

MALEKI MEADOWS FINAL PLAT

A PORTION OF THE N.E. 1/4 AND THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 34,
TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A PLAT THEREOF PURSUANT TO RCW 58.17.030 AND DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S) IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

MOSTAFA GHOREISHI

STATE OF _____)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

SIGNED THIS DECLARATION AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

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

LEGAL DESCRIPTION

LOTS 1, 2, 3 AND 4, CITY OF ISSAQUAH SHORT PLAT NO. PLN04-00102, RECORDED UNDER RECORDING NO. 20060510900001, IN KING COUNTY, WASHINGTON.

CHICAGO TITLE INSURANCE COMPANY GUARANTEE/CERTIFICATE NO. 0035451-ETU

SCHEDULE B

1. EASEMENT(S) GRANTED TO PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION FOR THE RIGHT TO INSTALL, USE AND MAINTAIN 1 GUY WIRE AND 1 ANCHOR, RECORDED MARCH 12, 1974 UNDER RECORDING NO. 7403120499, AFFECTING A PORTION OF SAID PREMISES AND OTHER PROPERTY. (SHOWN ON THE PLAT)

2. RESERVATIONS AND RECITALS CONTAINED IN THE DEED RECORDED DECEMBER 4, 1900 UNDER RECORDING NUMBER 199748.
GRANTOR: ISSAQUAH COAL COMPANY, A CORPORATION

SAID DOCUMENT PROVIDES FOR, AMONG OTHER THINGS, THE RESERVING AND EXCEPTING HOWEVER, ALL COAL AND MINERALS UNDERLYING SAID DESCRIBED TRACT AND THE FULL AND UNIMPEDED PRIVILEGE OF MINING THE SAME. AFFECTS THAT PORTION OF THE SUBJECT PREMISES LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34 AND OTHER LANDS. (UNABLE TO LOCATE ON THE PLAT)

3. RESERVATIONS AND RECITALS CONTAINED IN THE DEED RECORDED MARCH 8, 1920 UNDER RECORDING NUMBER 1397777.
GRANTOR: THE PACIFIC COAST COMPANY

SAID DOCUMENT PROVIDES FOR, AMONG OTHER THINGS, THE GRANTOR EXPRESSLY EXCEPTS FROM THIS CONVEYANCE AND RESERVES UNTO ITSELF, SUCCESSORS AND ASSIGNS, FOREVER, ALL MINERALS OF ANY NATURE WHATSOEVER UPON OR IN SAID LAND INCLUDING COAL, IRON, NATURAL GAS AND OIL, AND THE FULL AND EXCLUSIVE RIGHT TO EXPLORE, EXAMINE, AND PROSPECT SAID LAND FOR SUCH MINERALS, AND TO DIG, MINE AND EXCAVATE, CARRY AWAY, SELL AND DISPOSE OF SUCH MINERALS AS MAY BE FOUND THEREIN WITHOUT LIABILITY FOR LOSS OR DAMAGE TO THE SURFACE OF THE GROUND OR IMPROVEMENTS PLACE THEREON, BY REASON OF SUBSIDENCE OF THE SOIL OR OTHERWISE. GRANTOR FURTHER RESERVES THE RIGHT HEREAFTER TO A ROAD ACROSS THE LANDS ABOVE DESCRIBED, FOR THE PURPOSE OF OBTAINING ACCESS TO THE LANDS OF THE GRANTOR LYING SOUTH AND WEST OF THE ABOVE GRANTED TRACTS, SAID LOCATION TO BE SO MADE AS TO DO THE LEAST POSSIBLE INJURY TO THE LANDS HEREBY GRANTED CONSISTENT WITH THE OBJECT OF THIS RESERVATION. AFFECTS THAT PORTION OF THE SUBJECT PREMISES WITH THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34. (UNABLE TO LOCATE ON THE PLAT)

4. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF ISSAQUAH SHORT PLAT NO. PLN04-00102 RECORDED UNDER RECORDING NO. 20060510900001. (SHOWN ON THE PLAT AND TO BE VACATED UPON THE RECORDING OF THIS PLAT AS NOTED ON SHEET 2 OF 2)

EASEMENT PROVISIONS

A NON-EXCLUSIVE PUBLIC SIDEWALK MAINTENANCE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UPON AND UNDER A 2.00 FOOT WIDE STRIP OF PRIVATE LAND LYING PARALLEL WITH AND ADJACENT TO THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS WITHIN THIS PLAT AND THAT AREA LABELED HEREON AS "2' SIDEWALK EASEMENT". THE EASEMENT IS FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND OPERATING PUBLIC IMPROVEMENTS TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSES STATED HEREIN. THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION FOLLOWING ANY WORK.

THE PRIVATE STORM DRAINAGE EASEMENTS AS SHOWN ON THE COMMON LOTS 2 THROUGH 7 LOT LINES AND ALONG THE SOUTHWEST BOUNDARY OF TRACT C, TRACT B, LOT 1 AND LOTS 3 THROUGH 8 ARE FOR THE BENEFIT OF MALEKI MEADOWS HOMEOWNERS ASSOCIATION (HOA). THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON SHALL BE BORNE BY THE MALEKI MEADOWS HOMEOWNERS ASSOCIATION (HOA) AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE STORM DRAINAGE SYSTEM, THE MALEKI MEADOWS HOMEOWNERS ASSOCIATION (HOA) SHALL HAVE RIGHT OF ENTRY FOR THAT PURPOSE. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

THE PRIVATE ACCESS AND UTILITY EASEMENT ON LOTS 1 THROUGH 8 IS FOR THE BENEFIT OF MALEKI MEADOWS HOMEOWNERS ASSOCIATION (HOA). THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THE UTILITIES AND PAVING USED IN COMMON SHALL BE BORNE BY THE MALEKI MEADOWS HOMEOWNERS ASSOCIATION (HOA) AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT SAID UTILITIES OR PAVING, THE MALEKI MEADOWS HOMEOWNERS ASSOCIATION (HOA) SHALL HAVE RIGHT OF ENTRY FOR THAT PURPOSE. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

THE PRIVATE WATER AND SEWER EASEMENTS ON TRACTS B, C AND LOT 8 ARE FOR THE BENEFIT OF THE MALEKI MEADOWS HOMEOWNER'S ASSOCIATION (HOA). THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF WATER AND SEWER SYSTEMS USED IN COMMON SHALL BE BORNE BY THE MALEKI

CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

LAND DEVELOPMENT MANAGER

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

PUBLIC WORKS DIRECTOR

CITY OF ISSAQUAH FINANCE DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT ALL ASSESSMENTS FOR WHICH THE PROPERTY HEREIN DEDICATED FOR PUBLIC USE MAY BE LIABLE AS OF THE DATE OF CERTIFICATION HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED.

THIS _____ DAY OF _____ 20__

CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

ATTEST: _____
FRED BUTLER
MAYOR, CITY OF ISSAQUAH
CLERK OF THE CITY OF ISSAQUAH

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

KING COUNTY ASSESSOR

DEPUTY COUNTY ASSESSOR

TAX PARCELS 342406-9358, 342406-9357, 342406-9156 AND 342406-9356

KING COUNTY FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE ARE PAID IN FULL.

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

MANAGER, FINANCE DIVISION

DEPUTY

RECORDING CERTIFICATE

RECORDING NUMBER _____

FILED FOR RECORD THIS _____ DAY OF _____, A.D. 2015
AT _____ MINUTES PAST _____ M AND RECORDED IN
VOLUME _____ OF PLATS, PAGES _____ THROUGH _____,
RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER

SUPERINTENDENT OF RECORDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS MALEKI MEADOWS FINAL PLAT, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT ALL COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND TRACT CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

STEVEN D. McCASKEY PLS# 42676



EASEMENT PROVISIONS - CONTINUED

MEADOWS HOMEOWNERS ASSOCIATION (HOA) AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT SAID UTILITIES OR PAVING, THE MALEKI MEADOWS HOMEOWNERS ASSOCIATION (HOA) SHALL HAVE RIGHT OF ENTRY FOR THAT PURPOSE. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

THE 5 FOOT BUILDING MAINTENANCE ACCESS EASEMENTS BETWEEN LOTS 2/3, 4/5, AND 6/7 ARE FOR THE BENEFIT OF OWNERS OF THE LOTS ADJACENT TO THE EASEMENT FOR THE PURPOSE OF ACCESSING BUILDINGS FOR BUILDING MAINTENANCE.

THE EXISTING 20 FOOT DESIGNATED SHORT PLAT ACCESS AREA PER RECORDING NUMBER 20060510900001, AS SHOWN ON SHEET 2 OF 2, IS TO BE VACATED UPON THE RECORDING OF THIS PLAT.

THE EXISTING 15 FOOT SEWER EASEMENT FOR THE BENEFIT OF LOTS 2 AND 4 PER RECORDING NUMBER 20060510900001, AS SHOWN ON SHEET 2 OF 2, IS TO BE VACATED UPON THE RECORDING OF THIS PLAT.

THE EXISTING 20 FOOT INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1, 2, 3 AND 4 PER RECORDING NUMBER 20060510900001, AS SHOWN ON SHEET 2 OF 2, IS TO BE VACATED UPON THE RECORDING OF THIS PLAT.

THE EXISTING 5 FOOT LANDSCAPE BUFFER PER RECORDING NUMBER 20060510900001, AS SHOWN ON SHEET 2 OF 2, IS TO BE VACATED UPON THE RECORDING OF THIS PLAT.

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ENGINEERING & SURVEYING

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Eastern Washington Division
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DWN BY	JEF	DATE	11/12/15	JOB NO.	13622
CHKD BY	SDM	SCALE	N/A	SHEET	1 OF 2

REFERENCES

CITY OF ISSAQUAH SHORT PLAT PLN04-00102 UNDER RECORDING NUMBER 2006052090001
 CITY OF ISSAQUAH LOT LINE ADJUSTMENT LLA 98-05 UNDER RECORDING NUMBER 9812309022

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 TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
 CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

BASIS OF BEARING

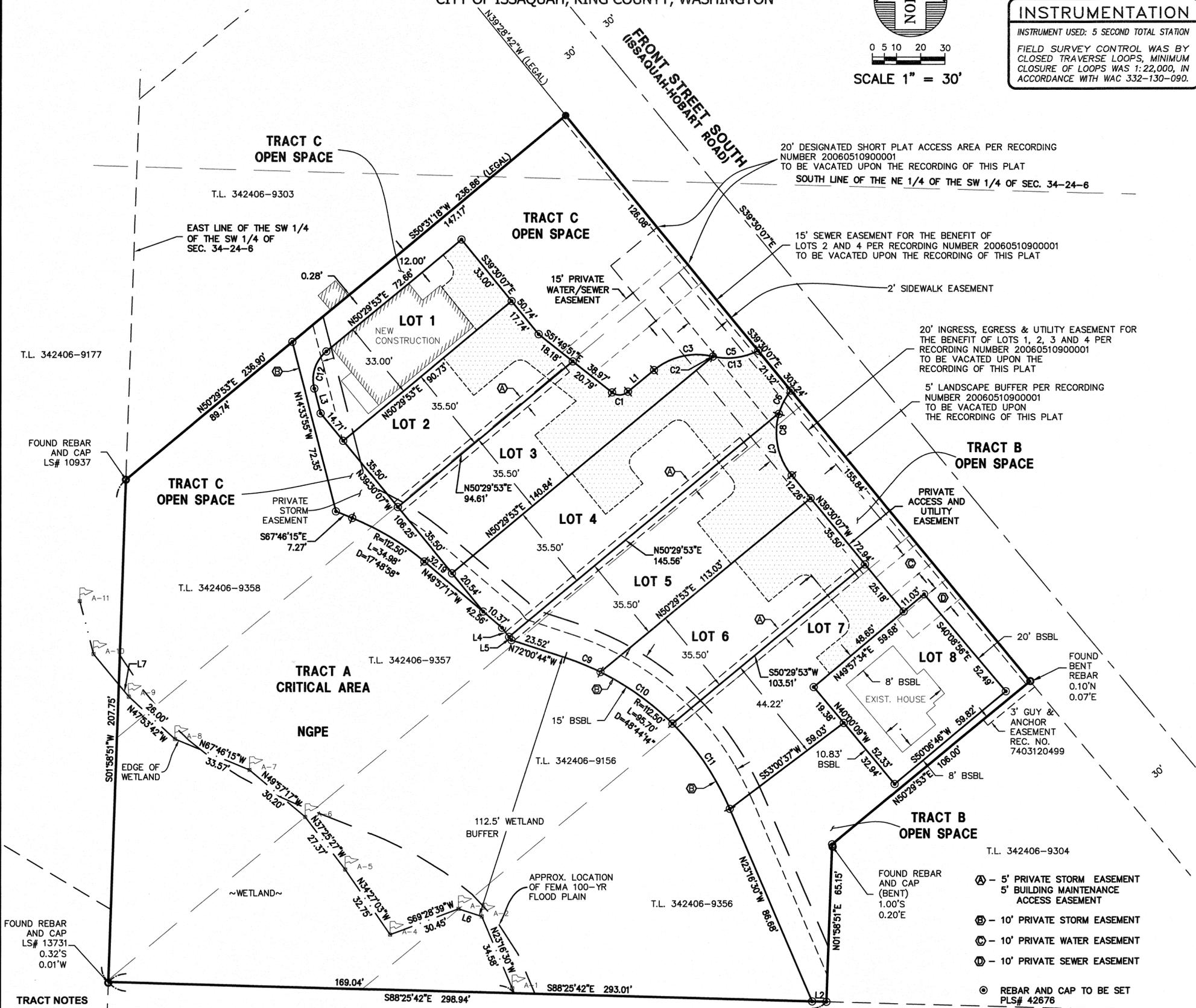
KCAS, PLAT OF MOUNTAIN MEADOWS, VOL. 63, P.5, N 02°00'16" E ALONG WEST LINE OF THE NW1/4 SEC.34, T.24N., R.6E., W.M.



0 5 10 20 30
 SCALE 1" = 30'

INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION
 FIELD SURVEY CONTROL WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.



TRACT NOTES

1. CRITICAL AREA - TRACT A SHALL BE OWNED AND MAINTAINED BY THE MALEKI MEADOWS HOMEOWNERS ASSOCIATION (HOA). TRACT A IS FOR THE PURPOSE OF PROTECTING WETLANDS. THE HOA SHALL HAVE LONG-TERM MAINTENANCE RESPONSIBILITIES CONSISTENT WITH THE "RESTRICTIONS FOR NATIVE GROWTH PROTECTION EASEMENT" AND CONSISTENT WITH OBJECTIVES OF THE APPROVED MITIGATION PLAN TO ENSURE ESTABLISHMENT AND ECOLOGICAL FUNCTIONS OF THE CRITICAL AREAS. MAINTENANCE RESPONSIBILITIES INCLUDE REMOVAL OF GARBAGE, MAINTENANCE OF FENCES, AND HAND-CREeping OF INVASIVE PLANT SPECIES SUCH AS HIMALAYAN BLACKBERRY, REED CANARY GRASS, ENGLISH IVY, THISTLE, CREEPING NIGHTSHADE, AND JAPANESE KNOTWEED.

THE CITY RESERVES THE RIGHT TO INSTALL AND MAINTAIN A PUBLIC RECREATION TRAIL WITHIN CRITICAL AREA TRACT A, WITHIN THE WETLAND BUFFER. THE TRAIL WOULD BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE REGULATIONS, INCLUDING THE CRITICAL AREAS REGULATIONS, AND SHALL USE BEST MANAGEMENT PRACTICES IN LOCATION AND CONSTRUCTION. THE CITY WOULD BE RESPONSIBLE FOR MITIGATING IMPACTS OF THE TRAIL CONSTRUCTION.

RESTRICTIONS FOR NATIVE GROWTH PROTECTION EASEMENT

THE WETLAND SENSITIVE AREA CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE SENSITIVE AREA EASEMENT. THIS INTEREST INCLUDES THE PRESERVATION OF NATIVE VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE EASEMENT IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE LAND SUBJECT TO THE TRACT THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY OF ISSAQUAH, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT. THE VEGETATION WITHIN THE TRACT MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT APPROVAL IN WRITING FROM THE CITY OF ISSAQUAH OR ITS SUCCESSOR AGENCY, UNLESS OTHERWISE PROVIDED BY LAW. DEMONSTRATED HEALTH AND SAFETY CONCERNS SHALL BE CONSIDERED BY THE CITY WHEN PERMITTING THE CUTTING, PRUNING OR REMOVAL OF LIVING OR DEAD VEGETATION. INVASIVE PLANT SPECIES SHALL BE CONTROLLED TO PROTECT THE VIABILITY OF NATIVE VEGETATION IN THE NGPE AREA. ALL HERBICIDES AND PESTICIDES MUST BE APPROVED FOR AQUATIC ENVIRONMENTS. THE CITY SHALL BE INFORMED OF MAINTENANCE ACTIVITY TO REMOVE INVASIVE PLANT SPECIES.

NO BUILDING FOUNDATIONS OR STRUCTURES ARE ALLOWED WITHIN THE 15-FOOT BUILDING SETBACK (BSBL) FROM THE CRITICAL AREA TRACT.

2. OPEN SPACE - TRACTS 'B' AND 'C' AS SHOWN HEREON ARE ESTABLISHED FOR THE PURPOSE OF COMMON OPEN SPACE AND ARE GRANTED AND CONVEYED TO THE MALEKI MEADOWS HOMEOWNER'S ASSOCIATION. THE COST OF OPERATION, MAINTENANCE AND REPAIRS ASSOCIATED WITH TRACTS 'B' AND 'C' ARE BORNE BY THE MALEKI HOMEOWNER'S ASSOCIATION.

Curve Table

Curve #	Length	Radius	Delta
C1	6.78'	5.00'	77°40'17"
C2	0.33'	28.00'	0°40'21"
C3	25.71'	28.00'	52°37'00"
C5	19.61'	28.00'	40°08'10"
C6	10.47'	28.00'	21°25'14"
C7	27.42'	28.00'	56°05'55"
C8	37.88'	28.00'	77°31'10"
C9	15.91'	112.50'	8°06'03"
C10	36.92'	112.50'	18°48'10"
C11	42.87'	112.50'	21°50'01"
C12	17.03'	15.00'	65°03'47"
C13	19.29'	28.00'	39°27'49"

Line Table

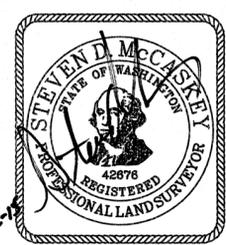
Line #	Length	Direction
L1	14.46'	N50°29'53"E
L2	5.93'	S88°25'42"E
L3	10.60'	N14°33'55"W
L4	4.77'	S37°25'27"E
L5	1.69'	S37°25'27"E
L6	10.22'	N72°00'44"W
L7	6.51'	N39°48'45"W

LOT AREAS

LOT 1 = 2,900 SQ. FT.
LOT 2 = 3,255 SQ. FT.
LOT 3 = 3,870 SQ. FT.
LOT 4 = 5,426 SQ. FT.
LOT 5 = 4,457 SQ. FT.
LOT 6 = 3,806 SQ. FT.
LOT 7 = 3,667 SQ. FT.
LOT 8 = 3,132 SQ. FT.

TRACT A = 46,880 SQ. FT. 1.08 ACRES
 TRACT B = 6,187 SQ. FT. 0.14 ACRES
 TRACT C = 9,200 SQ. FT. 0.21 ACRES

TOTAL PARCEL AREA = 92,780 SQ. FT. 2.13 ACRES



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DWN BY	JEF	DATE	11/12/15	JOB NO.	13622
CHKD BY	SDM	SCALE	1"=30'	SHEET	2 OF 2