

AVERY POINTE

(A.K.A. McBRIDE)

NE & NW 1/4, NW 1/4, SEC. 22, TWP. 24N., RGE. 6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG

NOTES:

1. MAINTENANCE OF LANDSCAPING IN THE RIGHT-OF-WAY INCLUDING PLANTER ISLANDS SHALL BE THE RESPONSIBILITY OF THE AVERY POINTE HOMEOWNERS ASSOCIATION(HOA). EXCEPT THAT THE HOA COVENANTS AND RESTRICTIONS MAY REQUIRE THAT THE ABUTTING PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING IN THE PORTION OF THE RIGHT-OF-WAY THAT ABUTS IT'S LOT. UNDER NO CIRCUMSTANCES SHALL THE CITY OF ISSAQUAH BEAR ANY MAINTENANCE RESPONSIBILITIES FOR LANDSCAPING STRIPS, PLANTER ISLANDS OR PLANTED MEDIANS.
2. NO STRUCTURES, INCLUDING ACCESSORY STRUCTURES, SHALL BE CONSTRUCTED WITHIN 15 FEET OF THE REAR PROPERTY LINE ABUTTING TRACT A. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES, PESTICIDES, HERBICIDES, AND FERTILIZERS (EXCEPT FOR SLOW-RELEASE FERTILIZERS) ARE PROHIBITED IN THE REAR SETBACK AREA ADJACENT TO THE TRACT A WETLAND BUFFER. THIS APPLIES TO LOTS 1-8.
3. THE FENCE ALONG THE SOUTH LINE OF LOTS 28-34 SHALL BE MAINTAINED BY THE OWNERS OF THE AVERY POINTE HOMEOWNERS ASSOCIATION(HOA). TO KEEP SECURE THE CITY OF ISSAQUAH POND TRACT A IN ASPEN MEADOWS.

TRACT NOTES:

TRACT A IS A CRITICAL AREA TRACT AND IS HEREBY CONVEYED TO THE AVERY POINTE HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SEE "RESTRICTIONS FOR NATIVE GROWTH PROTECTION EASEMENTS/CRITICAL AREA TRACTS AND BUFFERS". THE AVERY POINTE HOMEOWNERS ASSOCIATION WILL HAVE LONG-TERM MAINTENANCE RESPONSIBILITIES, CONSISTENT WITH THE "RESTRICTIONS FOR NATIVE GROWTH PROTECTION EASEMENTS" AND CONSISTENT WITH THE APPROVED MITIGATION PLAN. MAINTENANCE RESPONSIBILITIES INCLUDE REMOVAL OF GARBAGE, MAINTENANCE OF TRAIL AND FENCES, AND HAND-REMOVAL OF INVASIVE PLANT SPECIES SUCH AS HIMALAYAN BLACKBERRY, REED CANARY GRASS, ENGLISH IVY, THISTLE, CREEPING NIGHTSHADE, AND JAPANESE KNOTWEED. AN EASEMENT FOR A PUBLIC PEDESTRIAN TRAIL SHALL BE CONVEYED AND DEDICATED TO THE CITY OF ISSAQUAH OVER TRACT A AS SHOWN HEREIN. THE AVERY POINTE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE TRAIL WITHIN TRACT A.

TRACT B IS FOR ACCESS AND UTILITIES AND IS HEREBY CONVEYED IN AN EQUAL AND UNDIVIDED INTEREST ALONG WITH THE MAINTENANCE RESPONSIBILITIES FOR THE DRIVING SURFACE TO THE OWNERS OF LOTS 14-17 UPON THE RECORDING OF THIS PLAT. TRACT B IS SUBJECT TO A WATER AND SEWER EASEMENT WITH ACCESS EASEMENT FOR SAMMAMISH PLATEAU WATER AND SEWER DISTRICT OVER IT'S ENTIRETY. SEE SPSWD EASEMENT PROVISIONS.

TRACT C IS FOR STORMWATER DETENTION AND IS HEREBY CONVEYED ALONG WITH ALL MAINTENANCE RESPONSIBILITIES FOR THE STORMWATER CONVEYANCE AND DETENTION FACILITIES WITHIN SAID TRACT TO THE CITY OF ISSAQUAH UPON THE RECORDING OF THIS PLAT. AN EASEMENT FOR PARK AND RECREATION IS HEREBY RESERVED SUBJECT TO EASEMENT PROVISION NUMBER 7.

TRACT D IS FOR LANDSCAPING AND OPEN SPACE AND IS HEREBY CONVEYED ALONG WITH ALL MAINTENANCE RESPONSIBILITIES THEREOF TO THE AVERY POINTE HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. LANDSCAPE MAINTENANCE WITHIN SAID TRACT SHALL BE CONSISTENT WITH THE APPROVED LANDSCAPE PLAN.

TRACT E IS FOR TREE RETENTION AND OPEN SPACE AND IS HEREBY CONVEYED ALONG WITH ALL MAINTENANCE RESPONSIBILITIES THEREOF TO THE AVERY POINTE HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. EXISTING TREES SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL FROM THE CITY OF ISSAQUAH AND IF REMOVED SHALL BE REPLACED WITH SIMILAR NATIVE SPECIES. MAINTENANCE RESPONSIBILITIES OF THE HOA SHALL INCLUDE BUT NOT BE LIMITED TO: CONTROL OF INVASIVE PLANT SPECIES TO MAINTAIN VIABILITY AND ECOLOGICAL FUNCTIONS OF THE FOREST PLANT COMMUNITY, REMOVAL OF GARBAGE, AND MAINTENANCE OF THE TRAIL AND FENCING.

TRACT F IS FOR ACCESS AND UTILITIES AND IS HEREBY CONVEYED IN AN EQUAL AND UNDIVIDED INTEREST ALONG WITH THE MAINTENANCE RESPONSIBILITIES FOR THE DRIVING SURFACE TO THE OWNERS OF LOTS 9-13 UPON THE RECORDING OF THIS PLAT. TRACT B IS SUBJECT TO A WATER AND SEWER EASEMENT WITH ACCESS EASEMENT FOR SAMMAMISH PLATEAU WATER AND SEWER DISTRICT OVER IT'S ENTIRETY. SEE SPSWD EASEMENT PROVISIONS.

TRACT G IS AN OPEN SPACE AND CRITICAL AREA TRACT AND IS HEREBY CONVEYED TO THE AVERY POINTE HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SEE "RESTRICTIONS FOR NATIVE GROWTH PROTECTION EASEMENTS/CRITICAL AREA TRACTS AND BUFFERS". THE AVERY POINTE HOMEOWNERS ASSOCIATION WILL HAVE LONG-TERM MAINTENANCE RESPONSIBILITIES, CONSISTENT WITH THE "RESTRICTIONS FOR NATIVE GROWTH PROTECTION EASEMENTS" AND CONSISTENT WITH THE APPROVED MITIGATION PLAN. MAINTENANCE RESPONSIBILITIES INCLUDE REMOVAL OF GARBAGE, MAINTENANCE OF TRAIL AND FENCES, AND HAND-REMOVAL OF INVASIVE PLANT SPECIES SUCH AS HIMALAYAN BLACKBERRY, REED CANARY GRASS, ENGLISH IVY, THISTLE, CREEPING NIGHTSHADE, AND JAPANESE KNOTWEED.

RESTRICTIONS FOR NATIVE GROWTH PROTECTION EASEMENTS/CRITICAL AREA TRACTS AND BUFFERS

THE CRITICAL AREA TRACT CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE SENSITIVE AREA TRACT. 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 CRITICAL AREA TRACT 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.

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY GRANTED TO PUGET SOUND ENERGY, INC., CENTURYLINK, COMCAST, AND ALL OF THE OWNERS OF THE LOTS WITHIN THIS PLAT AND THE AVERY POINTE HOMEOWNERS ASSOCIATION, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJOINING THE STREET FRONTAGE, TOGETHER WITH THE SOUTH 10 FEET OF LOTS 9-12, AND THE NORTH 10 FEET OF LOTS 15-17 IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLE, PIPELINE, WIRES, SIGNS WITH THE NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND OTHER PROPERTY WITH PRIVATE STORM DRAINAGE, ELECTRIC, TELEPHONE, GAS, AND CABLE TV SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIME FOR THE PURPOSES STATED. THE 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 TO A BUILDING.
2. ANY LOT THAT INCLUDES OR IS ADJACENT TO A RETAINING WALL OR ROCKERY INSTALLED BY THE DEVELOPER THAT IS ADJACENT TO OR STRADDLES ONE OR MORE PROPERTY LINES SHALL BE SUBJECT TO A PERMANENT 10' WIDE EASEMENT CENTERED ON SAID WALL GRANTED TO THE LOT OWNER ON THE OTHER SIDE OF SUCH RETAINING WALL OR ROCKERY FOR PURPOSES OF MAINTAINING AND REPAIRING SUCH RETAINING WALL OR ROCKERY. REPAIR AND MAINTENANCE OF SUCH RETAINING WALL OR ROCKERY SHALL BE THE SHARED RESPONSIBILITY OF THE LOT OWNERS ON BOTH SIDES OF SUCH RETAINING WALL OR ROCKERY. THE COST OF REPAIR OR REPLACEMENT OF ANY FENCING OR LANDSCAPING DESTROYED BY ROCKERY OR WALL MAINTENANCE SHALL BE SHARED EQUALLY BY THE OWNERS USING SAID EASEMENT AREA.
3. A 10-FOOT WIDE PUBLIC ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY OF ISSAQUAH FOR THE PURPOSE OF A PEDESTRIAN TRAIL THROUGH TRACT A. THE TRAIL EASEMENT IN TRACT A SHALL BE LOCATED IN THE OUTER 25 FEET OF THE WETLAND BUFFER. SHEET 4 SHOWS THE CONCEPTUAL CENTERLINE OF THE PUBLIC TRAIL ACCESS EASEMENT. THE ALIGNMENT OF THE TRAIL WILL BE DETERMINED IN THE FIELD TO AVOID IMPACTS TO TREES AND VEGETATION. THE LOCATION OF SAID 10-FOOT WIDE EASEMENT SHALL BE CENTERED UPON THE TRAIL AS CONSTRUCTED.
4. A PUBLIC DRAINAGE EASEMENT IS HEREBY GRANTED TO THE CITY OF ISSAQUAH OVER THAT PORTION OF LOTS 9-14 AS SHOWN HEREIN. THE CITY OF ISSAQUAH SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT, WITH THE EXCEPTION THAT THE AVERY POINTE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE LINE FROM TRACT B. NO STRUCTURES OF ANY SORT OR LARGE TREES SHALL BE ALLOWED WITHIN THE EASEMENT AREA.
5. PRIVATE DRAINAGE EASEMENTS ARE HEREBY GRANTED AND CONVEYED OVER TRACT A AS SHOWN ON SHEET 4 HEREIN FOR THE OWNERS OF LOTS 1-8. THE AVERY POINTE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES WITHIN SAID EASEMENTS. ALL MAINTENANCE OF THE FACILITIES WITH SAID EASEMENTS SHALL BE RESTRICTED TO THE USE OF HAND TOOLS.
7. A NON-EXCLUSIVE PUBLIC ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON A 2.00 FOOT WIDE STRIP OF PRIVATE LAND LYING PARALLEL AND ADJACENT WITH THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS WITHIN THIS PLAT. THE EASEMENT IS FOR THE PURPOSE OF CITY ACCESS TO ANY PUBLIC IMPROVEMENT WITHIN THE RIGHT-OF-WAY WHICH ADJOINS THE EASEMENT AREA FOR MAINTENANCE, REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENT BY THE CITY OF ISSAQUAH, FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.
8. A NON-EXCLUSIVE PUBLIC ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON THE SOUTHERLY AND WESTERLY 10.00 FEET OF LOTS 9 AND 27. THE EASEMENT IS FOR THE PURPOSE OF CITY ACCESS TO ANY PUBLIC IMPROVEMENT WITHIN THE RIGHT-OF-WAY WHICH ADJOINS THE EASEMENT AREA FOR MAINTENANCE, REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENT BY THE CITY OF ISSAQUAH, FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.
9. AN EASEMENT FOR PARK AND RECREATION IS HEREBY RESERVED FOR THE AVERY POINTE HOMEOWNERS ASSOCIATION OVER TRACT C, FOR THE BENEFIT OF THE LOT OWNERS WITHIN AVERY POINTE. THE AVERY POINTE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PARK FACILITIES AND LANDSCAPING WITHIN TRACT C. THE AVERY POINTE HOMEOWNERS ASSOCIATION SHALL INDEMNIFY THE CITY AND PROVIDE INSURANCE CONSISTENT WITH THE CITY OF ISSAQUAH'S CURRENT SPECIAL USE PERMIT OR EQUIVALENT. THE CITY SHALL NOT BE RESPONSIBLE FOR RESTORATION OF ANY PARK AND RECREATION IMPROVEMENTS WHILE EXERCISING ITS RIGHTS OF TRACT C OWNERSHIP INCLUDING BUT NOT LIMITED TO OPERATION AND MAINTENANCE OF THE STORM FACILITIES.
10. A PUBLIC EASEMENT FOR STORM DRAINAGE ACCESS IS HEREBY CONVEYED TO THE CITY OF ISSAQUAH OVER TRACT B FOR ACCESS TO THE PUBLIC STORM DRAINAGE WITHIN LOT 14.

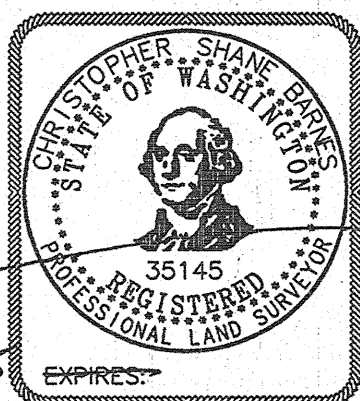
SAMMAMISH PLATEAU WATER AND SEWER EASEMENT PROVISIONS

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SAMMAMISH PLATEAU WATER & SEWER DISTRICT OVER, UNDER, THROUGH AND UPON THE EASEMENTS SHOWN ON THIS PLAT DESCRIBED AS "PUBLIC SANITARY SEWER EASEMENT" OR "PUBLIC WATER EASEMENT" AND AS DESCRIBED BELOW

1. TRACTS B AND F.
2. THE EXTERIOR 10 FEET, OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJOINING THE STREET FRONTAGE.
3. THE SOUTH 10 FEET OF LOTS 9-12 TOGETHER WITH THE SOUTH 20 FEET OF THE WEST 10 FEET OF LOT 13.
4. THE NORTH 10 FEET OF LOTS 15-17 TOGETHER WITH THE NORTH 32 FEET OF THE EAST 12 FEET OF LOT 14.

IN WHICH TO INSTALL, LAY, CONSTRUCT, MAINTAIN, INSPECT, REPLACE, REPAIR, REMOVE, RENEW, USE AND OPERATE WATER AND SEWER SYSTEMS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT AT ALL TIMES WITH ALL NECESSARY MAINTENANCE AND CONSTRUCTION EQUIPMENT FOR THE PURPOSES STATED. NO STRUCTURES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS. THE GRANTOR COVENANTS THAT NO STRUCTURES WITHIN THESE EASEMENTS, INCLUDING FENCES OR ROCKERIES, SHALL BE ERECTED OVER, UPON OR WITHIN, AND NO TREES, BUSHES OR OTHER SHRUBBERY SHALL BE PLANTED IN THE AREA OF GROUND FOR WHICH THE EASEMENT IN FAVOR OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT HAS BEEN APPROVED.

FOR EASEMENTS ACROSS THE ENTIRETY OF TRACTS B AND F PRIVATE ACCESS AND UTILITIES TRACTS. THE DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OF PAVEMENT REPLACEMENT OR REPAIR NECESSITATED BY DAMAGE INCURRED THROUGH THE NORMAL OPERATION OR MAINTENANCE OF THE WATER AND/OR SEWER FACILITIES, EXCEPT THAT IN THE EVENT THAT THE SURFACING IS REMOVED BY THE GRANTEE FOR ANY UNDERGROUND CONSTRUCTION, UNDERGROUND REPAIR OR REPLACEMENT OF THE WATER AND/OR SEWER LINES, THE SURFACING SHALL BE RESTORED AS NEARLY AS REASONABLY POSSIBLE TO ITS CONDITIONS PRIOR TO PLACEMENT OF THE WATER OR SEWER.



JOB NO. 14115
SHEET 2 OF 6

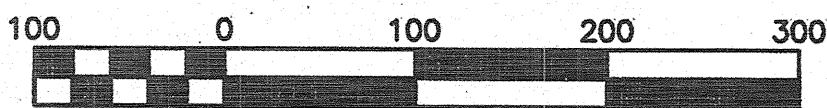


Mead Gilman & Assoc.
Professional Land Surveyors

P.O. BOX 289, WOODINVILLE, WA 98072
PHONE: (425) 486-1252 FAX: (425) 486-6108

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NE & NW 1/4, NW 1/4, SEC. 22, TWP. 24N., RGE. 6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE (NAD 83/91)

EQUIPMENT & PROCEDURES

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY.
ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

LEGEND

- FOUND REBAR AS NOTED IN CONTROL LEGEND.
- ⊕ FOUND MONUMENT AS NOTED IN CONTROL LEGEND.
- (D) EMERGENCY VEHICLE, PUBLIC PEDESTRIAN ACCESS EASEMENT, RECORDED UNDER RECORDING NUMBER 2015-0428000832

REFERENCES

1. PLAT OF ASPEN MEADOWS AS RECORDED IN VOLUME 198 OF PLATS, AT PAGES 93 THROUGH 98, UNDER RECORDING NUMBER 20010322001027.
2. PLAT OF HIGHLAND TERRACES AS RECORDED IN VOLUME 232 OF PLATS, AT PAGES 69 THROUGH 72, UNDER RECORDING NUMBER 20060112003426.
3. PLAT OF OVERDALE PARK AS RECORDED IN VOLUME 60 OF PLATS, AT PAGE 82, UNDER RECORDING NUMBER 4934223.
4. PLAT OF OVERDALE PARK NO. 2 AS RECORDED IN VOLUME 60 OF PLATS, AT PAGE 83, UNDER RECORDING NUMBER 4934224.
5. PLAT OF OVERDALE PARK NO. 3 AS RECORDED IN VOLUME 60 OF PLATS AT PAGES 84 THROUGH 86, UNDER RECORDING NUMBER 4934225.
6. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. PLN12-0005, AS RECORDED IN VOLUME X OF SURVEYS AT PAGES XX & XX, UNDER RECORDING NUMBER



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PHONE: (425) 486-1252 FAX: (425) 486-6108

CITY FILE NO. FP14-00003

JOB NO. 14115
SHEET 3 OF 6

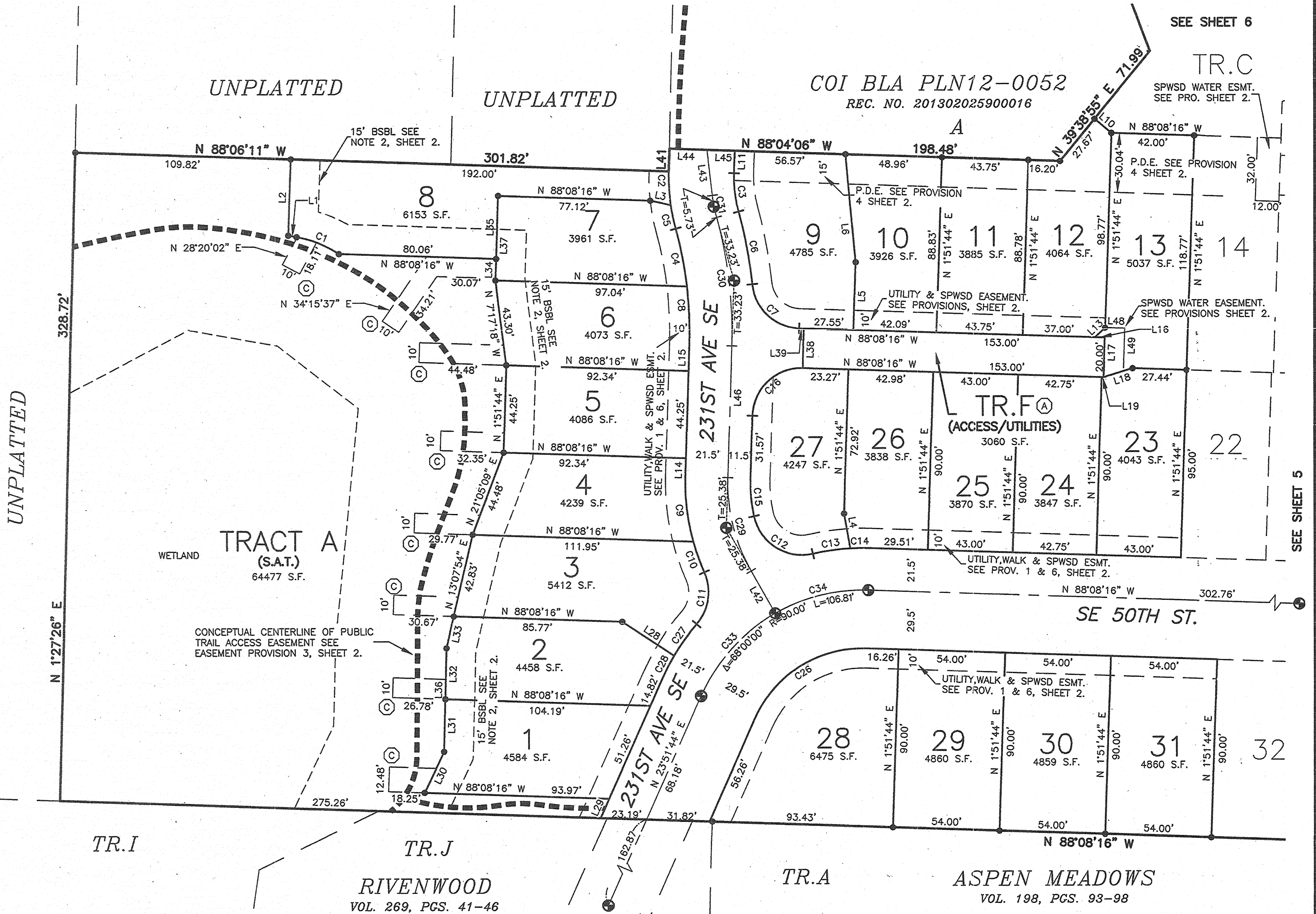
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EQUIPMENT & PROCEDURES

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

LEGEND

- SET 1/2" X 24" REBAR WITH 1-3/4" PLASTIC CAP STAMPED "MEAD GILMAN & ASSOCIATES 32434/35145" (EXCEPT AS OTHERWISE NOTED).
- ⊕ SET 4" X 4" CONCRETE MONUMENT WITH 1-1/2" DIAMETER BRASS DISC STAMPED "35145" WITH "X" IN A CASE.
- SPWSD SAMMAMISH PLATEAU WATER AND SEWER DISTRICT
- P.D.E. PUBLIC DRAINAGE EASEMENT
- S.A.T. SENSITIVE AREA TRACT
- (A) PUBLIC WATER AND SEWER EASEMENT OVER THE ENTIRETY OF TRACT F. SEE PROV. SHEET 2.
- (C) LOTS 1-8 BENEFITTED BY PRIVATE DRAINAGE EASEMENTS OVER TRACT A. SEE EASEMENT PROVISION NO. 5, SHEET 2.

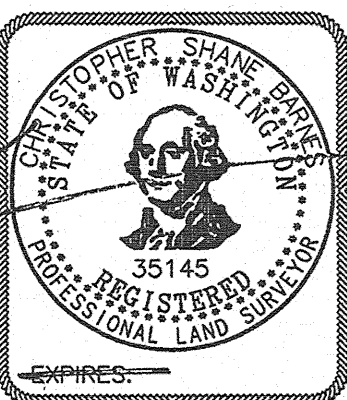
NOTES

ALL FRONT PROPERTY CORNERS HAVE BEEN REFERENCED BY A LEAD PLUG AND TACK, WITH AN LS WASHER STAMPED 35145 SET AT THE EXTENSION OF THE PROPERTY LINE TO THE TOP OF CURB. SEE TABLE ON SHEET 4 FOR OFFSET DISTANCES FROM PLUG TO FRONT CORNER.

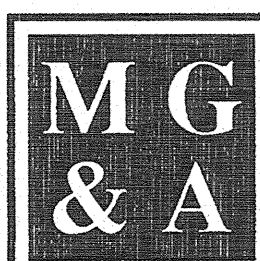
TAG TABLE			
TAG #	LENGTH	DIRECTION/DELTA	RADIUS
C1	23.28	23°42'33"	56.25
C2	17.09	9°47'30"	100.00
C3	19.52	16°41'19"	67.00
C4	29.93	8°34'22"	200.00
C5	12.19	6°59'04"	100.00
C6	37.68	9°15'57"	233.00
C7	35.87	82°12'12"	25.00
C8	29.63	8°29'22"	200.00
C9	33.40	17°09'41"	111.50
C10	16.63	8°32'42"	111.50
C11	28.19	64°36'23"	25.00
C12	39.63	90°49'29"	25.00
C13	19.27	9°54'09"	111.50
C14	9.75	5°00'40"	111.50
C15	19.30	14°05'20"	78.50
C16	39.27	90°00'00"	25.00
C26	71.80	68°00'00"	60.50
C27	19.64	10°05'26"	111.50
C28	13.25	6°48'34"	111.50

TAG TABLE			
TAG #	LENGTH	DIRECTION/DELTA	RADIUS
C29	49.47	31°29'35"	90.00
C30	65.96	17°03'45"	221.50
C31	11.43	8°20'39"	78.50
C33	57.34	36°30'25"	90.00
C34	49.47	31°29'35"	90.00
L3	10.64	N 77°17'55" W	
L4	17.90	N 10°10'18" W	
L5	34.53	N 01°51'44" E	
L6	54.80	N 05°20'38" W	
L11	11.37	N 01°29'18" E	
L13	7.07	N 46°51'44" E	
L14	9.10	N 01°51'44" E	
L15	13.22	N 01°51'44" E	
L16	5.00	N 88°08'16" W	
L17	20.00	N 01°51'44" E	
L18	15.40	N 72°54'45" E	
L19	1.00	N 88°08'16" W	
L28	31.22	N 56°40'25" W	
L29	10.79	N 23°51'44" E	

TAG TABLE			
TAG #	LENGTH	DIRECTION/DELTA	RADIUS
L30	22.91	N 25°30'29" E	
L31	26.54	N 01°25'36" E	
L32	25.84	N 01°25'36" E	
L33	16.47	N 13°07'54" E	
L34	11.06	N 01°51'44" E	
L35	31.94	N 01°51'44" E	
L36	52.38	N 01°25'36" E	
L37	43.00	N 01°51'44" E	
L38	20.00	N 01°51'44" E	
L39	2.39	N 88°08'16" W	
L41	11.47	N 01°29'18" E	
L42	24.82	N 29°37'51" W	
L43	23.12	N 06°51'21" W	
L44	18.98	N 88°04'06" W	
L45	14.02	N 88°04'06" W	
L46	66.57	N 01°51'44" E	
L48	10.00	N 88°08'16" W	
L49	20.00	N 01°51'44" E	



JOB NO. 14115
SHEET 4 OF 6



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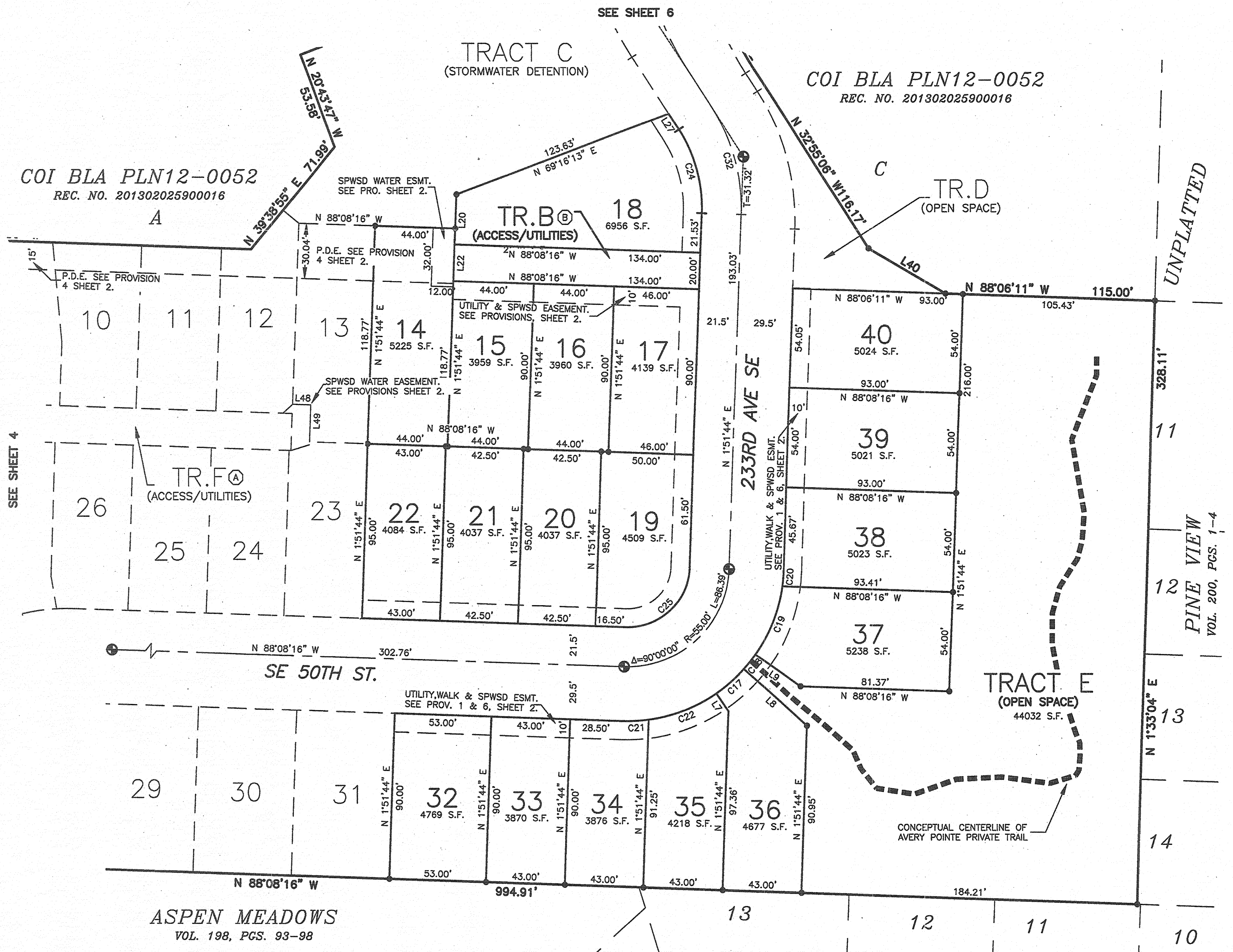
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VOL/PG



Scale 1" = 40'

MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE (NAD 83/91)

EQUIPMENT & PROCEDURES

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

LEGEND

- SET 1/2" X 24" REBAR WITH 1-3/4" PLASTIC CAP STAMPED "MEAD GILMAN & ASSOCIATES 32434/35145" (EXCEPT AS OTHERWISE NOTED).
- ⊕ SET 4" X 4" CONCRETE MONUMENT WITH 1-1/2" DIAMETER BRASS DISC STAMPED "35145" WITH 'X' IN A CASE.
- SPWSD SAMMAMISH PLATEAU WATER AND SEWER DISTRICT
- P.D.E. PUBLIC DRAINAGE EASEMENT
- ⓑ PUBLIC WATER AND SEWER EASEMENT OVER THE ENTIRETY OF TRACT B. SEE PROV. SHEET 2.

NOTES

ALL FRONT PROPERTY CORNERS HAVE BEEN REFERENCED BY A LEAD PLUG AND TACK, WITH AN LS WASHER STAMPED 35145 SET AT THE EXTENSION OF THE PROPERTY LINE TO THE TOP OF CURB. SEE TABLE ON SHEET 4 FOR OFFSET DISTANCES FROM PLUG TO FRONT CORNER.

TAG TABLE			
TAG #	LENGTH	DIRECTION/DELTA	RADIUS
C17	20.00	13°33'40"	84.50
C18	10.00	6°46'50"	84.50
C19	40.26	27°18'04"	84.50
C20	8.34	5°39'23"	84.50
C21	14.57	9°52'51"	84.50
C22	39.55	26°49'11"	84.50
C24	47.65	34°46'50"	78.50
C25	52.62	90°00'00"	33.50
C32	60.70	34°46'50"	100.00
L7	11.71	N 34°50'18" W	
L8	46.19	N 48°23'58" W	
L9	30.07	N 55°10'48" W	
L20	27.22	N 01°51'44" E	
L22	20.00	N 01°51'44" E	
L27	10.23	N 32°55'06" W	
L40	48.76	N 59°39'26" W	



Mead Gilman & Assoc.

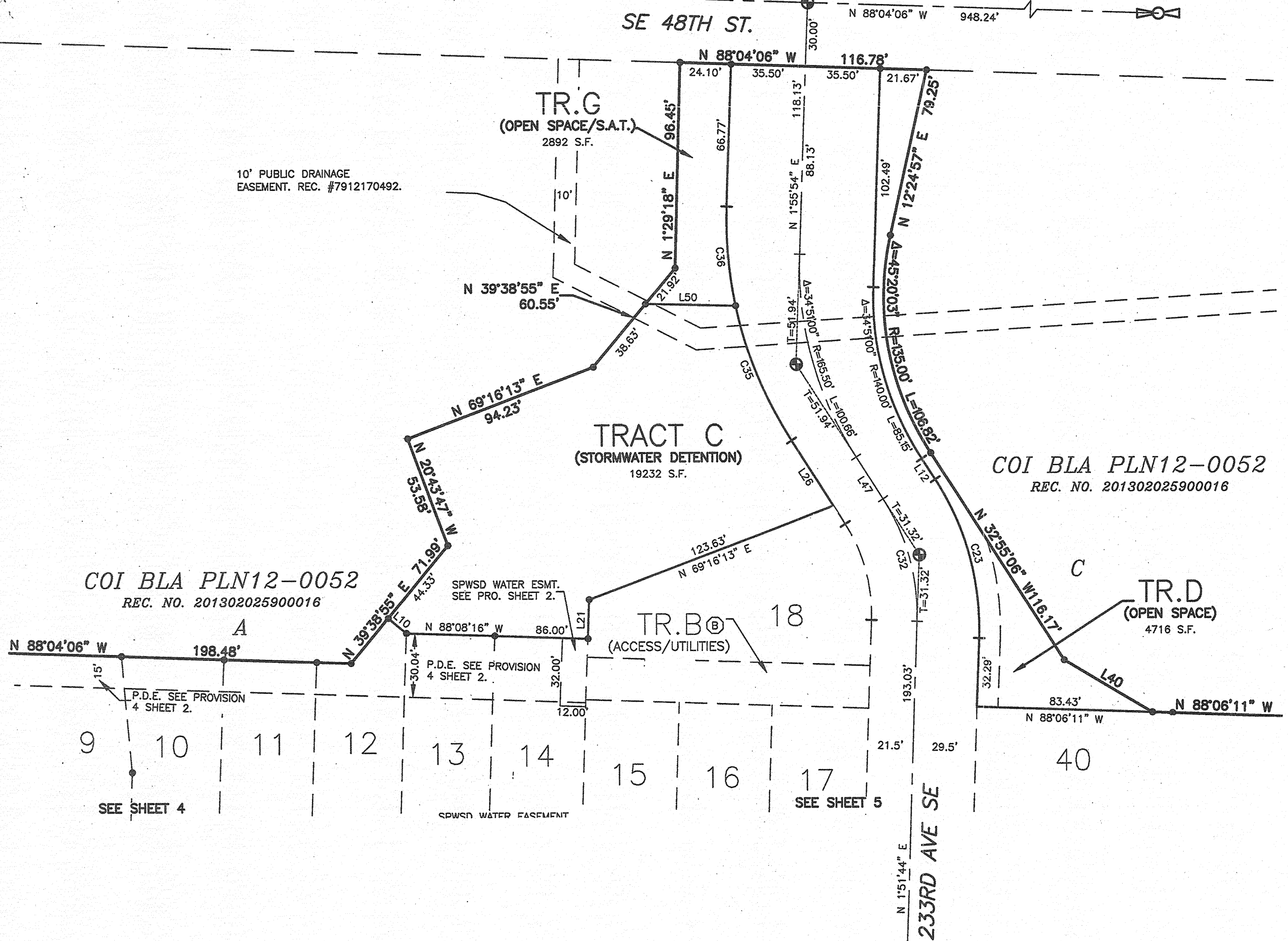
Professional Land Surveyors

P.O. BOX 289, WOODINVILLE, WA 98072
PHONE: (425) 486-1252 FAX: (425) 486-6108

AVERY POINTE

(A.K.A. McBRIDE)

NE & NW 1/4, NW 1/4, SEC. 22, TWP. 24N., RGE. 6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



TAG TABLE			
TAG #	LENGTH	DIRECTION/DELTA	RADIUS
C23	78.61	34°46'50"	129.50
C32	60.70	34°46'50"	100.00
C35	69.10	20°43'40"	191.00
C36	47.08	14°07'20"	191.00
L12	11.70	N 32°55'06" W	
L21	18.45	N 01°51'44" E	
L26	36.45	N 32°55'06" W	
L40	48.76	N 59°39'26" W	
L47	23.44	N 32°55'06" W	
L50	42.54	S 88°37'53" E	



Scale 1" = 40'

MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE (NAD 83/91)

EQUIPMENT & PROCEDURES

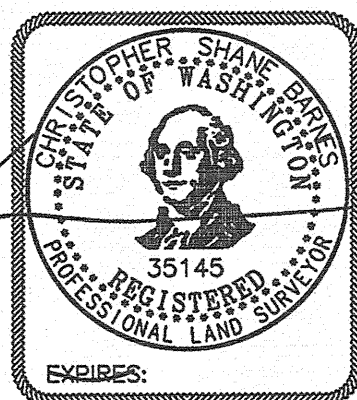
A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

NOTES

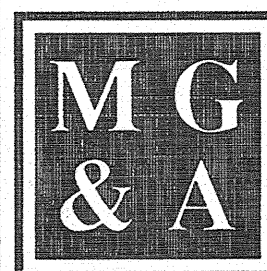
ALL FRONT PROPERTY CORNERS HAVE BEEN REFERENCED BY A LEAD PLUG AND TACK, WITH AN LS WASHER STAMPED 35145 SET AT THE EXTENSION OF THE PROPERTY LINE TO THE TOP OF CURB. SEE TABLE ON SHEET 4 FOR OFFSET DISTANCES FROM PLUG TO FRONT CORNER.

LEGEND

- SET 1/2" X 24" REBAR WITH 1-3/4" PLASTIC CAP STAMPED "MEAD GILMAN & ASSOCIATES 32434/35145" (EXCEPT AS OTHERWISE NOTED).
- SET 4" X 4" CONCRETE MONUMENT WITH 1-1/2" DIAMETER BRASS DISC STAMPED "35145" WITH "X" IN A CASE.
- SPWSD SAMMAMISH PLATEAU WATER AND SEWER DISTRICT
- P.D.E. PUBLIC DRAINAGE EASEMENT



JOB NO. 14115
SHEET 6 OF 6



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