

20060123002559

BECHER BAY DIVISION F

IN THE S.W. 1/4 N.W. 1/4, SEC. 20, T.24N., R.6E., W.M.,
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOLUME PAGE

232/081

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY 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 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 SHORT SUBDIVISION BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION.

THIS SUBDIVISION, DEDICATION, AND WAIVER OF CLAIMS IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

BECHER BAY L.L.C.:

BY: Atlin Investments Inc ITS: Managing Member BY: [Signature] ITS: President

NORTHSTAR BANK:

BY: [Signature] ITS: Service President BY: [Signature] ITS: [Signature]

ACKNOWLEDGMENTS

STATE OF Wash. COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT We: Giesbrecht is the President of Atlin Investments Inc.

SIGNED THIS DEDICATION AND ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Managing Member OF BECHER BAY L.L.C.

A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 1/6/06 SIGNATURE OF [Signature] NOTARY PUBLIC PRINTED NAME OF Callie T. Hayes NOTARY PUBLIC TITLE Notary Public RESIDING AT Bellemead MY APPOINTMENT EXPIRES 12/15/08

STATE OF WA COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Douglas E. Withers

SIGNED THIS DEDICATION AND ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Service President OF NORTHSTAR BANK

TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 1/6/06 SIGNATURE OF [Signature] NOTARY PUBLIC PRINTED NAME OF Jill L. Tripp NOTARY PUBLIC TITLE [Signature] RESIDING AT Redmond, WA MY APPOINTMENT EXPIRES 12-1-07

UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY GRANTED AND RESERVED FOR THE CITY OF ISSAQUAH, PUGET SOUND ENERGY COMPANY, WEST TELEPHONE COMPANY, THE REGIONAL CABLE TELEVISION COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL WITH AND ADJACENT TO THE ROAD FRONTAGE AND 2.5 FEET OF SIDE LOT LINES OF ALL LOTS. THE PURPOSE OF THE EASEMENT IS TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, NATURAL GAS, TELEPHONE, SEWER AND WATER SERVICE, DRAINAGE, AND CABLE TELEVISION. THE EASEMENT SHALL INCLUDE THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. AFTER ENTRY PURSUANT TO THESE EASEMENTS, THE PROPERTY SHALL BE RESTORED AS NEAR AS POSSIBLE TO ITS ORIGINAL CONDITION. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

RESTRICTIONS

NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESULT OR OWNERSHIP CHANGED OR TRANSFERRED, WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH LOCATED.

LOTS F1, F2, AND F3 ARE RESTRICTED TO ONE SINGLE FAMILY RESIDENCE PER LOT AS REQUIRED BY THE CERTIFICATE OF TRANSPORTATION CONCURRENCY ISSUED ON MARCH 23, 2004. ANY FUTURE DEVELOPMENT ON THESE LOTS THAT WOULD EXCEED THE NUMBER OF PM PEAK HOUR TRIPS APPROVED UNDER THE CERTIFICATE OF TRANSPORTATION CONCURRENCY WILL NEED TO BE REVIEWED FOR CONCURRENCY UNDER THE REGULATIONS THAT ARE IN PLACE AT THAT TIME.

THE APPLICANT RECOGNIZES THAT DUE TO THE GRADING THAT OCCURRED ON THIS SITE, MOST OF THE TREES WERE REMOVED. IN ORDER TO REPLACE THE TREES THAT WERE REMOVED, TWO NATIVE SPECIES TREES SHALL BE PLANTED ON EACH HOUSING LOT PRIOR TO FINAL BUILDING INSPECTION OF THE SINGLE-FAMILY HOMES.

A DOUBLE ROW OF MIXED NATIVE SPECIES TREES, AT LEAST 50 PERCENT OF WHICH ARE EVERGREEN TREES, SHALL BE PLANTED BETWEEN THE PROPOSED LOTS ALONG PINE VIEW DRIVE AND THE FUTURE DOWN SLOPE BUILDING AREA TO THE EAST. THESE TREES SHALL BE PLANTED PRIOR TO THE RECORDING OF THE LAST FINAL PLAT ALONG THE PINE VIEW DRIVE PORTION OF THIS SITE. PRIOR TO PLANTING OF THIS AREA, THE APPLICANT WILL NEED TO SUBMIT A PLANTING PLAN FOR APPROVAL BY CITY STAFF.

LEGAL DESCRIPTION

LOT Y, CITY OF ISSAQUAH LLA NUMBER PLN05-00120, RECORDED UNDER KING COUNTY RECORDING NUMBER 2006011900012, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON.

SUBJECT TO AN EASEMENT FOR CUTS AND FILLS AS FILED UNDER RECORDING NUMBERS 2716847, 6310173 AND 6302371.

SUBJECT TO RELINQUISHMENT OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR AS FILED UNDER RECORDING NUMBER 6302370 AND 6310171.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS FILED UNDER RECORDING NUMBERS 8406270480, 20030402900001 AND 20040726900013.

SUBJECT TO AN ELECTRIC EASEMENT AS FILED UNDER RECORDING NUMBER 20040917000413.

SUBJECT TO A SEWER EASEMENT AS FILED UNDER RECORDING NUMBER 20041220000473.

SUBJECT TO A SIGN AND LANDSCAPE EASEMENT AS FILED UNDER RECORDING NUMBER 20041220000474.

SUBJECT TO A SLOPE AND CHANNEL CHANGE EASEMENT AS FILED UNDER RECORDING NUMBER 7703180570.

APPROVALS

CITY OF ISSAQUAH DEPARTMENT OF PLANNING

EXAMINED AND APPROVED THIS 11th DAY OF JANUARY, 2006

[Signature]
PLANNING DIRECTOR

CITY OF ISSAQUAH DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 12th DAY OF JANUARY, 2006

[Signature]
PUBLIC WORKS ENGINEERING DIRECTOR

CITY OF ISSAQUAH 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 17th DAY OF JANUARY, 2005.

[Signature]
FINANCE DIRECTOR

CITY OF ISSAQUAH MAYOR

EXAMINED AND APPROVED THIS 10th DAY OF JANUARY, 2005

[Signature] ATTEST: [Signature]
MAYOR CITY CLERK

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 25th DAY OF JAN, 2006

SCOTT NOBLE [Signature]
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR
ACCOUNT NUMBER 202406-9054-08

KING COUNTY FINANCE DIVISION CERTIFICATE

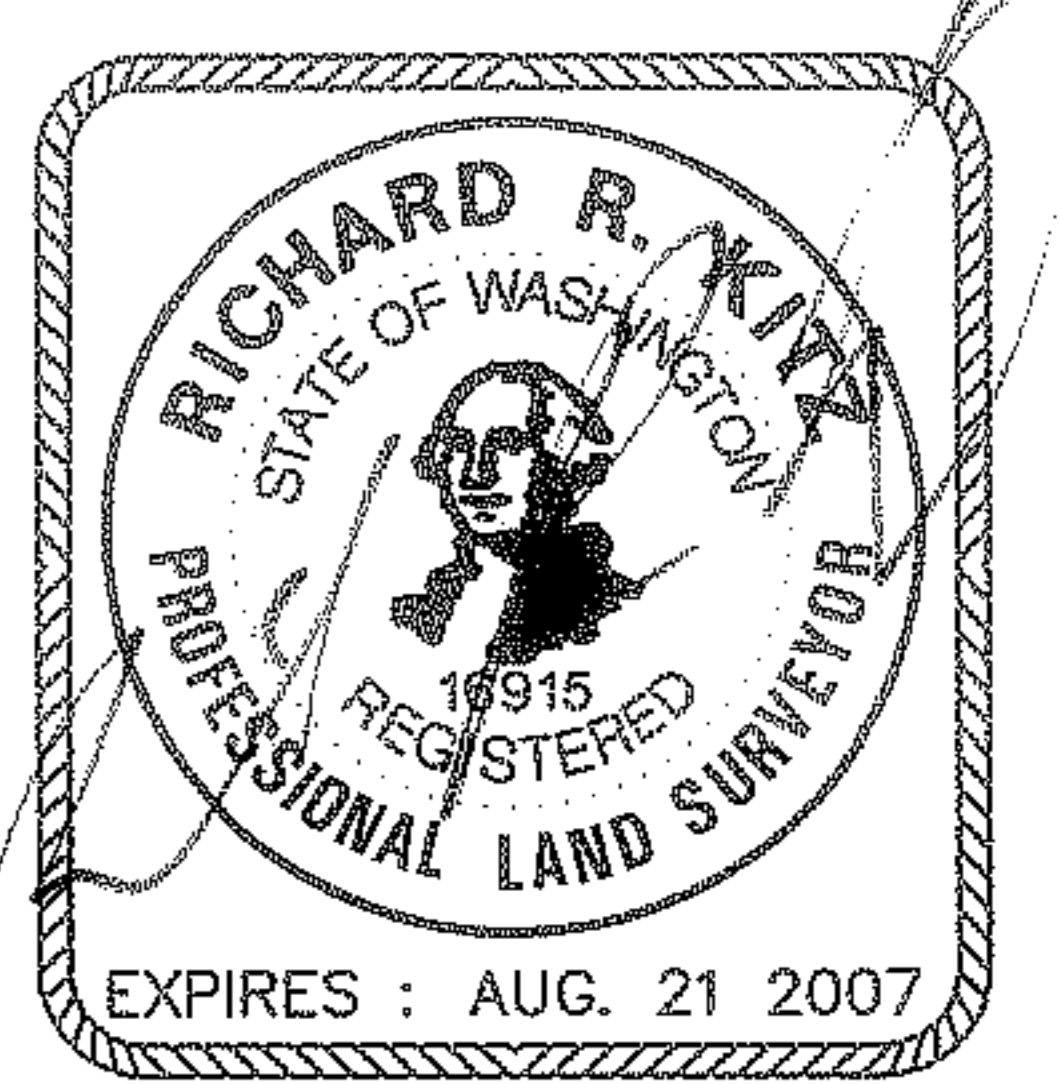
I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID IN FULL THIS 25th DAY OF JANUARY, 2005.

[Signature] [Signature]
MANAGER, FINANCE DIVISION DEPUTY

SURVEYOR'S CERTIFICATE

I, RICHARD R. KITZ, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON; THAT THIS PLAT OF BECHER BAY DIVISION F IS A TRUE AND CORRECT REPRESENTATION OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION; THAT ALL CENTERLINE MONUMENTS WILL BE ACCURATELY SET AND ALL LOT AND TRACT CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS THE PUBLIC IMPROVEMENTS ARE COMPLETED; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF ALL PLATTING REGULATIONS.

[Signature] 1/4/06
RICHARD R. KITZ, DATE
P.L.S. #16915



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH THIS DAY OF Jan., 2006 AT 2:21 MINUTES PAST 3 P.M. AND RECORDED IN VOLUME 232 OF PLATS, PAGES 081 THRU 087 RECORDS OF KING COUNTY, WASHINGTON.

RECORDING NUMBER 20060123002559
[Signature]
MANAGER SUPERINTENDENT OF RECORDS

415 RAINIER BLVD. NORTH
ISSAQUAH, WASHINGTON 98027

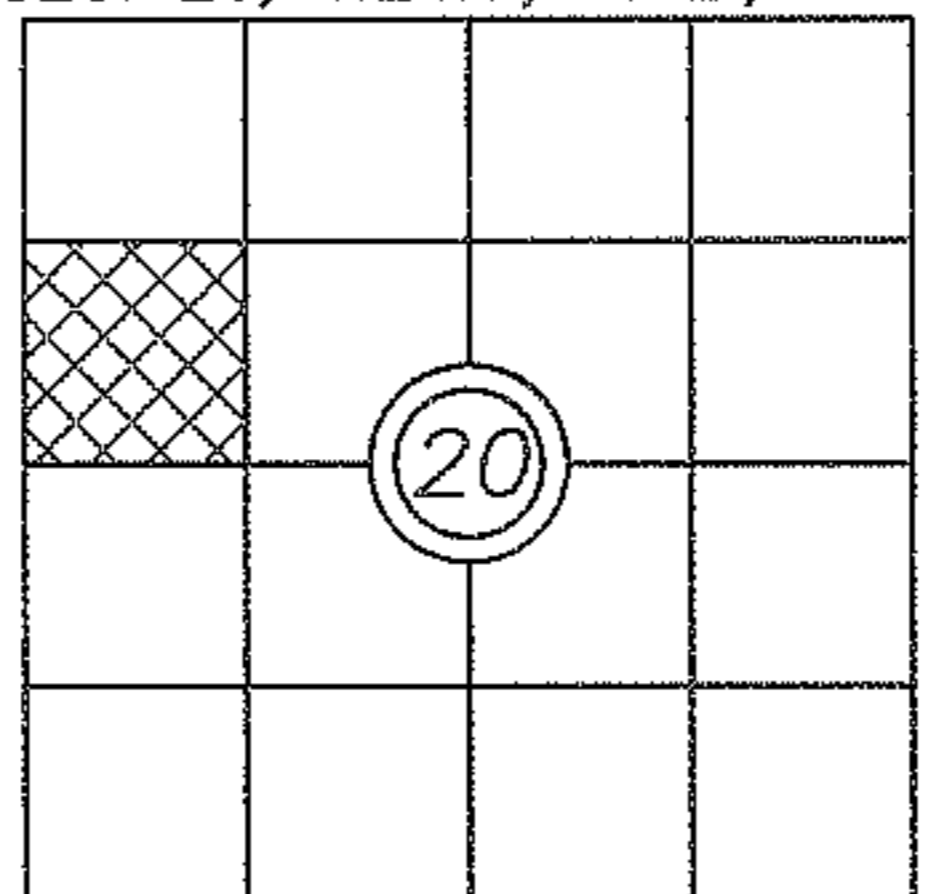
PHONE: 425/392-5351
FAX: 425/392-4876

EASTSIDE CONSULTANTS, INC.

ENGINEERS-SURVEYORS

| | | |
|---------|------------|---------|
| DWN BY | DATE | JOB NO. |
| S. KITZ | OCT., 2005 | 02024 |
| CHKD BY | SCALE | SHEET |
| R. KITZ | N/A | 1 OF 2 |

INDEX LOCATION
SEC. 20, T.24N., R.6E., W.M.



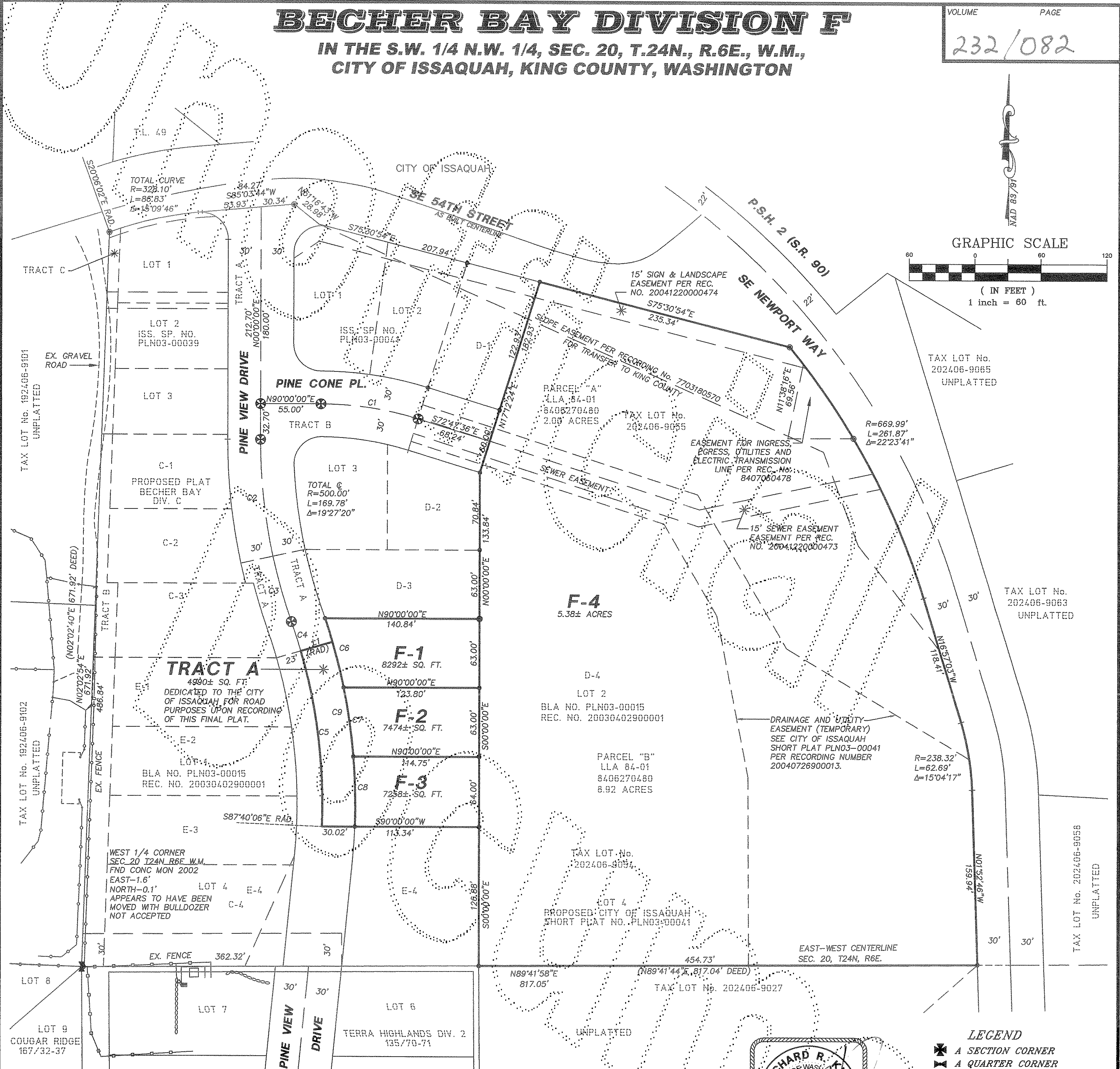
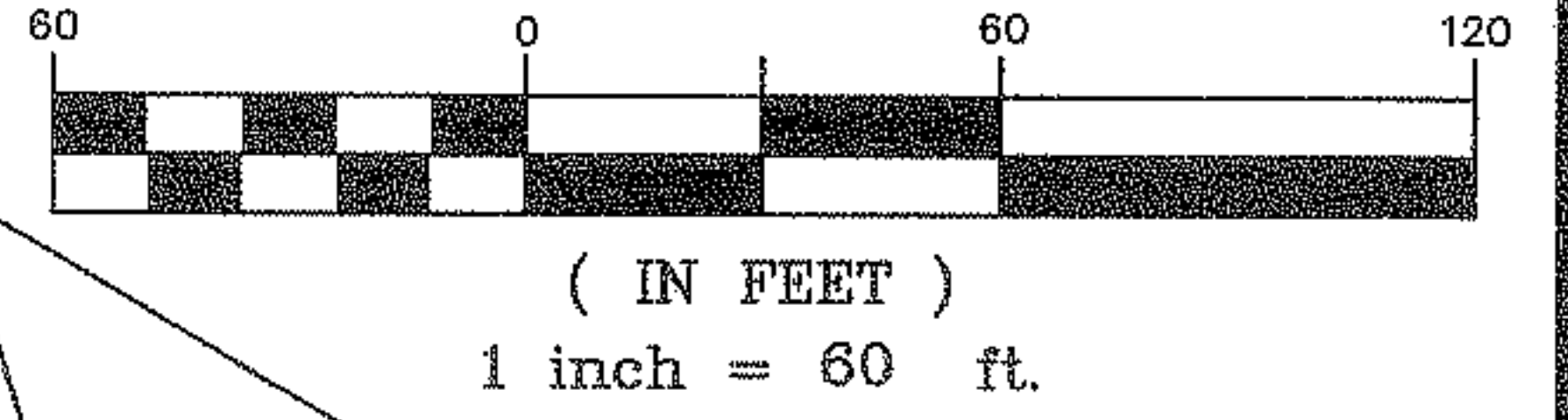
BECHER BAY DIVISION F

IN THE S.W. 1/4 N.W. 1/4, SEC. 20, T.24N., R.6E., W.M.,
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

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GRAPHIC SCALE



TRACT A
4990± SQ. FT.
DEDICATED TO THE CITY OF ISSAQUAH FOR ROAD PURPOSES UPON RECORDING OF THIS FINAL PLAT.

F-4
5.38± ACRES

LOT 2
BLA NO. PLN03-00015
REC. NO. 20030402900001

PARCEL "B"
LLA 84-01
8406270480
6.92 ACRES

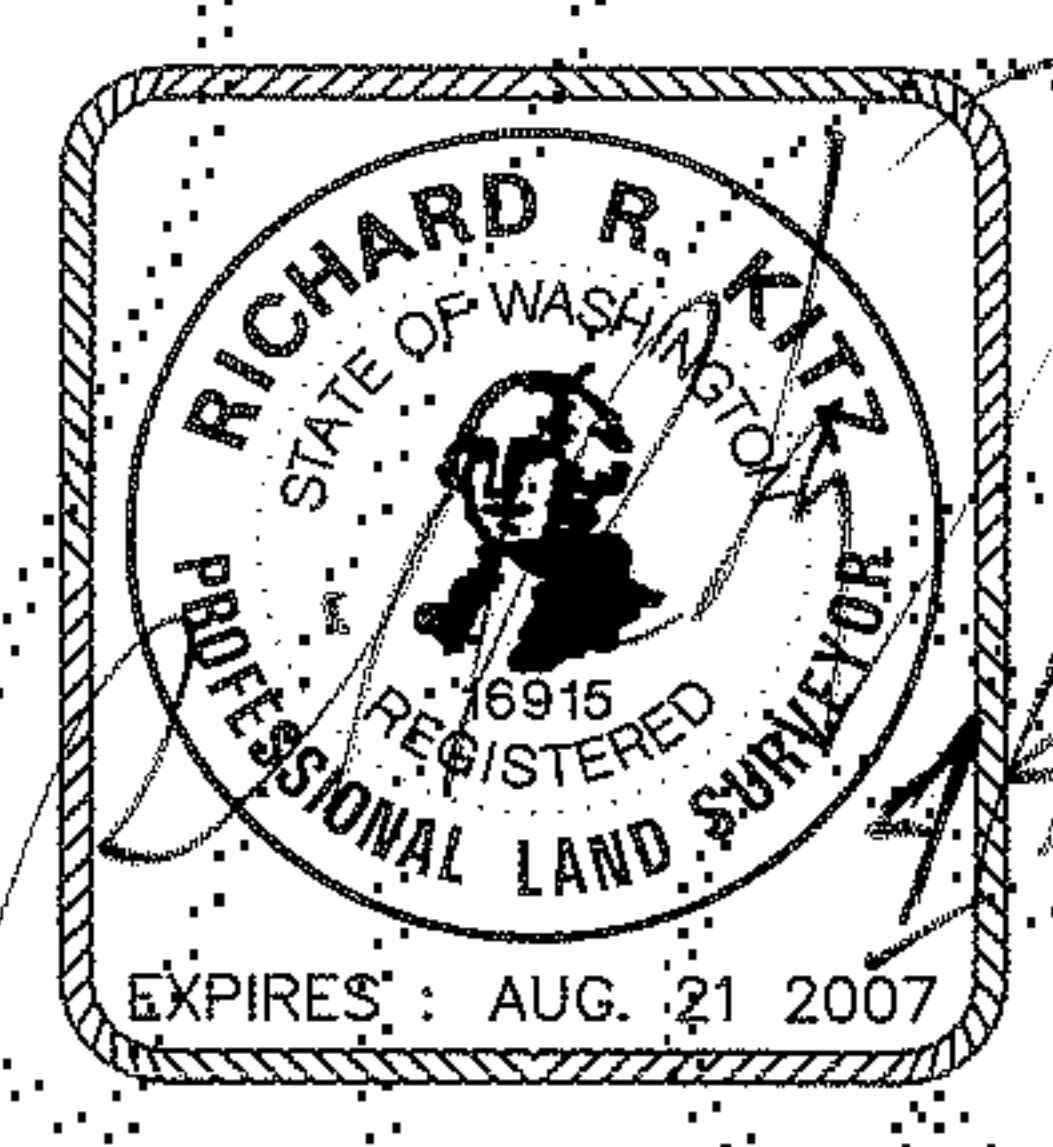
WEST 1/4 CORNER
SEC. 20 T24N R6E W.M.
FND CONC MON 2002
EAST-1.6'
NORTH-0.1'
APPEARS TO HAVE BEEN
MOVED WITH BULLDOZER
NOT ACCEPTED

SURVEY NOTES:

- BASIS OF BEARING IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, N.A.D. 83/91 (NORTH ZONE) PER TIES TO KING COUNTY GPS MONUMENT KC-D-18 AND W.S.D.O.T. CONTROL MONUMENT GP17090-57. THE COMBINED PROJECT SCALE FACTOR IS 0.9999888.
- FIELD WORK WAS DONE IN SEPTEMBER 2002 THROUGH MARCH 2005 USING TRIMBLE 4400 SERIES GPS RECEIVERS (RTK METHOD) AND PENTAX PTS-V3 THREE-SECOND TOTAL STATION WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS ESTABLISHED BY W.A.C. 332-130.
- THE FOLLOWING SURVEYS WERE USED AS REFERENCE TO AID IN ESTABLISHING THE BOUNDARY OF THIS SURVEY:
 - CITY OF ISSAQUAH LOT LINE ADJUSTMENT 84-01.
 - PLAT OF TERRA HIGHLANDS DIVISION 2.
 - KING COUNTY'S ASSESSOR'S MAP.
 - D.O.T. PLANS FOR PSH NO. 2 (SR90).
 - CITY OF ISSAQUAH BLA NO. PLN03-00015.
 - CITY OF ISSAQUAH SP NO. PLN03-00039.
 - CITY OF ISSAQUAH PLAT NO. PLN04-0084
- THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- PROPERTY CORNERS AND ROAD MONUMENTS WILL BE SET AT A LATER DATE.

| CURVE | DELTA | RADIUS | LENGTH |
|-------|-----------|---------|---------|
| C1 | 17°12'24" | 300.00' | 90.09' |
| C2 | 12°20'12" | 500.00' | 107.66' |
| C3 | 7°07'08" | 500.00' | 62.12' |
| C4 | 3°12'53" | 500.00' | 28.05' |
| C5 | 18°34'21" | 500.00' | 162.07' |
| C6 | 07°03'36" | 530.00' | 65.31' |
| C7 | 6°53'04" | 530.00' | 63.68' |
| C8 | 6°55'29" | 530.00' | 64.05' |
| C9 | 18°26'25" | 530.00' | 170.58' |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N73°45'34"E | 30.00' |



- LEGEND**
- ✱ A SECTION CORNER
 - ✱ A QUARTER CORNER
 - ✱ A FND ROAD MONUMENT
 - ⊙ A FND REBAR OR PIPE
L.S. # 9760.
 - ⊙ A REBAR WITH LS CAP
No. 16915, TO BE SET
 - ⊙ A STANDARD ROAD MONUMENT
IN CASE TO BE SET
 - (10.00') A RECORD DIMENSION

415 RAINIER BLVD. NORTH
ISSAQUAH, WASHINGTON 98027
PHONE: 425/392-5351
FAX: 425/392-4876

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS

| | | |
|----------------------------|--------------------------|-------------------------|
| DWN BY S.K./R.K. | DATE OCT. 2005 | JOB NO. 02024 |
| CHKD BY R. KITZ | SCALE N/A | SHEET 2 OF 2 |