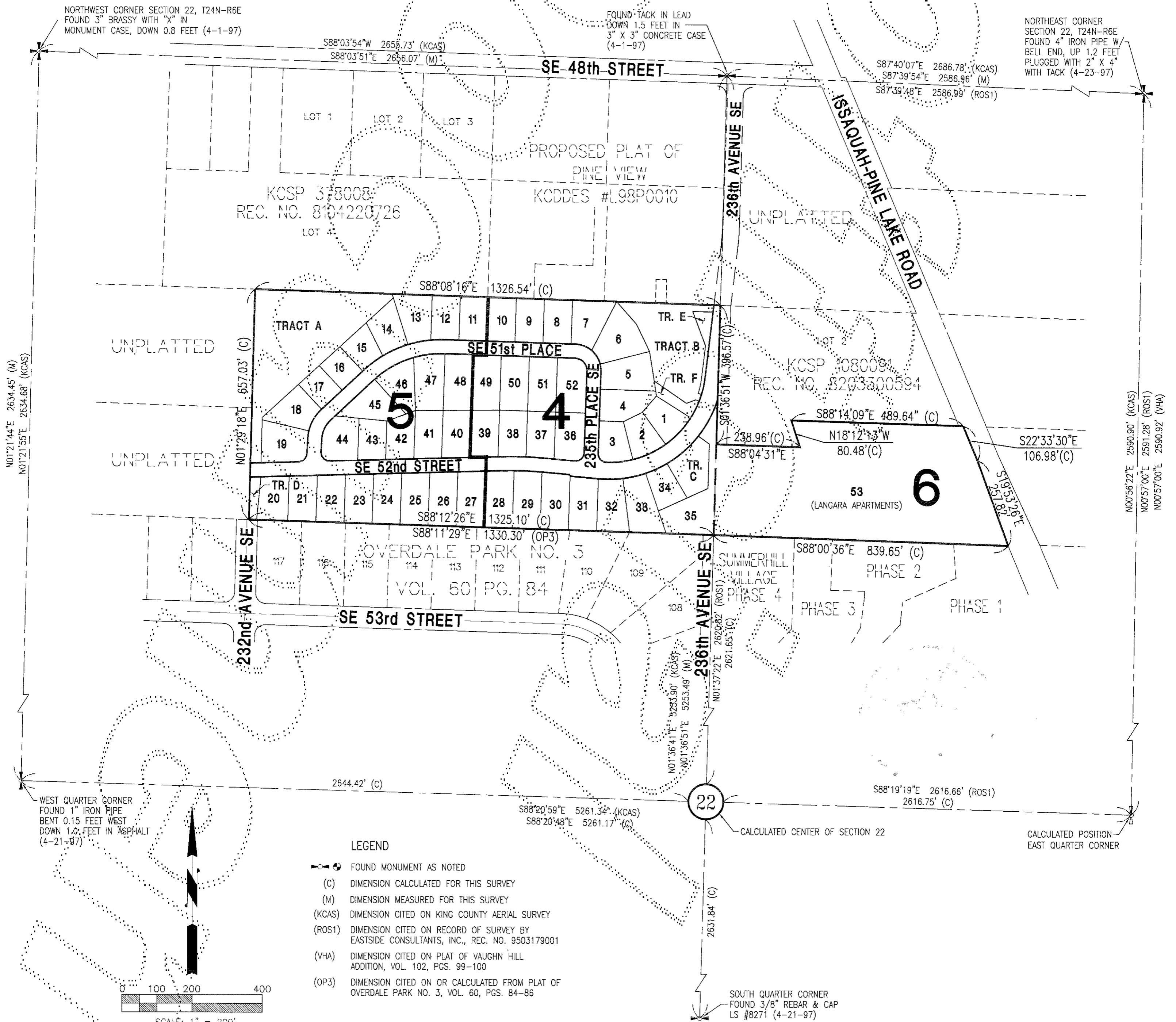


ASPEN MEADOWS

A REPLAT OF LOT 1 OF KING COUNTY SHORT PLAT 1080091 IN THE NE 1/4 OF THE NW 1/4, AND A PORTION OF THE NW 1/4 OF THE NE 1/4, BOTH OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



- LEGEND**
- FOUND MONUMENT AS NOTED
 - (C) DIMENSION CALCULATED FOR THIS SURVEY
 - (M) DIMENSION MEASURED FOR THIS SURVEY
 - (KCAS) DIMENSION CITED ON KING COUNTY AERIAL SURVEY
 - (ROS1) DIMENSION CITED ON RECORD OF SURVEY BY EASTSIDE CONSULTANTS, INC., REC. NO. 9503179001
 - (VHA) DIMENSION CITED ON PLAT OF VAUGHN HILL ADDITION, VOL. 102, PGS. 99-100
 - (OP3) DIMENSION CITED ON OR CALCULATED FROM PLAT OF OVERDALE PARK NO. 3, VOL. 60, PGS. 84-85

DDFS: FILE NO. L97F0041

JOB NO. 6271

RECORDING CERTIFICATE:
 Recording No. 20040322001027
 Filed for record at the request of the King County Council this 22 day of March, 2004, at 15 minutes past 12 o'clock p.m. and recorded in Volume 198 of Plats at pages 92 through 93, records of King County, Washington.
 DIVISION OF RECORDS AND ELECTIONS
 Rob Prince, Manager
 West Washington, Superintendent of Records

LAND SURVEYOR'S CERTIFICATE:
 I hereby certify that this plat of ASPEN MEADOWS is based upon an actual survey and subdivision of Section 22, Township 24 North, Range 6 East, W.M., that the courses and distances are shown correctly thereon; that the monuments will be set and the lot and block 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.
 JOANNE M. KNAPP, PLS. NO. 34671
 Date 2/09/04



Barghausen Consulting Engineers, Inc.
 Civil Engineering, Land Planning, Surveying, Environmental Services
 18215 72nd Avenue South Kent, WA, 98032
 Telephone: (425) 251-6222 Fax: (425) 251-8782
 NE1/4 OF NW1/4 & NW1/4 OF NE1/4, 22-24N-6E
 SHEET 1 OF 6

ASPEN MEADOWS

A REPLAT OF LOT OF KING COUNTY SHORT PLAT 1080091 IN THE NE 1/4 OF THE NW 1/4, AND A PORTION OF THE NW 1/4 OF THE NE 1/4, BOTH OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

PARCEL A:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

PARCEL B:

LOT 1, KING COUNTY SHORT PLAT NUMBER 1080091, RECORDED UNDER RECORDING NUMBER 8203300594, SAID SHORT PLAT BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING WESTERLY OF ISSAQUAH-PINE LAKE ROAD SOUTHEAST (ALSO KNOWN AS VAUGHN HILL ROAD EXTENSION);

EXCEPT THAT PORTION THEREOF LOT 1 CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 8410010610;

TOGETHER WITH THAT PORTION OF 236TH AVENUE SOUTHEAST, VACATED PURSUANT TO KING COUNTY ORDINANCE NUMBER 13753, WHICH ATTACHED BY OPERATION OF LAW.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY AND DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE. WE DEDICATE THE USE FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH PUBLIC HIGHWAY PURPOSES AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN IN THE REASONABLE GRADING OF SAID STREETS AND AVENUES. WE FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE, UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, WE WAIVE FOR OURSELVES, OUR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS SUBDIVISION BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS, AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:

William Buchanan
president
WILLIAM BUCHAN HOMES, INC.
A WASHINGTON CORPORATION

Billy L. Pace V.P.
U.S. NATIONAL BANK ASSOCIATION

Eric H. Wells
President
LANGARA APARTMENTS, L.L.C.
A WASHINGTON LIMITED LIABILITY COMPANY

Monica R. Pace V.P.
KEYBANK NATIONAL ASSOCIATION

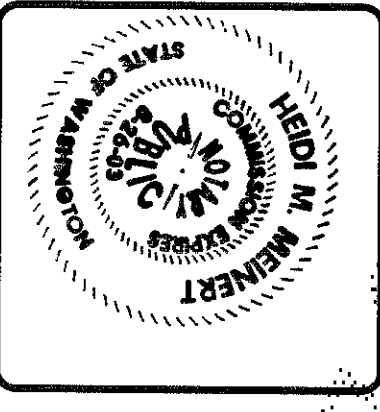
ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF KING } SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Carol Buchanan* IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE *President* OF WILLIAM BUCHAN HOMES, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS *7th* DAY OF *Feb*, 2000.

Heidi M. McInerney
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT *Bellevue*
PRINTED NAME *Heidi M. McInerney*
COMMISSION EXPIRES *5/26/03*

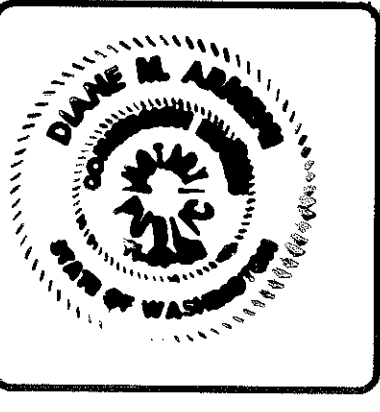


STATE OF WASHINGTON }
COUNTY OF KING } SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Kelly Pace* IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE *Vice Pres* OF U.S. NATIONAL BANK ASSOCIATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS *2nd* DAY OF *Oct*, 2000.

Diane M. Araceni
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT *Kent*
PRINTED NAME *Diane M. Araceni*
COMMISSION EXPIRES *11-9-03*

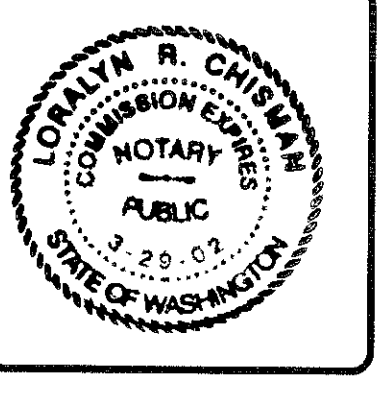


STATE OF WASHINGTON }
COUNTY OF KING } SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Eric H. Wells* IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE *President* OF LANGARA APARTMENTS, L.L.C. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS *3rd* DAY OF *Oct*, 2000.

Loralyn R. Chisman
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT *Bellevue*
PRINTED NAME *Loralyn R. Chisman*
COMMISSION EXPIRES *3-29-02*



APPROVALS - CITY OF ISSAQUAH

DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS *14th* DAY OF *March*, 2000.

Volunt W. B...
CITY OF ISSAQUAH, DIRECTOR OF PUBLIC WORKS

DEPARTMENT OF PLANNING
EXAMINED AND APPROVED THIS *14th* DAY OF *MARCH*, 2000.

Mark
CITY OF ISSAQUAH, PLANNING DIRECTOR/MANAGER

DEPARTMENT OF ENGINEERING
EXAMINED AND APPROVED THIS *14th* DAY OF *March*, 2000.

Mike Jones
CITY OF ISSAQUAH, CITY ENGINEER

DEPARTMENT OF FINANCE
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS OR FOR OTHER PUBLIC USE ARE PAID IN FULL THIS *19th* DAY OF *MARCH*, 2000.

James A. Blake
CITY OF ISSAQUAH, FINANCE DIRECTOR

ISSAQUAH HEARING EXAMINER
EXAMINED AND APPROVED THIS *15th* DAY OF *March*, 2000.

Thomas Paul Hagan
CITY OF ISSAQUAH, HEARING EXAMINER

MAYOR
EXAMINED AND APPROVED THIS *14th* DAY OF *March*, 2000.

Ana Fausinger Mayor
Linda Ruehlic City Clerk

APPROVALS - KING COUNTY

KING COUNTY DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED THIS *21st* DAY OF *MARCH*, 2000.

Scott Noble King County Assessor
Jim Elder Deputy King County Assessor

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.

THIS *22nd* DAY OF *March*, 2000.

Garry Holmes
MANAGER, FINANCE DIVISION
Jillia T. Yetter
DEPUTY
222406-9022/9144/9068
ACCOUNT NUMBER



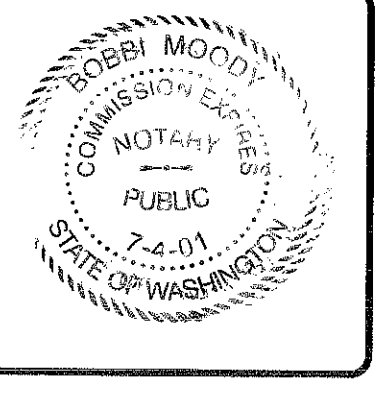
ACKNOWLEDGMENTS (continued)

STATE OF WASHINGTON }
COUNTY OF KING } SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Monica R. Pace* IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE *Vice President* OF KEYBANK NATIONAL ASSOCIATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS *6th* DAY OF *February*, 2000.

Bobbi Moody
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT *Kirkland*
PRINTED NAME *Bobbi Moody*
COMMISSION EXPIRES *7/4/01*



JOB NO. 6271

Barghausen Consulting Engineers, Inc.
Civil Engineering, Land Planning, Surveying, Environmental Services
18215 72nd Avenue South Kent, WA, 98032
Telephone: (425) 251-6222 Fax: (425) 251-8782

NE1/4 OF NW1/4 & NW1/4 OF NE1/4, 22-24N-6E

SHEET 2 OF 6

ASPEN MEADOWS

A REPLAT OF LOT 1 OF KING COUNTY SHORT PLAT 1080091 IN THE NE 1/4 OF THE NW 1/4, AND A PORTION OF THE NW 1/4 OF THE NE 1/4, BOTH OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

PLAT NOTES AND RESTRICTIONS:

- DURING THE COURSE OF CONSTRUCTION OF ANY LOT WITHIN THIS SUBDIVISION, STUB-OUT INVERT ELEVATIONS FOR STORM DRAINAGE SHOULD BE VERIFIED BY THE INDIVIDUAL LOT BUILDER OR OWNER TO PROVIDE THE NECESSARY SLOPE FROM THE PROPOSED HOUSE.
- THE ARTICLES OF INCORPORATION FOR THE ASPEN MEADOWS HOMEOWNER'S ASSOCIATION, AFFECTING LOTS 1 THROUGH 52 ONLY, ARE ON FILE WITH THE STATE OF WASHINGTON IN OLYMPIA.
- ALL FEES REQUIRED BY TRAFFIC MITIGATION PAYMENT SYSTEM (MPS), HAVE BEEN PAID.
- LOTS 1 THROUGH 52 WITHIN THIS SUBDIVISION ARE SUBJECT TO PAYMENT OF THE APPLICABLE SCHOOL IMPACT FEES TO FUND SCHOOL SYSTEM IMPROVEMENTS NEEDED TO SERVE NEW DEVELOPMENT. FIFTY PERCENT (50%) OF SCHOOL IMPACT FEES WERE PAID AT THE TIME OF FINAL PLAT APPROVAL. THE BALANCE OF THE ASSESSED FEE, TOGETHER WITH THE CURRENT ADMINISTRATION FEE, MUST BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE.
- THIS PLAT SHALL CONFORM TO KING COUNTY R-8 DEVELOPMENT STANDARDS. THESE STANDARDS ARE AS FOLLOWS:

FRONT SETBACK: 10 FEET MAXIMUM IMPERVIOUS SURFACE: 75%
SIDE AND REAR SETBACK: 5 FEET MAXIMUM BUILDING HEIGHT: 35 FEET

NOTE: BUILDING HEIGHT SHALL BE MEASURED FROM THE AVERAGE FINISHED GRADE TO THE HIGHEST POINT OF THE ROOF. THE AVERAGE FINISHED GRADE SHALL BE DETERMINED BY FIRST DELINEATING THE SMALLEST SQUARE OR RECTANGLE WHICH CAN ENCLOSE THE BUILDING AND THEN AVERAGING THE ELEVATIONS TAKEN AT THE MIDPOINT OF EACH SIDE OF THE SQUARE OR RECTANGLE, PROVIDED THAT THE MEASURED ELEVATIONS DO NOT INCLUDE BERMS.

6. TRACTS "A" AND "B" ARE STORM DRAINAGE TRACTS AND ARE HEREBY CONVEYED TO THE CITY OF ISSAQUAH FOR OWNERSHIP AND MAINTENANCE PURPOSES.

7. TRACT "C" IS A RECREATION TRACT, AND IS CONSIDERED A "TRACT" PURSUANT TO KCC 19.04.460: A "TRACT" IS LAND RESERVED FOR SPECIAL USES SUCH AS OPEN SPACE, SURFACE WATER RETENTION, UTILITIES, OR ACCESS. TRACTS ARE NOT COUNTED AS LOTS NOR CONSIDERED A RESIDENTIAL BUILDING SITE EXCEPT AS ALLOWED UNDER THE LOT CLUSTERING PROVISIONS OF KCC TITLE 21A. TRACT "C" IS HEREBY CONVEYED TO THE HOMEOWNERS' ASSOCIATION IDENTIFIED IN NOTE 2, ABOVE, FOR OWNERSHIP AND MAINTENANCE PURPOSES.

8. TRACT "D" IS A PEDESTRIAN ACCESS TRACT, AND IS HEREBY CONVEYED TO THE HOMEOWNERS' ASSOCIATION IDENTIFIED IN NOTE 2, ABOVE, FOR OWNERSHIP AND MAINTENANCE PURPOSES. IN ADDITION, AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SAMMAMISH PLATEAU WATER AND SEWER DISTRICT, OVER, UNDER AND ACROSS TRACT "D" FOR WATER AND SANITARY SEWER PURPOSES.

9. TRACTS "E" AND "F" ARE ENTRY MONUMENT AND LANDSCAPE TRACTS, AND ARE HEREBY CONVEYED TO THE HOMEOWNERS' ASSOCIATION IDENTIFIED IN NOTE 2, ABOVE, FOR OWNERSHIP AND MAINTENANCE PURPOSES.

10. ALL WATERLINE EASEMENTS (WLE) AND SANITARY SEWER EASEMENTS (SSE) ARE HEREBY CONVEYED TO SAMMAMISH PLATEAU WATER AND SEWER DISTRICT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH WATER AND SANITARY SEWER SERVICE. (SEE "EASEMENTS AND RESERVATIONS", AT RIGHT.)

11. ALL AREAS DESIGNATED AS PRIVATE SANITARY SEWER EASEMENTS (PSSE) ARE HEREBY CONVEYED TO THE RESPECTIVE LOT OWNERS WHO WOULD BENEFIT FROM THE EASEMENT, UNLESS OTHERWISE NOTED. SAID LOT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE SANITARY SEWER LINE WITHIN SAID EASEMENT, AND SHALL RESTORE OR REPLACE THE SURFACE FEATURES (LANDSCAPING, PAVING, LAWN, ETC.) TO ITS ORIGINAL CONDITION IMMEDIATELY PRIOR TO WORKING WITHIN SAID EASEMENT.

12. ALL PRIVATE STORM DRAINAGE EASEMENTS (PSDE) SHOWN HEREON ARE HEREBY CONVEYED TO THE LOT OWNER WHO WOULD BENEFIT FROM THE EASEMENT, AND SAID OWNER(S) SHALL HAVE EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE AND REPAIR OF THE PRIVATE STORM DRAINAGE WITHIN THE EASEMENTS. DETAILS REGARDING THE LOCATION OF DRAINAGE FACILITIES WITHIN THE PSDE ARE SHOWN ON THE ENGINEERING PLANS NOTED IN THE DOWNSPOUT NOTE AT RIGHT.

13. ALL STORM DRAINAGE EASEMENTS (SDE) NOT NOTED HEREON AS PRIVATE ARE HEREBY DEDICATED TO THE CITY OF ISSAQUAH FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF STORM DRAINAGE FACILITIES. (SEE "EASEMENTS AND RESERVATIONS", AT RIGHT)

14. THE ROAD AND STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE, PLAN NO. P2736, ON FILE WITH THE CITY OF ISSAQUAH. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE PROPER AGENCY. THIS AFFECTS LOTS 1 THROUGH 52 ONLY, AS LOT 53 WAS DEVELOPED UNDER A DIFFERENT PERMIT. SEE NOTE 19, AT RIGHT.

15. THE STREET TREES, PLANTED AS A CONDITION OF PLAT APPROVAL, SHALL BE PLANTED ACCORDING TO THE APPROVED ENGINEERING PLANS, NO. P2736, ON FILE WITH THE CITY OF ISSAQUAH. THE STREET TREES PLANTED WITHIN AND/OR ABUTTING INDIVIDUAL LOTS SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF SAID LOTS. THE STREET TREES PLANTED WITHIN AND/OR ABUTTING THE PRIVATE AND PUBLIC TRACTS WITHIN THIS PLAT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION, UNLESS THE CITY OF ISSAQUAH HAS ADOPTED A STREET TREE MAINTENANCE PROGRAM.

16. A PLAT CERTIFICATE PREPARED BY CHICAGO TITLE INSURANCE COMPANY OF SEATTLE, WASHINGTON, THEIR ORDER NO. 578725 AND DATED JULY 27, 2000 WAS RELIED UPON FOR RECORD ITEMS AFFECTING THIS SUBDIVISION. ACCORDING TO THE PLAT CERTIFICATE, THE FOLLOWING ITEMS AFFECT THIS SITE:

A. DECLARATION OF RECIPROCAL INGRESS, EGRESS AND ACCESS EASEMENT AND MAINTENANCE AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NOS. 9809162203 & 19991221000892. NO SPECIFIC LOCATION IS GIVEN FOR EASEMENT. THIS AFFECTS LOT 53 ONLY.

B. DECLARATION OF TEMPORARY CONSTRUCTION EASEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 9904221013. THIS EASEMENT IS OFFSITE, AND BENEFITS LOT 53 ONLY.

C. AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF TO KING COUNTY FOR A NATURAL OR CONSTRUCTED CONVEYANCE SYSTEM RECORDED UNDER RECORDING NO. 9906011657. THERE IS NO SPECIFIC AREA OF EASEMENT MENTIONED IN THE INSTRUMENT, HOWEVER, IT DOES ONLY AFFECT LOT 53.

D. AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF TO SAMMAMISH PLATEAU WATER AND SEWER DISTRICT FOR SEWER LINES RECORDED UNDER RECORDING NO. 20000717000801. THIS EASEMENT HAS BEEN GRAPHICALLY DEPICTED ON SHEET 6, AND ONLY AFFECTS LOT 53.

E. AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF TO SAMMAMISH PLATEAU WATER AND SEWER DISTRICT FOR WATER LINES RECORDED UNDER RECORDING NO. 20000717000803. THIS EASEMENT HAS BEEN GRAPHICALLY DEPICTED ON SHEET 6, AND ONLY AFFECTS LOT 53.

F. COVENANTS, CONDITIONS AND RESTRICTIONS FOR A NATURAL OR CONSTRUCTED CONVEYANCE SYSTEM RECORDED UNDER RECORDING NO. 9906011657. THIS AFFECTS LOT 53 ONLY.

G. EASEMENTS, SETBACKS, COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS AND NOTES AS CONTAINED IN KING COUNTY SHORT PLAT NO. 1080091, RECORDED UNDER RECORDING NO. 8203300594. THE BUILDING SETBACK MEASUREMENT LINE IS SHOWN ON SHEET 6. THIS AFFECTS LOT 53 ONLY.

H. DEVELOPER EXTENSION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN POLYGON NORTH-WEST COMPANY AND SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AS RECORDED UNDER RECORDING NOS. 9711190640 AND 9805180758.

I. AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 20000125000183.

J. AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 20000724000035. THIS AGREEMENT PERTAINS TO LOT 53 ONLY.

K. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS RECORDED UNDER RECORDING NO. 8410010610 AND AS DEDICATED ON THE FACE OF KING COUNTY SHORT PLAT NO. 1080091 RECORDED UNDER RECORDING NO. 8203300594. THIS AFFECTS LOT 53 ONLY.

L. NOTICE OF ADOPTION OF CONNECTION CHARGES FILED BY SAMMAMISH PLATEAU WATER AND SEWER DISTRICT REGARDING REGULAR WATER LOCAL FACILITY CHARGES, RECORDED UNDER RECORDING NO. 9901150609. THIS INSTRUMENT REPLACES NOTICE RECORDED UNDER RECORDING NO. 9811051362.

M. NOTICE OF ADOPTION OF CONNECTION CHARGES FILED BY SAMMAMISH PLATEAU WATER AND SEWER DISTRICT REGARDING REGULAR SEWER LOCAL FACILITY CHARGES, RECORDED UNDER RECORDING NO. 9901150609.

DDES FILE NO. L97P0941

SURVEYOR'S NOTES:

1. A FIELD TRAVERSE USING A "LIEZT SET-4" TOTAL STATION WAS CONDUCTED, ESTABLISHING THE ANGULAR AND DISTANCE RELATIONSHIP BETWEEN THE MONUMENTS AND PROPERTY LINES AS SHOWN HEREON. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WASHINGTON ADMINISTRATIVE CODE CHAPTER 332-130-090.

2. ALL BACK LOT AND TRACT CORNERS WILL BE STAKED WITH A 1/2-INCH BY 24-INCH REBAR WITH PLASTIC CAP MARKED "BCE 34671" AS PLAT CONSTRUCTION IS COMPLETED. LOT AND TRACT CORNERS ABUTTING STREETS WERE NOT SET. THE STREETWARD PROJECTION OF THE LOT AND/OR TRACT LINES WILL BE REFERENCED BY A "P-K" BRAND MASONRY NAIL SET AT THE BACK OF THE CURB AT NO SPECIFIC DISTANCE FROM THE TRUE CORNER.

3. BASIS OF BEARINGS: N01°36'51"E ALONG THE MONUMENTED NORTH-SOUTH CENTERLINE OF SECTION 22, AS REPORTED BY THE KING COUNTY SURVEY UNIT OF THE ENGINEERING SERVICES SECTION OF THE KING COUNTY DEPARTMENT OF TRANSPORTATION, BEING THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, HPGN 83/91.

EASEMENTS AND RESERVATIONS

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY, ANY TELEPHONE COMPANY, ANY CABLE COMPANY, SAMMAMISH PLATEAU WATER AND SEWER DISTRICT, AND ALL LOT OR TRACT OWNERS WITHIN THIS PLAT (AS TO STORM DRAINAGE ONLY) AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE PLAT, LYING PARALLEL WITH AND ADJOINING THE STREET FRONTAGE IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES, WATER METERS, FIRE HYDRANTS, SANITARY SEWER STRUCTURES AND STORM DRAINAGE STRUCTURES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSES OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS AND OTHER UTILITY SERVICE AND PRIVATE STORM DRAINAGE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY THE UTILITY. 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.

PUBLIC DRAINAGE EASEMENT RESTRICTIONS

STRUCTURES, FILLS, OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANGS) SHALL NOT BE PERMITTED BEYOND THE BUILDING SETBACK LINE OR WITHIN DRAINAGE EASEMENTS AS SHOWN ON THE PLAT. ADDITIONALLY, GRADING AND CONSTRUCTION OF FENCING SHALL NOT BE ALLOWED WITHIN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT MAP UNLESS OTHERWISE APPROVED BY THE CITY OF ISSAQUAH.

DOWNSPOUT NOTE

ALL BUILDING DOWNSPOUTS, FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS NO. P2736, ON FILE WITH THE CITY OF ISSAQUAH. THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION FOR ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL. FOR THOSE LOTS THAT ARE DESIGNATED FOR INDIVIDUAL LOT INFILTRATION SYSTEMS, THE SYSTEMS SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH SAID PLANS. ALL INDIVIDUAL STUB-OUTS AND INFILTRATION SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.

PLAT NOTES AND RESTRICTIONS: (continued)

17. THE WOOD FENCE SEPARATING LOTS 13 THROUGH 19 FROM TRACT A SHALL BE MAINTAINED BY THE ADJACENT LOT OWNERS, AS SPECIFIED IN THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED FOR THIS PLAT. THE WOOD FENCE SEPARATING LOTS 5 AND 6 FROM TRACT B SHALL BE MAINTAINED BY THE ADJACENT LOT OWNERS, AS SPECIFIED IN THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED FOR THIS PLAT.

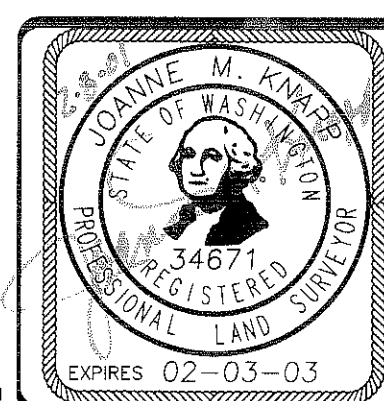
18. THE 30' X 190' PRIVATE WATER AND PRIVATE SEWER EASEMENT IS GRANTED TO THE OWNERS OF KING COUNTY TAX LOT 22406-9076 LYING TO THE WEST OF THIS SUBDIVISION, AS CONTAINED IN AN AGREEMENT DATED JUNE 2, 1999, AND SIGNED BY THE DEVELOPER AND SAID LAND OWNERS.

19. LOT 53 HAS BEEN DEVELOPED AS A 100-UNIT MULTI-FAMILY RESIDENTIAL COMMUNITY UNDER KING COUNTY MDNS FOR MACLEAN NORTH (LANGARA APARTMENTS) (E98E0147) AND KING COUNTY BUILDING PERMIT NUMBER B98C0212.

20. THE EMERGENCY ACCESS IN LOT 35 FOR THE BENEFIT OF LOT 53 IS FOR PUBLIC EMERGENCY VEHICLES ONLY.

21. LOTS 1 THROUGH 52 ARE SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH PARALLEL WITH AND ADJOINING ALL SIDE AND REAR LOT LINES WHICH ADJOIN ANOTHER LOT AND FIVE (5) FEET IN WIDTH PARALLEL WITH AND ADJACENT TO ALL REAR LOT LINES NOT ADJOINING ANOTHER LOT FOR STORM DRAINAGE FACILITIES. PROVIDED HOWEVER, THE GRANTING ALL EASEMENTS ALONG SAID REAR AND SIDE LOT LINES IS SUBJECT TO THE CONDITION THAT IN THE EVENT TRANSFERREES FROM WILLIAM BUCHAN HOMES, INC., OWNER OF MORE THAN ONE LOT IN THIS PLAT ON A CONTIGUOUS BASIS, OWN OR HOLD SAID LOTS FOR THE PURPOSE OF CONSTRUCTING BUILDINGS THEREON, WHICH BUILDINGS WOULD CROSS PLATTED LOT LINES, SUCH CONSTRUCTION SHALL BE PERMITTED IRRESPECTIVE OF THE PLAT EASEMENT CONTAINED IN THIS PARAGRAPH, PROVIDED SUCH EASEMENT AREAS HAVE NOT BEEN UTILIZED FOR THEIR EASEMENT PURPOSES TO RECEIVE DRAINAGE FACILITIES AT THE TIME SUCH CONSTRUCTION IS SOUGHT BY SUCH OWNER AND APPLICATION MADE FOR A BUILDING PERMIT. THE ISSUANCE OF A BUILDING PERMIT FOR SUCH CONSTRUCTION WILL CONSTITUTE AN EXTINGUISHMENT OF THIS EASEMENT AS TO THAT PORTION OCCUPIED BY THE STRUCTURE. PROVIDED FURTHER, NO DRAINAGE FACILITIES SHALL BE INSTALLED BY THE BENEFICIARIES OF THE EASEMENT IN THE SIDE LOT AREAS WITHOUT FIRST PROVIDING WRITTEN NOTICE TO THE OWNERS OF AFFECTED LOTS IN THE PLAT OF SUCH INSTALLATION, SUBSEQUENT TRANSFERREES FROM THE GRANTEES OF WILLIAM BUCHAN HOMES, INC. SHALL HAVE THE SAME RIGHTS WITH RESPECT TO PROPERTY WHICH IS HELD ON A CONTIGUOUS BASIS IN THE EVENT THAT SUCH EASEMENT AREAS HAVE NOT BEEN UTILIZED FOR DRAINAGE FACILITIES. FURTHER, NO APPLICATION FOR A LOT LINE ADJUSTMENT WILL BE APPROVED AFFECTING ANY SIDE OR REAR LOT LINE OF THIS PLAT WHICH IS SUBJECT TO THE ABOVE EASEMENT UNTIL PROVISIONS, INCLUDING BUT NOT LIMITED TO, THE RELOCATION OF ANY DRAINAGE FACILITIES WITHIN SAID EASEMENTS HAVE BEEN MADE TO THE SATISFACTION OF THE BENEFICIARIES THEREOF AS EVIDENCED BY WRITTEN NOTICE TO THE CITY OF ISSAQUAH. UPON APPROVAL BY THE CITY OF ISSAQUAH OF SUCH APPLICATION, ANY SUCH EASEMENTS GRANTED BY THIS PLAT WILL AUTOMATICALLY BE EXTINGUISHED AND BE REPLACED BY AN EASEMENT OF EQUAL STATUS IN EVERY RESPECT AS THOSE GRANTED BY THIS PLAT ALONG ANY NEW SIDE OR REAR LOT LINES CREATED BY BOUNDARY LINE ADJUSTMENT.

JOB NO. 6271



Barghausen Consulting Engineers, Inc.
Civil Engineering, Land Planning, Surveying, Environmental Services
18215 72nd Avenue South Kent, WA, 98032
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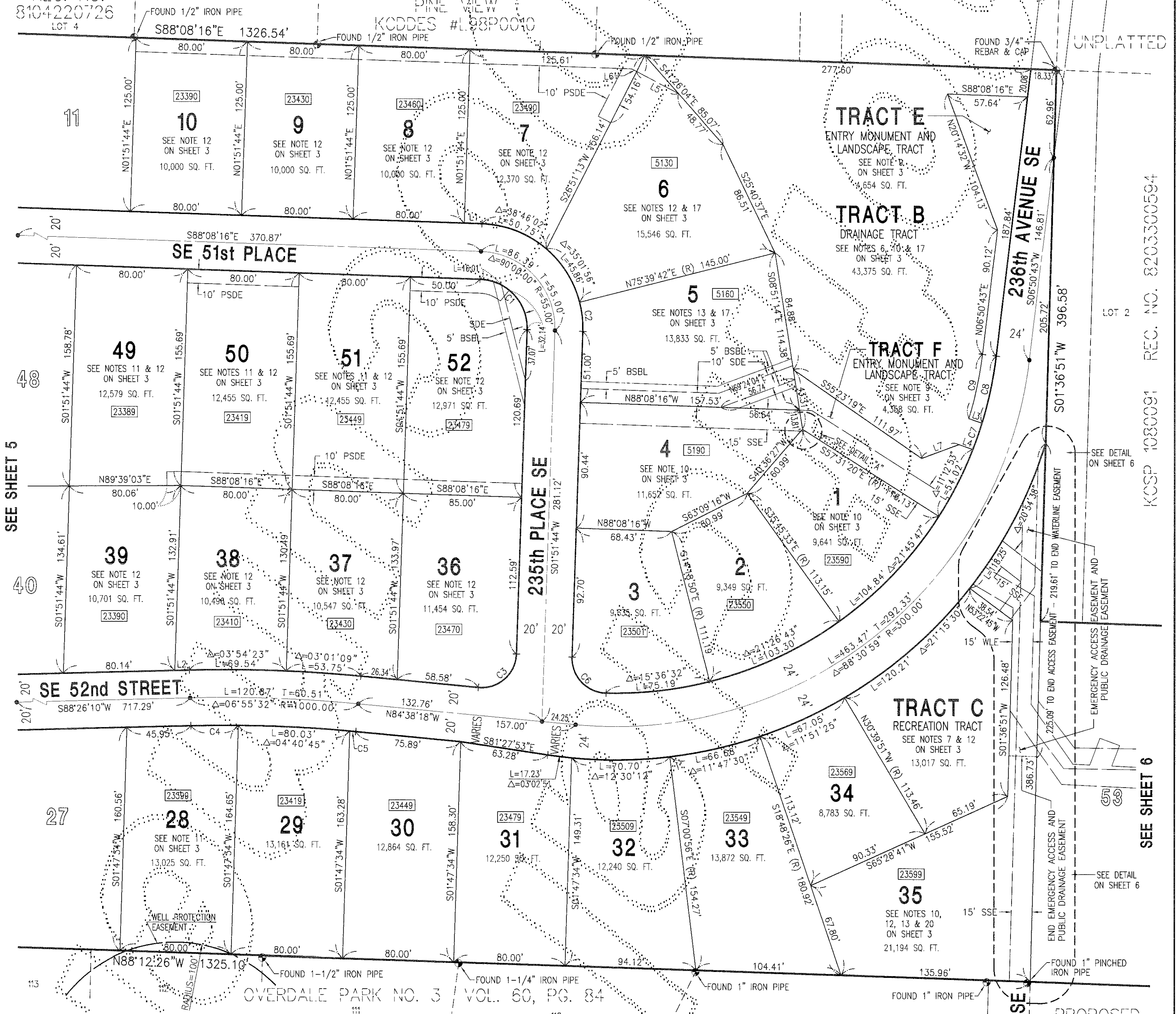
NE1/4 OF NW1/4 & NW1/4 OF NE1/4, 22-24N-6E

SHEET 3 OF 6

ASPEN MEADOWS

A REPLAT OF KING COUNTY SHORT PLAT 1080091 IN THE NE 1/4 OF THE NW 1/4, AND A PORTION OF THE NW 1/4 OF THE NE 1/4, BOTH OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

KCSP 378008
REC. NO.
8104220726
LOT 4



SEE SHEET 5

40

27

113

REC. NO. 8203300594
KCSP 1080091

SEE SHEET 6

VOLUME/PAGE
198 96

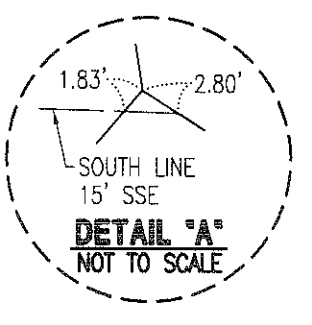
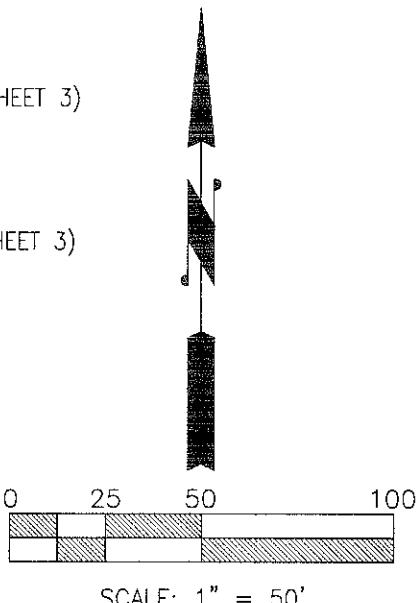
LINE TABLE

LINE	LENGTH	BEARING
L1	12.68'	S88°08'16"E
L2	10.51'	N88°26'10"E
L3	10.01'	S70°55'55"E
L4	10.65'	S70°55'55"E
L5	33.73'	S62°17'03"E
L6	3.93'	S62°17'03"E
L7	28.61'	N69°27'41"E

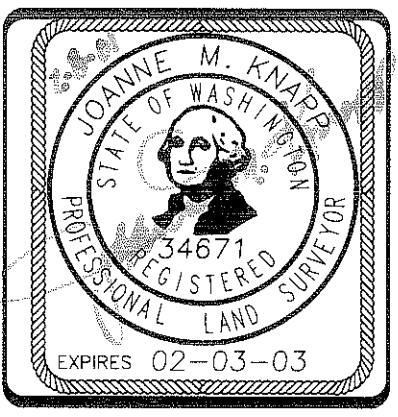
CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	90°00'00"	54.98'	35.00'	35.00'
C2	16°12'02"	21.21'	75.00'	10.67'
C3	93°29'58"	40.80'	25.00'	26.58'
C4	01°59'49"	34.18'	980.00'	17.08'
C5	00°14'58"	4.27'	980.00'	2.13'
C6	90°34'02"	39.52'	25.00'	25.25'
C7	04°09'10"	20.00'	276.00'	10.01'
C8	10°15'54"	49.45'	276.00'	24.79'
C9	18°11'29"	47.31'	266.00'	23.72'

- LEGEND
- FOUND MONUMENT (AS NOTED)
 - KING COUNTY STANDARD ROAD MONUMENT TO BE SET AS CONSTRUCTION IS COMPLETED
 - PSDE PRIVATE STORM DRAINAGE EASEMENT (SEE NOTE 12, SHEET 3)
 - SDE STORM DRAINAGE EASEMENT (SEE NOTE 13, SHEET 3)
 - SSE SANITARY SEWER EASEMENT (SEE NOTE 10, SHEET 3)
 - PSSE PRIVATE SANITARY SEWER EASEMENT (SEE NOTE 11, SHEET 3)
 - WLE WATERLINE EASEMENT (SEE NOTE 10, SHEET 3)
 - BSBL BUILDING SET BACK LINE
 - 000000 ADDRESS AS PROVIDED BY THE CITY OF ISSAQUAH



NOTE:
THOSE LOT LINES INTERSECTING CURVED LOT LINES OR RIGHT-OF-WAY LINES NOT NOTED AS RADIAL [(R)] ARE NON-RADIAL.



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NE1/4 OF NW1/4 & NW1/4 OF NE1/4, 22-24N-6E
SHEET 4 OF 6

ASPEN MEADOWS

A REPLAT OF LOT 1 OF KING COUNTY SHORT PLAT 1080091 IN THE NE 1/4 OF THE NW 1/4, AND A PORTION OF THE NW 1/4 OF THE NE 1/4, BOTH OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

KCSP 378008 REC. NO. 8104220726

PINE VIEW KODDES #L98P0010



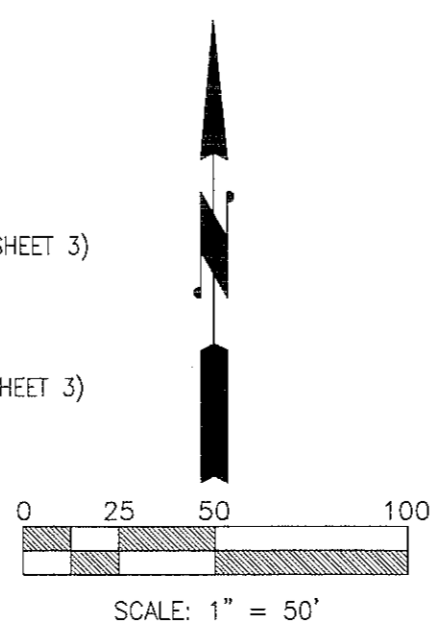
TRACT D
PEDESTRIAN ACCESS TRACT
SEE NOTES 8 & 10 ON SHEET 3
3,261 SQ. FT.

TRACT A
DRAINAGE TRACT
SEE NOTES 6, 17 & 18 ON SHEET 3
83,268 SQ. FT.

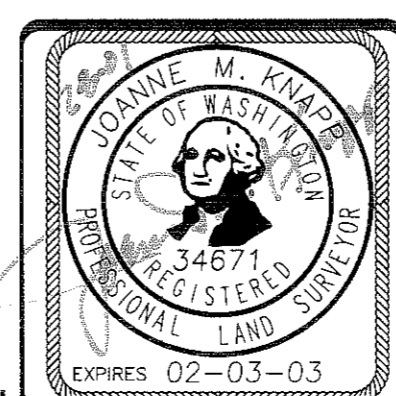
LINE	LENGTH	BEARING
L1	6.78'	N01°29'18"E
L2	1.52'	N46°59'16"E
L3	4.23'	N46°59'16"E
L4	11.57'	S17°13'50"E
L5	17.41'	S08°31'53"W
L6	0.87'	S88°08'16"E

CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	09°48'00"	20.53'	120.00'	10.29'
C2	00°58'58"	4.99'	286.00'	2.49'

- LEGEND**
- FOUND MONUMENT (AS NOTED)
 - KING COUNTY STANDARD ROAD MONUMENT TO BE SET AS CONSTRUCTION IS COMPLETED
 - PSDE PRIVATE STORM DRAINAGE EASEMENT (SEE NOTE 12, SHEET 3)
 - SDE STORM DRAINAGE EASEMENT (SEE NOTE 13, SHEET 3)
 - SSE SANITARY SEWER EASEMENT (SEE NOTE 10, SHEET 3)
 - PSSE PRIVATE SANITARY SEWER EASEMENT (SEE NOTE 11, SHEET 3)
 - BSBL BUILDING SET BACK LINE
 - 23249 ADDRESS AS PROVIDED BY THE CITY OF ISSAQUAH



NOTE:
THOSE LOT LINES INTERSECTING CURVED LOT LINES OR RIGHT-OF-WAY LINES NOT NOTED AS RADIAL [(R)] ARE NON-RADIAL.



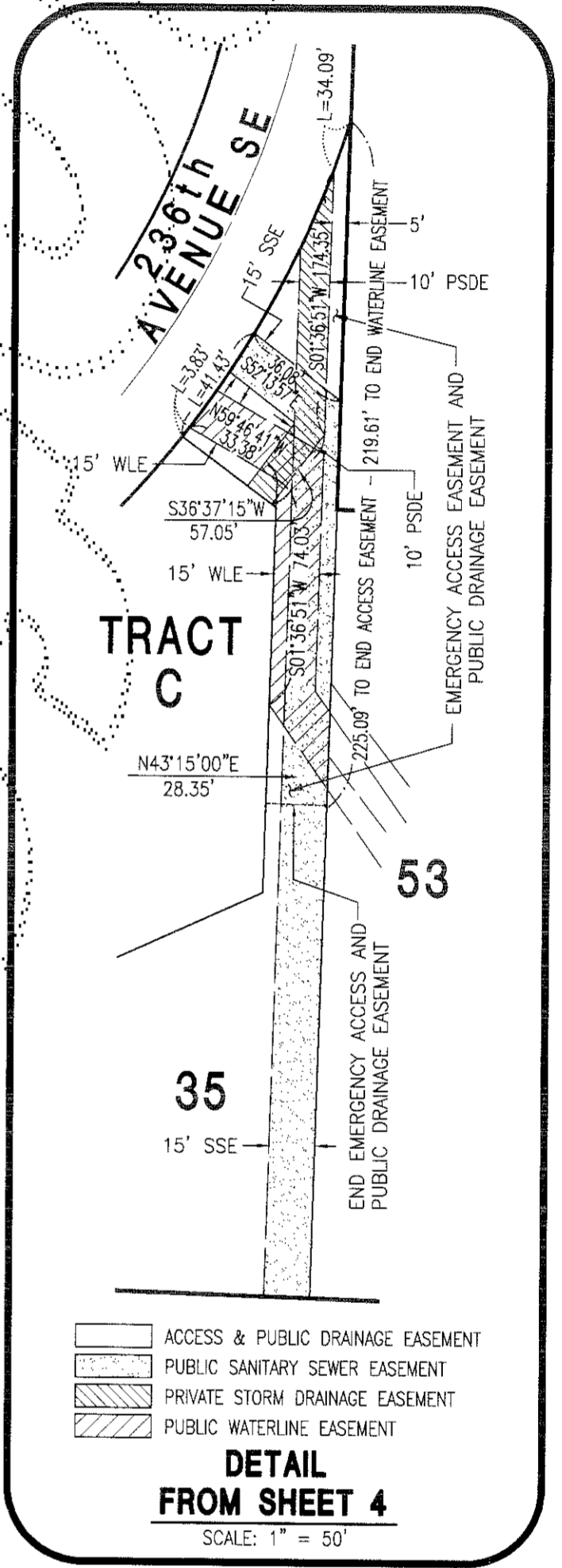
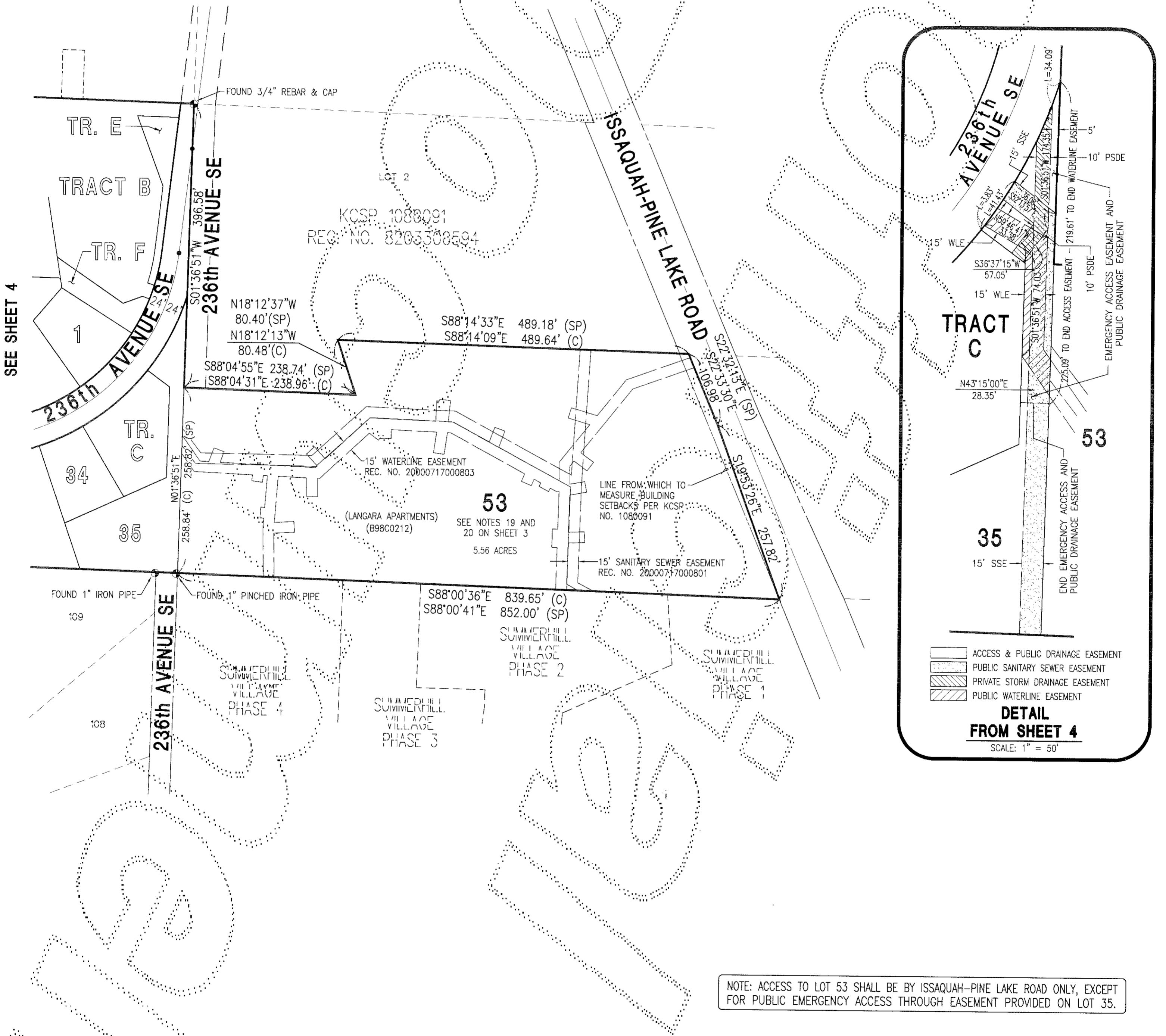
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NE1/4 OF NW1/4 & NW1/4 OF NE1/4, 22-24N-6E
SHEET 5 OF 6

20010322-001027

ASPEN MEADOWS

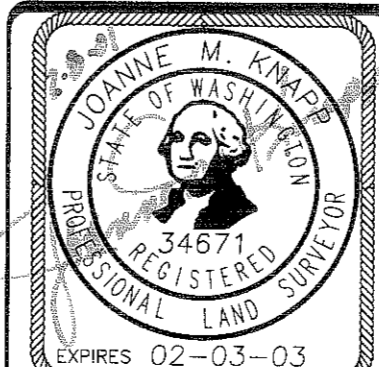
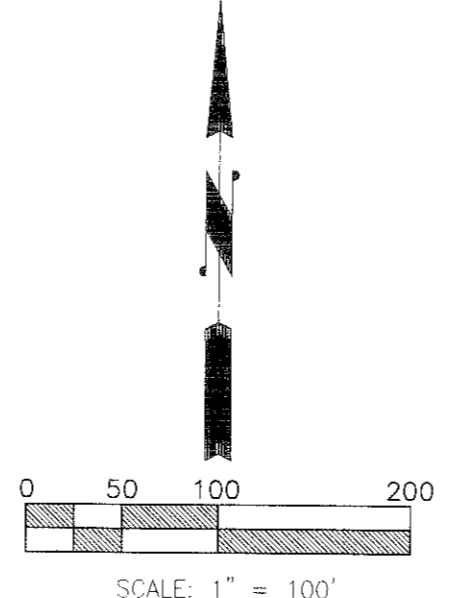
A REPLAT OF LOT 1 OF KING COUNTY SHORT PLAT 1080091 IN THE NE 1/4 OF THE NW 1/4, AND A PORTION OF THE NW 1/4 OF THE NE 1/4, BOTH OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



DETAIL FROM SHEET 4
SCALE: 1" = 50'

NOTE: ACCESS TO LOT 53 SHALL BE BY ISSAQUAH-PINE LAKE ROAD ONLY, EXCEPT FOR PUBLIC EMERGENCY ACCESS THROUGH EASEMENT PROVIDED ON LOT 35.

- LEGEND**
- FOUND MONUMENT (AS NOTED)
 - KING COUNTY STANDARD ROAD MONUMENT TO BE SET AS CONSTRUCTION IS COMPLETED
 - PSDE PRIVATE STORM DRAINAGE EASEMENT (SEE NOTE 12, SHEET 3)



NOTE:
THOSE LOT LINES INTERSECTING CURVED LOT LINES OR RIGHT-OF-WAY LINES NOT NOTED AS RADIAL [(R)] ARE NON-RADIAL.

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JOB NO. 6271

NE1/4 OF NW1/4 & NW1/4 OF NE1/4, 22-24N-6E

SHEET 6 OF 6

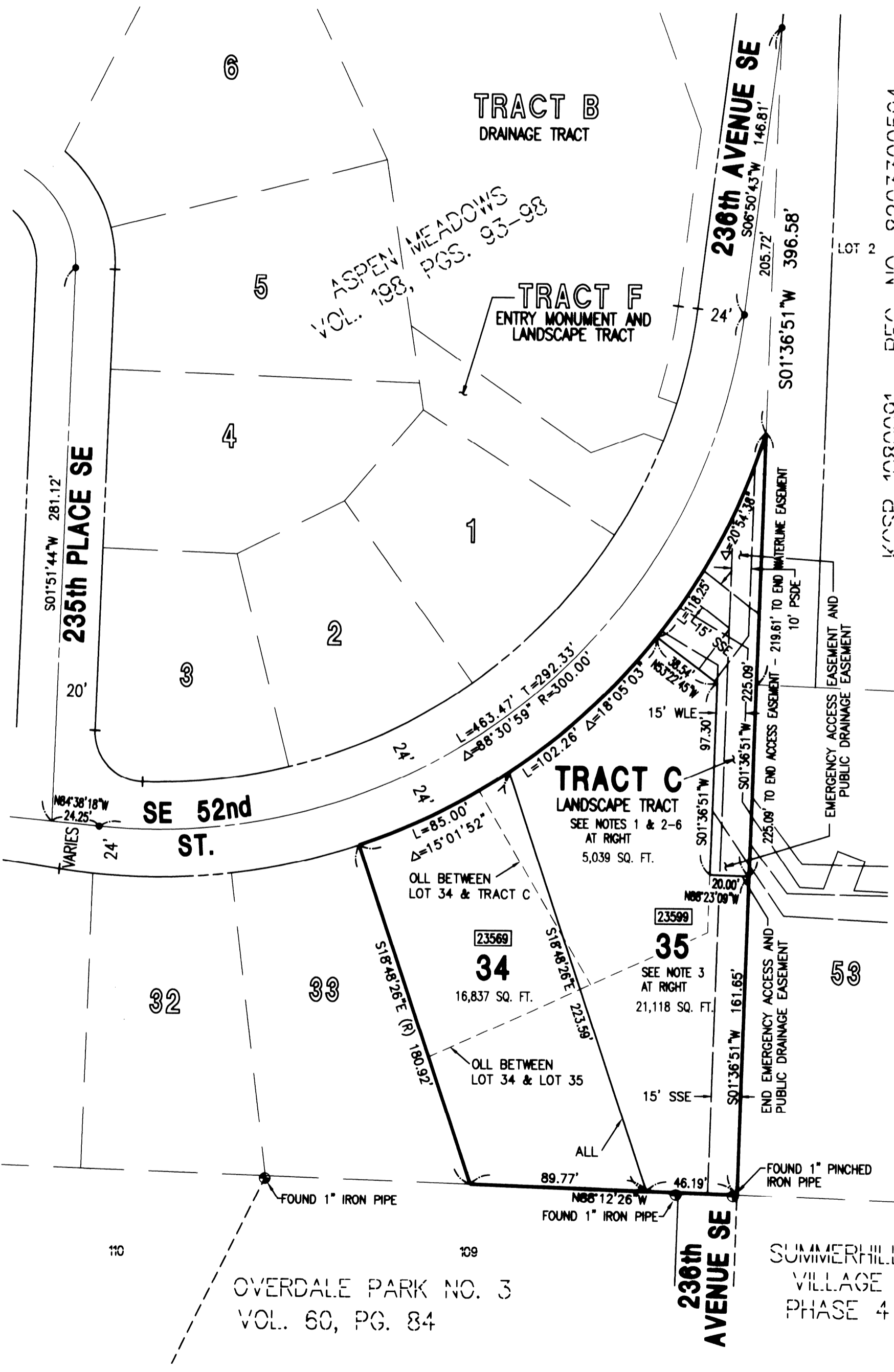
PLAT ALTERATION NO. 1

ASPEN MEADOWS

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

STATEMENT OF PURPOSE

THE PURPOSE OF THIS PLAT ALTERATION IS TO: 1) REVISE THE LOT LINES BETWEEN LOTS 34, 35 AND TRACT 'C' 2) CHANGE THE DESIGNATION OF TRACT 'C' TO A LANDSCAPE TRACT, SUPERSEDING AND REPLACING PLAT NOTE NUMBER 7 OF THE PLAT OF ASPEN MEADOWS, RECORDED IN VOLUME 198, PAGES 93-98



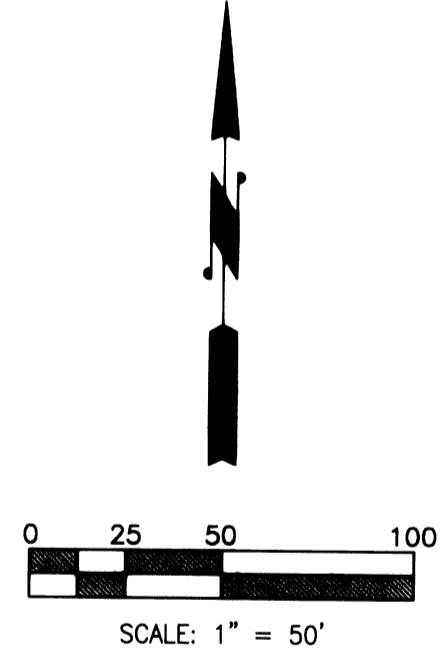
PLAT NOTES:

- 1. TRACT "C" IS A LANDSCAPE TRACT, AND IS CONSIDERED A "TRACT" PURSUANT TO KCC 19.04.460: A "TRACT" IS LAND RESERVED FOR SPECIAL USES SUCH AS OPEN SPACE, SURFACE WATER RETENTION, UTILITIES, OR ACCESS. TRACTS ARE NOT COUNTED AS LOTS NOR CONSIDERED A RESIDENTIAL BUILDING SITE EXCEPT AS ALLOWED UNDER THE LOT CLUSTERING PROVISIONS OF KCC TITLE 21A. THIS NOTE SUPERSEDES AND REPLACES PLAT NOTE NO. 7 OF THE PLAT OF ASPEN MEADOWS. TRACT "C" IS HEREBY CONVEYED TO THE ASPEN MEADOWS HOMEOWNER'S ASSOCIATION, AS IDENTIFIED IN NOTE 2, BELOW.
2. THE ARTICLES OF INCORPORATION FOR THE ASPEN MEADOWS HOMEOWNER'S ASSOCIATION ARE ON FILE WITH THE STATE OF WASHINGTON IN OLYMPIA.
3. ALL WATERLINE EASEMENTS (WLE) AND SANITARY SEWER EASEMENTS (SSE) ARE HEREBY CONVEYED TO SAMMAMISH PLATEAU WATER AND SEWER DISTRICT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH WATER AND SANITARY SEWER SERVICE. (SEE "EASEMENTS AND RESERVATIONS")
4. ALL PRIVATE STORM DRAINAGE EASEMENTS (PSDE) SHOWN HEREON ARE HEREBY CONVEYED TO THE LOT OWNER WHO WOULD BENEFIT FROM THE EASEMENT, AND SAID OWNER(S) SHALL HAVE EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE AND REPAIR OF THE PRIVATE STORM DRAINAGE WITHIN THE EASEMENTS. DETAILS REGARDING THE LOCATION OF DRAINAGE FACILITIES WITHIN THE PSDE ARE SHOWN ON THE ENGINEERING PLANS NOTED IN THE DOWNSPOUT NOTE.
5. ALL STORM DRAINAGE EASEMENTS (SDE) NOT NOTED HEREON AS PRIVATE ARE HEREBY DEDICATED TO THE CITY OF ISSAQUAH FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF STORM DRAINAGE FACILITIES. (SEE "EASEMENTS AND RESERVATIONS")
6. THE EMERGENCY ACCESS IN TRACT "C" FOR THE BENEFIT OF LOT 53 AS RECORDED IN SAID ASPEN MEADOWS IS FOR PUBLIC EMERGENCY VEHICLES ONLY.

SURVEYOR'S NOTES:

- 1. A FIELD TRAVERSE USING A "LIETZ SET-4" TOTAL STATION WAS CONDUCTED, ESTABLISHING THE ANGULAR AND DISTANCE RELATIONSHIP BETWEEN THE MONUMENTS AND PROPERTY LINES AS SHOWN HEREON. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WASHINGTON ADMINISTRATIVE CODE CHAPTER 332-130-090.
2. ALL BACK LOT AND TRACT CORNERS WILL BE STAKED WITH A 1/2-INCH BY 24-INCH REBAR WITH PLASTIC CAP MARKED "BCE 34671" AS PLAT CONSTRUCTION IS COMPLETED. LOT AND TRACT CORNERS ABUTTING STREETS WERE NOT SET. THE STREETWARD PROJECTION OF THE LOT AND/OR TRACT LINES WILL BE REFERENCED BY A "P-K" BRAND MASONRY NAIL SET AT THE BACK OF THE CURB AT NO SPECIFIC DISTANCE FROM THE TRUE CORNER.
3. BASIS OF BEARINGS: N01°36'51"E ALONG THE MONUMENTED NORTH-SOUTH CENTERLINE OF SECTION 22, AS REPORTED BY THE KING COUNTY SURVEY UNIT OF THE ENGINEERING SERVICES SECTION OF THE KING COUNTY DEPARTMENT OF TRANSPORTATION, BEING THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, HPGN 83/91.

KOSP 1080091 REC. NO. 8203300594



LEGEND

- FOUND MONUMENT (AS NOTED)
KING COUNTY STANDARD ROAD MONUMENT SET FOR THE PLAT OF ASPEN MEADOWS
OLL ORIGINAL LOT LINE
ALL ADJUSTED LOT LINE
SSE SANITARY SEWER EASEMENT (SEE NOTE 3, ABOVE)
WLE WATERLINE EASEMENT (SEE NOTE 3, ABOVE)
PSDE PRIVATE STORM DRAINAGE EASEMENT (SEE NOTE 4, ABOVE)
ADDRESS AS PROVIDED BY THE CITY OF ISSAQUAH FOR THE PLAT OF ASPEN MEADOWS

NOTE: THOSE LOT LINES INTERSECTING CURVED LOT LINES OR RIGHT-OF-WAY LINES NOT NOTED AS RADIAL [(R)] ARE NON-RADIAL.

RECORDING CERTIFICATE: Recording No. 2001 1108 003128 Filed for record at the request of the King County Council this 8th day of Nov, 2001, at 3:20 minutes past 1:00 p.m. and recorded in Volume 202 of Plats at pages 80 through 81, records of King County, Washington. DIVISION OF RECORDS AND ELECTIONS

LAND SURVEYOR'S CERTIFICATE: I hereby certify that this plat of ASPEN MEADOWS ALTERATION NO.1 is based upon an actual survey and subdivision of Section 22, Township 24 North, Range 6 East, W.M., that the courses and distances are shown correctly thereon; that the monuments will be set and the lot and block 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. JOANNE M. KNAPP, PLS NO. 34671 Date 10-10-01



Barghausen Consulting Engineers, Inc. Civil Engineering, Land Planning, Surveying, Environmental Services 18215 72nd Avenue South Kent, WA 98032 Telephone: (425) 251-6222 Fax: (425) 251-8782 NE1/4 OF NW1/4, 22-24N-6E SHEET 1 OF 2

JOB NO. 6271 202 80 VOLUME/PAGE

PLAT ALTERATION NO. 1 ASPEN MEADOWS

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

STATEMENT OF PURPOSE

THE PURPOSE OF THIS PLAT ALTERATION IS TO: 1) REVISE THE LOT LINES BETWEEN LOTS 34, 35 AND TRACT 'C'
2) CHANGE THE DESIGNATION OF TRACT 'C' TO A LANDSCAPE TRACT, SUPERSEDING AND REPLACING PLAT NOTE
NUMBER 7 OF THE PLAT OF ASPEN MEADOWS, RECORDED IN VOLUME 198, PAGES 93-98

LEGAL DESCRIPTION

LOT 34, LOT 35, AND TRACT "C" OF THE PLAT OF ASPEN MEADOWS RECORDED IN VOLUME 198, PAGES 93 THROUGH 98, UNDER RECORDING NUMBER 20010322001027 IN KING COUNTY, WASHINGTON.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, DECLARE THIS PLAT ALTERATION TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY AND DEDICATE TO THE PUBLIC FOREVER THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN IN THE REASONABLE GRADING OF THE ADJACENT STREETS AND AVENUES. WE FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED, INCLUDING BUT NOT LIMITED TO OPEN SPACE, UTILITIES AND DRAINAGE, UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DEDICATE SUCH EASEMENTS OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, WE WAIVE FOR OURSELVES, OUR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS SUBDIVISION BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS, AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:

WILLIAM BUCHAN HOMES, INC.
A WASHINGTON CORPORATION
BY: W. CARL BUCHAN
ITS: PRESIDENT

U.S. NATIONAL BANK ASSOCIATION
BY: STEVEN G. KIRK
ITS: Senior Vice Pres.

ASPEN MEADOWS HOMEOWNER'S ASSOCIATION
A WASHINGTON CORPORATION
BY: W. CARL BUCHAN PRESIDENT
ITS: DECLARANT

ASPEN MEADOWS HOMEOWNER'S ASSOCIATION
A WASHINGTON CORPORATION
BY: WILLIAM BUCHAN
ITS: HOMES, INC.

ACKNOWLEDGMENTS

STATE OF WASHINGTON } ss.
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT William C. Buchan IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF WILLIAM BUCHAN HOMES, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 23rd DAY OF Oct., 2001.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Medina
PRINTED NAME Gail Johnson
COMMISSION EXPIRES 1-1-04



STATE OF WASHINGTON } ss.
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT William C. Buchan AND (S)HE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Declarant AND OF ASPEN MEADOWS HOMEOWNER'S ASSOCIATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 23rd DAY OF Oct., 2001.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Medina
PRINTED NAME Gail Johnson
COMMISSION EXPIRES 1-1-04



STATE OF WASHINGTON } ss.
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Steven G. Kirk IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Senior V.P. OF U.S. NATIONAL BANK ASSOCIATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 23rd DAY OF Oct., 2001.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Medina
PRINTED NAME Gail Johnson
COMMISSION EXPIRES 1-1-04



APPROVALS - CITY OF ISSAQUAH

DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS 1st DAY OF November, 2001.

CITY OF ISSAQUAH, DIRECTOR OF PUBLIC WORKS

DEPARTMENT OF PLANNING
EXAMINED AND APPROVED THIS 30th DAY OF OCTOBER, 2001.

CITY OF ISSAQUAH, PLANNING DIRECTOR/MANAGER

DEPARTMENT OF ENGINEERING
EXAMINED AND APPROVED THIS 1st DAY OF November, 2001.

CITY OF ISSAQUAH, CITY ENGINEER

DEPARTMENT OF FINANCE
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS OR FOR OTHER PUBLIC USE ARE PAID IN FULL THIS 30th DAY OF October, 2001.

CITY OF ISSAQUAH, FINANCE DIRECTOR

MAYOR
EXAMINED AND APPROVED THIS 2nd DAY OF November, 2001.

MAYOR, CITY OF ISSAQUAH

CITY CLERK

APPROVALS - KING COUNTY
KING COUNTY DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED THIS 8th DAY OF November, 2001.

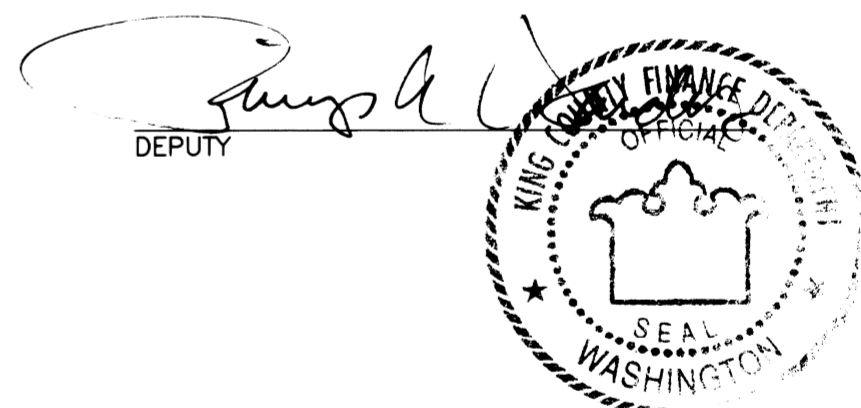
SCOTT NOBLE
KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

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.

THIS 8th DAY OF NOVEMBER, 2001.

FINANCE DIVISION
Greey HOLMES
MANAGER, FINANCE DIVISION
029376-0340/0350/0560
ACCOUNT NUMBER



EASEMENTS AND RESERVATIONS

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY, ANY TELEPHONE COMPANY, ANY CABLE COMPANY, SAMMAMISH PLATEAU WATER AND SEWER DISTRICT, AND ALL LOT OR TRACT OWNERS WITHIN THIS PLAT (AS TO STORM DRAINAGE ONLY) AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE PLAT, LYING PARALLEL WITH AND ADJOINING THE STREET FRONTAGE IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES, WATER METERS, FIRE HYDRANTS, SANITARY SEWER STRUCTURES AND STORM DRAINAGE STRUCTURES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSES OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS AND OTHER UTILITY SERVICE AND PRIVATE STORM DRAINAGE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY THE UTILITY. 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.

PUBLIC DRAINAGE EASEMENT RESTRICTIONS

STRUCTURES, FILL, OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANGS) SHALL NOT BE PERMITTED BEYOND THE BUILDING SETBACK LINE OR WITHIN DRAINAGE EASEMENTS AS SHOWN ON THE PLAT. ADDITIONALLY, GRADING AND CONSTRUCTION OF FENCING SHALL NOT BE ALLOWED WITHIN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT MAP UNLESS OTHERWISE APPROVED BY THE CITY OF ISSAQUAH.

DOWNSPOUT NOTE

ALL BUILDING DOWNSPOUTS, FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS NO. P2736, ON FILE WITH THE CITY OF ISSAQUAH. THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION FOR ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL. FOR THOSE LOTS THAT ARE DESIGNATED FOR INDIVIDUAL LOT INFILTRATION SYSTEMS, THE SYSTEMS SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH SAID PLANS. ALL INDIVIDUAL STUB-OUTS AND INFILTRATION SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.



Barghausen Consulting Engineers, Inc.
Civil Engineering, Land Planning, Surveying, Environmental Services
18215 72nd Avenue South Kent, WA. 98032
Telephone: (425) 251-6222 Fax: (425) 251-8782

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SHEET 2 OF 2

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