

CITY OF ISSAQUAH
KING COUNTY, WASHINGTON

SHORT PLAT NO. PLN 03-00013

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT PLAT THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SHORT 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.

BY: Rosanne Powers
ITS: ROSANNE POWERS

BY: James Thompson
ITS: JAMES THOMPSON



STATE OF WASHINGTON)
COUNTY OF KING) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
ROSANNE POWERS

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

DATED November 25, 2008
SIGNATURE OF Heidi Nagler
NOTARY PUBLIC
PRINTED NAME OF HEIDI NAGLER
NOTARY PUBLIC
TITLE UTILITY MGR
MY APPOINTMENT EXPIRES 05/23/2012

STATE OF WASHINGTON)
COUNTY OF KING) SS

ON THE 25 DAY OF November 2008 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED JAMES THOMPSON TO ME KNOWN TO BE _____ OF _____ THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT _____ WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

DATED November 25, 2008
SIGNATURE OF Heidi Nagler
NOTARY PUBLIC
PRINTED NAME OF HEIDI NAGLER
NOTARY PUBLIC
TITLE UTILITY MGR
MY APPOINTMENT EXPIRES 05/23/2012

STATE OF WASHINGTON KING
COUNTY OF KING

APPROVALS
CITY OF ISSAQUAH

PLANNING

PLANNING DIRECTOR
CITY OF ISSAQUAH

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 25th DAY OF November 2008

Scott Noble
KING COUNTY ASSESSOR

Alan Waldron
DEPUTY KING COUNTY ASSESSOR

PARCEL NUMBER 282406-9179

RECORDING NO.

VOL./PAGE

256/263

SCALE: NTS

PORTION OF

SE1/4 OF SE1/4 OF S.28, T.24N., R.6E., W.M.

- IMPACT FEES
AT THE TIME OF BUILDING PERMIT ISSUANCE, SCHOOL, PARKS, TRANSPORTATION, FIRE AND KING COUNTY RECIPROCAL TRANSPORTATION IMPACT FEES SHALL BE REQUIRED FOR LOTS 1, AND 3 OF THIS SHORT PLAT.
- NEW HOMES MUST MEET THE DEVELOPMENT STANDARDS OF THE APPLICABLE ISSAQUAH LAND USE CODE, INCLUDING SETBACKS, HEIGHT AND MAXIMUM IMPERVIOUS SURFACE COVERAGE.
- LOT 1 OF THIS SHORT PLAT IS LIMITED TO DEVELOPMENT OF ONE SINGLE-FAMILY RESIDENCE.
- THE APPLICANT SHOULD MITIGATE FOR POTENTIAL IMPACTS ON PUBLIC SERVICES WITH A VOLUNTARY CONTRIBUTION IN THE AMOUNTS OF \$ 86.30 PER NEW DWELLING UNIT FOR GENERAL GOVERNMENT BUILDINGS AND \$ 61.83 PER NEW DWELLING UNIT FOR POLICE SERVICES. THE APPLICANT SHOULD PAY THE VOLUNTARY CONTRIBUTION PRIOR TO ISSUANCE OF BUILDING PERMITS.

5. THE CONSERVATION EASEMENT SHOWN ON THIS SHORT PLAT IS HEREIN GRANTED BY ROSANNE POWERS ("GRANTOR") TO THE CITY OF ISSAQUAH, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, FOR THE PURPOSE OF FOREVER CONSERVING THE OPEN SPACE CHARACTER, ECOLOGICAL SIGNIFICANCE, NATIVE VEGETATION AND WILDLIFE HABITAT FEATURES OF THE SUBJECT PROPERTY. THE GRANTOR IS GRANTING THIS EASEMENT FOR THE PURPOSE OF ASSURING THAT THE CONSERVATION FEATURES OF THE PROTECTED PROPERTY WILL BE CONSERVED AND MAINTAINED IN PERPETUITY, AND THAT USES OF THE PROTECTED PROPERTY THAT ARE INCONSISTENT WITH THESE CONSERVATION PURPOSES WILL BE PREVENTED OR CORRECTED. THE PARTIES AGREE, HOWEVER THAT THE RIPARIAN BUFFER ENHANCEMENT PLAN ON FILE WITH THE CITY OF ISSAQUAH IS CONSISTENT WITH THE CONSERVATION PURPOSES OF THIS EASEMENT.

THE CONSERVATION PURPOSES OF THIS EASEMENT ARE RECOGNIZED BY, AND THE GRANT OF THIS EASEMENT WILL SERVE, THE FOLLOWING CLEARLY DELINEATED GOVERNMENTAL CONSERVATION POLICIES:
R.C.W. 84.34, IN WHICH THE WASHINGTON STATE LEGISLATURE HAS DECLARED "THAT IT IS IN THE BEST INTERESTS OF THE STATE TO MAINTAIN, PRESERVE, CONSERVE AND OTHERWISE CONTINUE IN EXISTENCE ADEQUATE OPEN SPACE LANDS FOR THE PRODUCTION OF FOOD, FIBER AND FOREST CROPS, AND TO ASSURE THE USE AND ENJOYMENT OF NATURAL RESOURCES AND SCENIC BEAUTY FOR THE ECONOMIC AND SOCIAL WELL-BEING OF THE STATE AND ITS CITIZENS."

THE GRANTEE ACCEPTS THE RESPONSIBILITY OF ENFORCING THE TERMS OF THIS EASEMENT AND UPHOLDING ITS CONSERVATION PURPOSES FOREVER.

THE FOLLOWING RIGHTS ARE CONVEYED TO GRANTEE BY THIS EASEMENT:

- TO PRESERVE AND PROTECT THE CONSERVATION VALUES OF THE PROTECTED PROPERTY.
- TO ENTER UPON THE PROTECTED PROPERTY AT REASONABLE TIMES IN ORDER TO MONITOR GRANTOR'S COMPLIANCE WITH AND OTHERWISE ENFORCE THE TERMS OF THIS EASEMENT; PROVIDED THAT SUCH ENTRY SHALL BE UPON PRIOR REASONABLE NOTICE TO GRANTOR'S USE AND QUIET ENJOYMENT OF THE PROTECTED PROPERTY.
- TO PREVENT ANY ACTIVITY ON OR USE OF THE PROTECTED PROPERTY THAT IS INCONSISTENT WITH THE PURPOSE OF THIS EASEMENT AND TO REQUIRE THE RESTORATION OF SUCH AREAS OR FEATURES OF THE PROTECTED PROPERTY THAT MAY BE DAMAGED BY ANY INCONSISTENT ACTIVITY OR USE.
- TO CONDUCT RESTORATION PROJECTS THAT ENHANCE STREAM, FLOODPLAIN, AND RIPARIAN AREAS.

ANY ACTIVITY ON OUR USE OF THE PROTECTED PROPERTY INCONSISTENT WITH THE PURPOSE OF THIS EASEMENT IS PROHIBITED. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE FOLLOWING ACTIVITIES AND USES ARE EXPRESSLY PROHIBITED:

- LOT #1 OF THIS SHORT PLAT RECEIVED APPROVAL OF A STREAM BUFFER REDUCTION FROM 100 FEET TO 75 FEET AS PART OF THE SHORT PLAT APPROVAL, BASED ON THE PROPOSED USE OF LOT 1 FOR ONE SINGLE FAMILY RESIDENCE. THEREFORE, THE GRANTOR AGREES TO FORFEIT ADDITIONAL SUBDIVISION AND/OR DEVELOPMENT RIGHTS ON LOT #1 OTHER THAN FOR CONSTRUCTION OF ONE SINGLE FAMILY RESIDENCE.
- CONSTRUCTION OR INSTALLING ANY BUILDING, SHED, PARKING AREA OR OTHER LIVE-IN VEHICLES, BOATS ON TRAILERS, HORSE TRAILERS OR OTHER TRAILERS ARE PROHIBITED ON THE PROTECTED PROPERTY.
- EXCEPT FOR TRAIL IMPROVEMENTS EXPRESSLY APPROVED UNDER THE RIPARIAN BUFFER ENHANCEMENT PLAN, NO PORTION OF THE PROTECTED PROPERTY SHALL BE PAVED OR OTHERWISE BE COVERED WITH CONCRETE, ASPHALT, GRAVEL CRUSHED ROCK, WOOD SHAVINGS OR ANY OTHER PAVING OR SURFACING MATERIAL.
- ANY ALTERATION OF THE SURFACE WATER CHANNELS ON THE PROTECTED PROPERTY INCLUDING THE REMOVAL OF FALLEN TREES, GRAVEL OR ROCKS FROM THE WATER CHANNEL OR THE DAMMING OF THE WATER CHANNEL, INCLUDING THE LINING OF THE WATER CHANNEL WITH ROCKS, WOOD, TREES, SAND BAGS, OR OTHER MATERIALS, WITHOUT THE PRIOR APPROVAL OF THE CITY OF ISSAQUAH. FURTHER, THERE SHALL BE NO DRILLING OF ANY NEW WELL FOR ANY PURPOSE ON THE PROTECTED PROPERTY, NOR SHALL THERE BE ANY DRAINING OR PIPING OF SURFACE WATER ON THE PROTECTED PROPERTY.

GRANTOR'S RESERVE TO THEMSELVES, AND TO THEIR PERSONAL REPRESENTATIVES, HEIRS, SUCCESSORS, AND ASSIGNS, ALL RIGHTS AND OBLIGATIONS ACCRUING FROM THEIR OWNERSHIP OF THE PROTECTED PROPERTY, INCLUDING THE RIGHT TO ENGAGE IN OR PERMIT OR INVITE OTHERS TO ENGAGE IN ALL USES OF THE PROTECTED PROPERTY THAT ARE NOT EXPRESSLY PROHIBITED HEREIN AND ARE NOT INCONSISTENT WITH THE PURPOSE OF THIS EASEMENT.

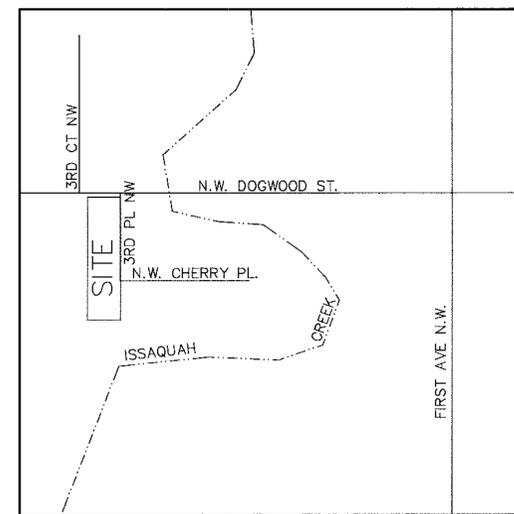
THE GRANTOR SHALL RETAIN RESPONSIBILITY FOR THE IMPLEMENTATION, MONITORING, AND MAINTENANCE OF THE RIPARIAN BUFFER ENHANCEMENT PLAN AS APPROVED BY THE CITY OF ISSAQUAH. THE GRANTOR SHALL MAINTAIN THE VEGETATION IN THE RIPARIAN BUFFER IN PERPETUITY, CONSISTENT WITH THE OBJECTIVES OF THE RIPARIAN BUFFER ENHANCEMENT PLAN AND THE CONSERVATION PURPOSES OF THIS EASEMENT.

THE VEGETATION WITHIN THE EASEMENT MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT APPROVAL IN WRITING FROM THE CITY OF ISSAQUAH OR ITS SUCCESSOR AGENCY, AND SHALL BE CONSISTENT WITH THE OBJECTIVES OF THE ENHANCEMENT PLAN AND 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.

THE GRANTOR SHALL CONTINUE TO BE SOLELY RESPONSIBLE FOR PAYMENT OF ALL TAXES AND ASSESSMENTS LEVIED AGAINST THE PROTECTED PROPERTY.

IF A COURT OF COMPETENT JURISDICTION DETERMINES THAT CONDITIONS ON OR SURROUNDING THE PROTECTED PROPERTY CHANGE SO MUCH THAT IT BECOMES IMPOSSIBLE TO FULFILL AT LEAST ONE OF THE CONSERVATION PURPOSES OF THE EASEMENT, THE COURT MAY, AT THE JOINT REQUEST OF BOTH THE GRANTOR AND GRANTEE, TERMINATE IN WHOLE OR IN PART THIS EASEMENT.

THIS EASEMENT SHALL RUN WITH THE LAND IN PERPETUITY. EVERY PROVISION OF THIS EASEMENT THAT APPLIES TO THE GRANTOR OR GRANTEE SHALL ALSO APPLY TO THEIR RESPECTIVE AGENTS, HEIRS, EXECUTORS, ADMINISTRATORS, ASSIGNS, AND ALL OTHER SUCCESSORS AS THEIR INTERESTS MAY APPEAR.



VICINITY MAP

LEGAL DESCRIPTION:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE NORTH ALONG THE LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER 173 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH ON THE SAME LINE 467 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE COUNTY ROAD;
THENCE EAST ALONG SAID SOUTH ROAD LINE 110 FEET;
THENCE SOUTH 394 FEET, MORE OR LESS, TO THE NORTHERLY BANK OF ISSAQUAH CREEK;
THENCE SOUTHWESTERLY FOLLOWING SAID CREEK BANK TO A POINT WHICH LIES EAST OF THE TRUE POINT OF BEGINNING; CONTAINING ONE ACRE MORE OR LESS; EXCEPT THE NORTH 132 FEET THEREOF. Thence West to POB

BASIS OF BEARING:
MONUMENTED CENTERLINE N.W. CHERRY ST. (S.E 77TH ST.), N 89°54'00"W PER PLAT OF MAPLE LANE ADDITION TO ISSAQUAH, VOLUME 48, PAGE 16, RECORDS OF KING COUNTY, WASHINGTON.

BENCHMARK
DATUM=MSL 1929GA

PP IC-4
DESCRIPTION; THE TOP OF A BOLT. THE BOLT IS SECOND ONE UP FROM BOTTOM ON THE RIGHT BANK EDGE OF THE MIDDLE GUARD POST ON DOWNSTREAM SIDE OF BRIDGE
LOCATION; NORTH SIDE OF THE BRIDGE OVER ISSAQUAH CREEK ON DOGWOOD ST WEST OF FRONT STREET
ELEV=80.54

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.

EXCEPTIONS ON TITLE
1. SUBJECT TO ON SITE SEWAGE SYSTEM, TERMS AND CONDITIONS UNDER REC. NO. 20010911000771.

BOUNDARY NOTE
THIS SURVEY IS BASED UPON THE LEGAL DESCRIPTION CONTAINED WITHIN A TITLE REPORT PROVIDED BY PACIFIC NORTHWEST TITLE COMPANY, ORDER NO. 645343. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP ARE PER RECORD TITLE INFORMATION AND REPRESENT DEED LINES ONLY. THESE LINES DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.



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ROSANNE POWERS SPH 113.00
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11/25/2008 14:53
KING COUNTY, WA

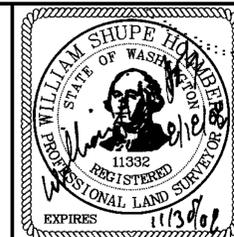
Steve Berglund
SUPT. OF RECORDS

SURVEYOR'S CERTIFICATE

THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH STATE AND COUNTY STATUTES, IN Ac 4, 2007.

William Shupe
CERTIFICATE NO. 11332

THOMPSON/POWERS
SHORT PLAT



Baima & Holmberg Inc.

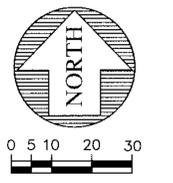
ENGINEERS & SURVEYORS
100 FRONT STREET SOUTH ISSAQUAH, WASHINGTON 98027 (425) 392-0260

DWN. BY MM	DATE 6-18-07 REV 8-15-07	JOB NO. 18-010 DWG NO. 18-010SP
CHKD. BY WSH	SCALE NTS	SHEET 1 OF 2

CITY OF ISSAQUAH
KING COUNTY, WASHINGTON

PLAT NO. PLN 03-00013

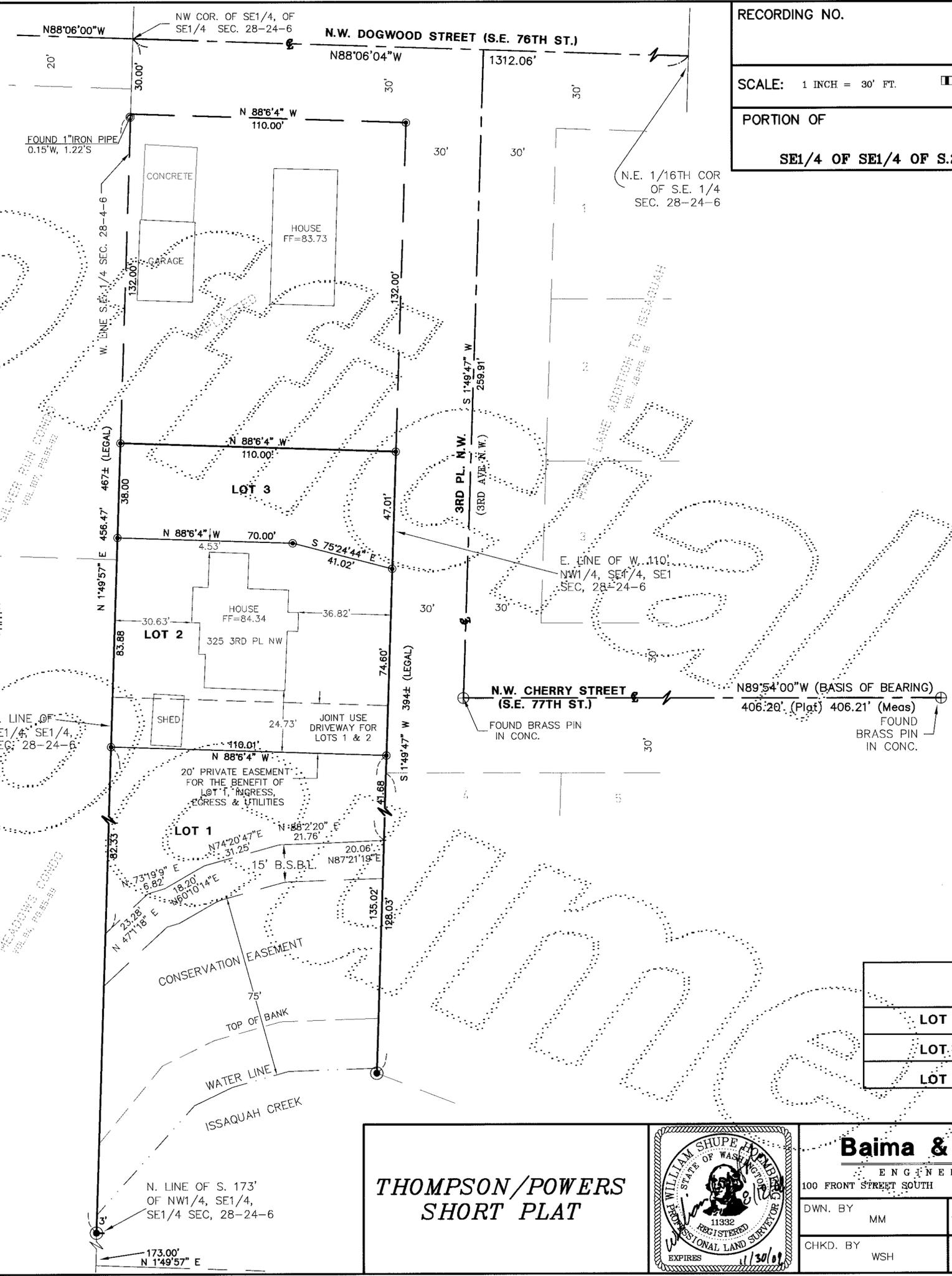
RECORDING NO.	VOL./PAGE 256/264
SCALE: 1 INCH = 30' FT.	
PORTION OF SE1/4 OF SE1/4 OF S.28, T.24N., R.6E., W.M.	



SCALE 1" = 30'

LEGEND

- ⊕ FOUND MONUMENT AS NOTED
- ⊙ FOUND SURVEY MARKER
- SET REBAR & CAP "LS 11332"



LOT AREAS	
LOT 1	18,571 SQ. FT.
LOT 2	9,047 SQ. FT.
LOT 3	4,360 SQ. FT.

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 113.00
 ROSANNE POWERS SPT
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 11/25/2009 14:53
 KING COUNTY, WA

**THOMPSON/POWERS
SHORT PLAT**



Baima & Holmberg Inc.

ENGINEERS & SURVEYORS
100 FRONT STREET SOUTH ISSAQUAH, WASHINGTON 98027 (425) 892-0250

DWN. BY MM	DATE 6-18-07 REV. 8-15-07	JOB NO. 18-010 DWG NO. 18-010SP
CHKD. BY WSH	SCALE 1" = 30'	SHEET 2 OF 2

N. LINE OF S. 173'
OF NW1/4, SE1/4,
SE1/4 SEC. 28-24-6

173.00'
N 1°49'57" E