOSER SHALL MODEL AND MONITOR TRAFFIC AND DETERMINE WHAT ADDITIONAL REQUIREMENTS MAY BE NECESSARY TO COMPLY WITH THE TRANSPORTATION CONCURRENCY REQUIREMENTS OF THE COMPREHENSIVE PLAN.	AT THE MIDPOINT OF OCCUPANCY OF PHASE 1A
ROUNDABOUT AT THE INTERSECTION OF SE AUBURN-BLACK DIAMOND RD. (ROBERTS DR.) AND VILLAGES PARKWAY SE (AKA COMMUNITY CONNECTOR 'A').	CONSTRUCT A SINGLE-LANE ROUNDABOUT	PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE 1,128TH ERU (EQUIVALENT RESIDENTIAL UNIT)
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 PPIA. 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 PPIA. CONSTRUCTION SHALL COMMENCE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT FOR 327TH ERU WITHIN PPIA, 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 PPIA. CONSTRUCTION SHALL COMMENCE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT FOR 327TH ERU WITHIN PPIA, 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 PPIA.
COMMUNITY CONNECTOR	PHASE 2: CONNECT PHASE 1 WITH SE AUBURN BLACK DIAMOND ROAD.	PRIOR TO OCCUPANCY OF THE 726TH DWELLING UNIT WITHIN PPIA, OR IF NECESSARY TO PROVIDE DUAL EMERGENCY ACCESS ROUTES TO ANY DEVELOPED LOTS WITHIN PPIA.
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 PPIA.
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 PPIA.
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	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 1,452ND 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.

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SHEET 9 OF 9