

BECHER BAY DIVISION G PHASE 1

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

241-071

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.

RIPSAW RIDGE LLC
BY: CLAYBURN CAPITAL INC. ITS MANAGING MEMBER

WES GIESBRECHT, PRESIDENT

KITSAP BANKING

BY: [Signature] BY: _____
ITS: SERIAL VICE PRESIDENTS

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF King) SS:

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
Wes Giesbrecht

SIGNED THIS DEDICATION AND ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF Clayburn Capital Inc. the managing member of Ripsaw Ridge LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 5/30/07
SIGNATURE OF [Signature]
NOTARY PUBLIC
PRINTED NAME OF ROBERT J. BOGDAN
NOTARY PUBLIC
TITLE NOTARY
RESIDING AT EMMELIN
MY APPOINTMENT EXPIRES JULY 15, 2009

STATE OF Washington)
COUNTY OF King) SS:

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

SIGNED THIS DEDICATION AND ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Senior V.P. OF NORTHSTAR BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 6/01/2007
SIGNATURE OF [Signature]
NOTARY PUBLIC
PRINTED NAME OF AMBER LEE HOFFMANN
NOTARY PUBLIC
TITLE Notary
RESIDING AT MERCER ISLAND, WA
MY APPOINTMENT EXPIRES 03/31/11

UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY GRANTED AND RESERVED FOR THE CITY OF ISSAQUAH, PUGET SOUND ENERGY COMPANY, QWEST 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 A, B, AND C ARE RESTRICTED TO ONE SINGLE FAMILY RESIDENCE PER LOT AS REQUIRED BY THE CERTIFICATE OF TRANSPORTATION CONCURRENCY ISSUED ON APRIL 12, 2005. 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.

A FOUNDATION SOILS REPORT BY A LICENSED WASHINGTON STATE GEOTECHNICAL ENGINEER WILL BE REQUIRED AT THE TIME OF BUILDING PERMIT SUBMITTAL.

LEGAL DESCRIPTION

LOT E-4 OF THE PLAT OF BECHER BAY DIVISION E AS RECORDED IN VOLUME 232 OF PLATS ON PAGES 79-80 RECORDS OF KING COUNTY, WASHINGTON. 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 SEWER AND WATER PURPOSES AS FILED UNDER RECORDING NUMBER 9212231363.

SUBJECT TO AN EASEMENT FOR GAS, WATER AND SEWER MAINS AS FILED UNDER RECORDING NUMBER 9402081873.

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, 20040726900012, 20050714000542, 20041220000474, 20050929002245, 20050209000962 AND 20050909003283.

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

SUBJECT TO AN EASEMENT FOR SEWER AND STORM DRAINAGE PER RECORDING NO. 20060321000738.

SUBJECT TO AN EASEMENT FOR SEWER LINE PER RECORDING NO. 20041220000473.

APPROVALS

CITY OF ISSAQUAH DEPARTMENT OF PLANNING

EXAMINED AND APPROVED THIS 4TH DAY OF JUNE, 2007

[Signature]
PLANNING DIRECTOR

CITY OF ISSAQUAH DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 7TH DAY OF JUNE, 2007

[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 4TH DAY OF JUNE, 2007.

[Signature]
FINANCE DIRECTOR

CITY OF ISSAQUAH MAYOR

EXAMINED AND APPROVED THIS 12TH DAY OF JUNE, 2007

[Signature] ATTEST: [Signature]
MAYOR CITY CLERK

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 28TH DAY OF JUNE, 2007

SCOTT NOBLE [Signature]
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR
ACCOUNT NUMBER 062986-0040-00

KING COUNTY FINANCE DIVISION CERTIFICATE

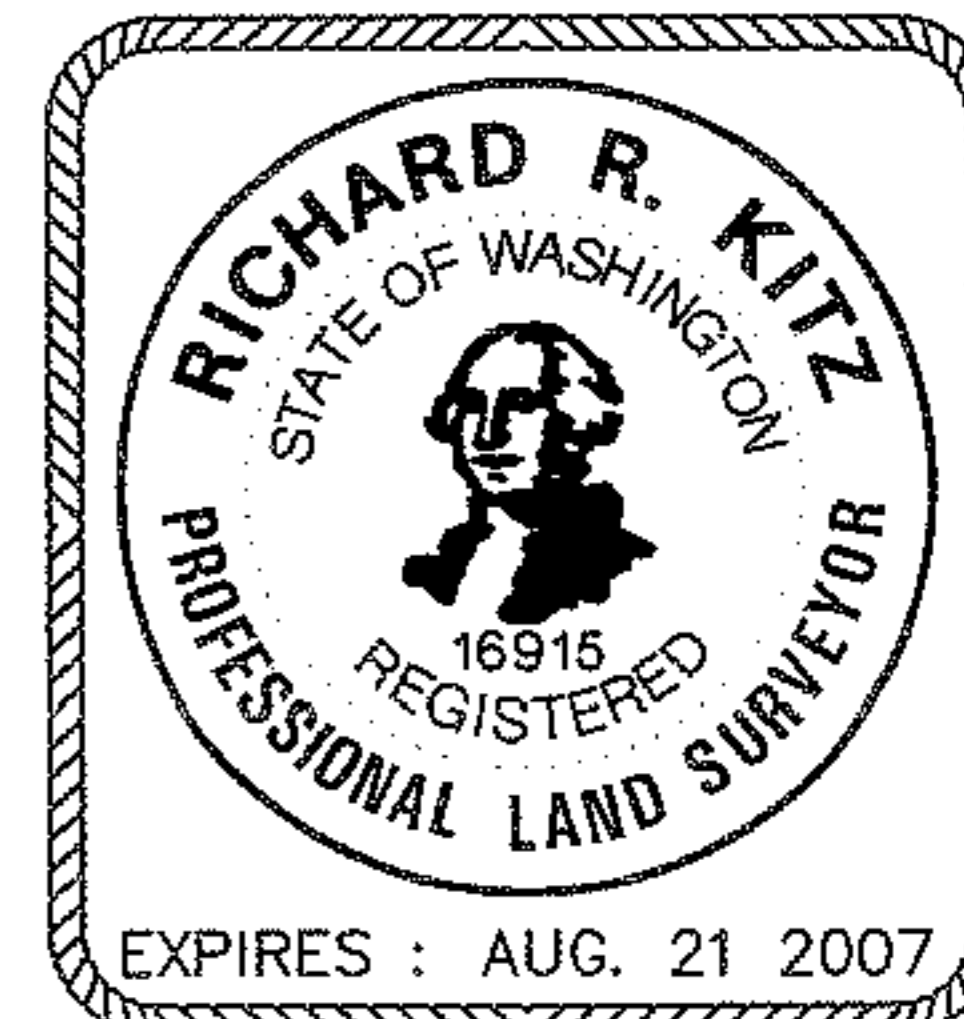
I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID IN FULL. THIS 28 DAY OF JUNE, 2007.

Phil Sanders [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 G PHASE 1 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] DATE 5/30/07
RICHARD R. KITZ
P.L.S. #16915



RECORDING CERTIFICATE



20070625001944

PACIFIC NORTH PLAT 98 00
PAGE 01 OF 002
06/25/2007 14:07
KING COUNTY, WA

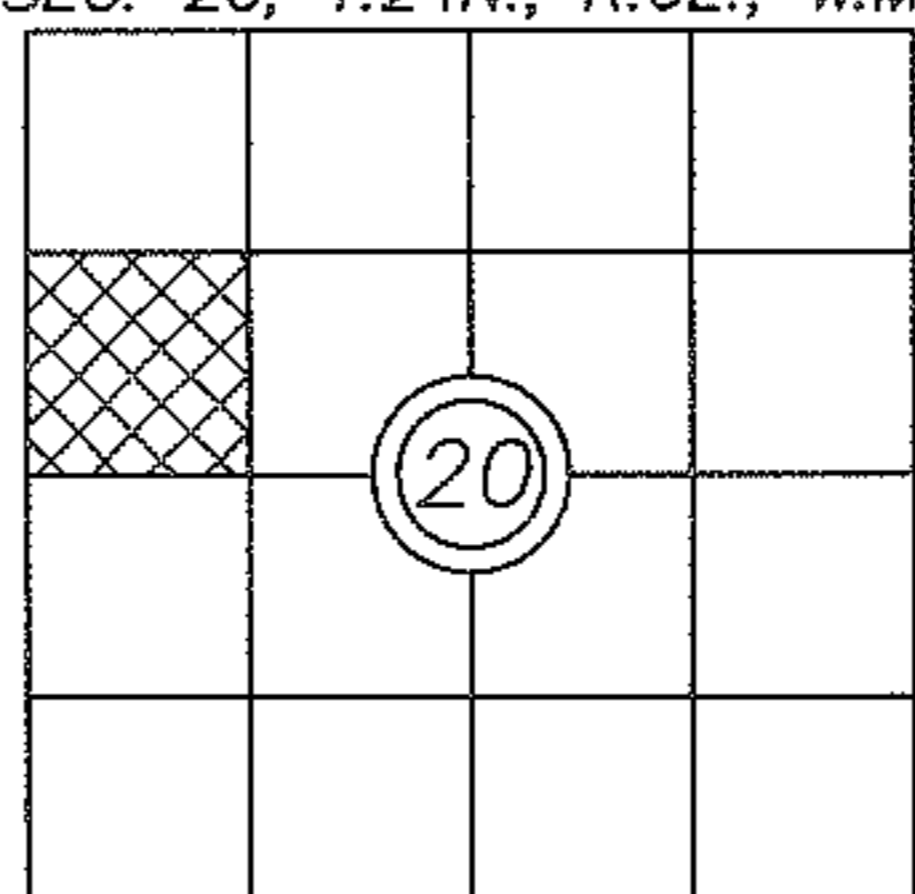
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SUPERINTENDENT OF RECORDS

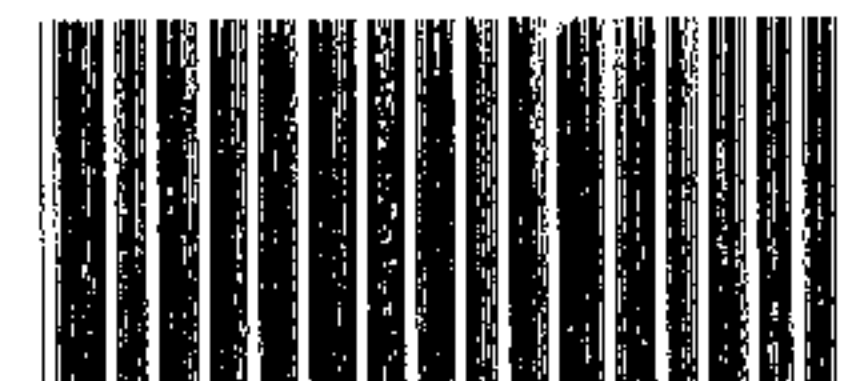
415 RAINIER BLVD. NORTH ISSAQUAH, WASHINGTON 98027 PHONE: (425)392-5351 FAX: (425)392-4876

EASTSIDE CONSULTANTS, INC. ENGINEERS-SURVEYORS

DWN BY	DATE	JOB NO.
R.S.F.	1/07	06014
CHKD BY	SCALE	SHEET
R. KITZ	N/A	1 OF 2

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





20070625001944

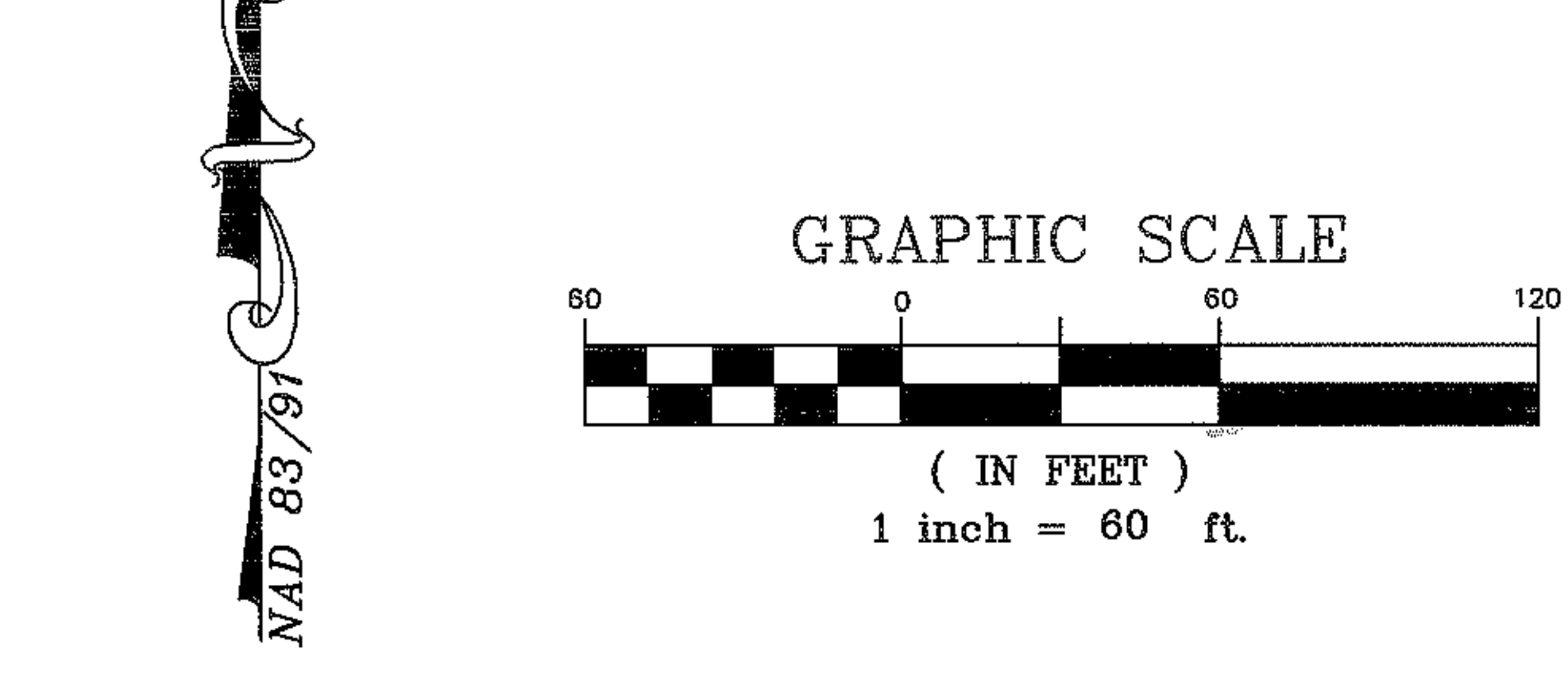
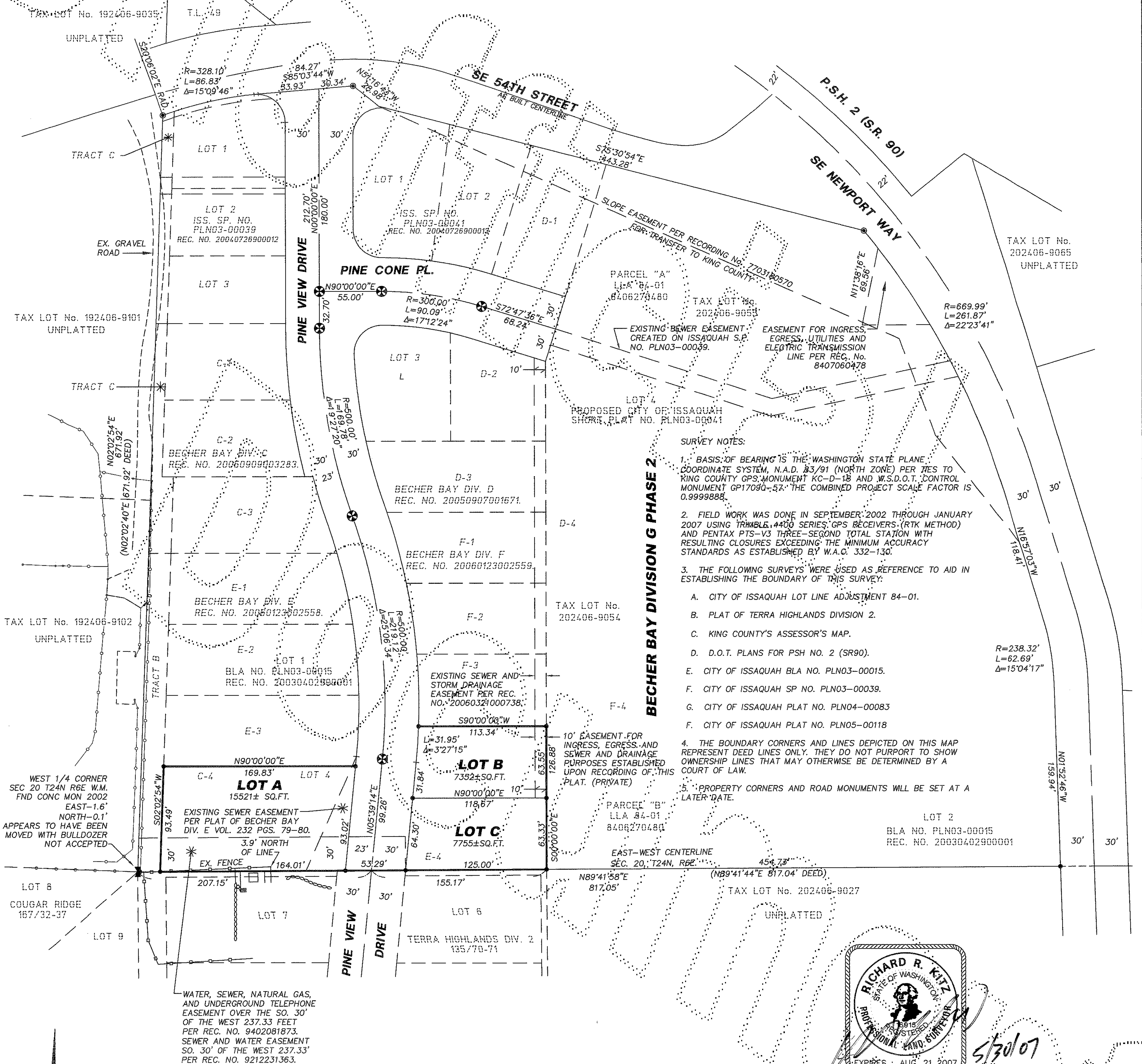
PACIFIC N.T. PLAT 98.00
PAGE 02 OF 02
05/25/2007 14:07
KING COUNTY, WA

BECHER BAY DIVISION G PHASE 1

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

241-072



- LEGEND**
- ⊕ A SECTION CORNER
 - ⊙ A QUARTER CORNER
 - ⊕ A FND ROAD MONUMENT
 - ⊙ A FND REBAR OR PIPE LS # 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)392-4676

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS

DWN BY R.S.F./R.K.	DATE 1/07	JOB NO. 06014
CHKD BY R. KITZ	SCALE 1"=60'	SHEET 2 OF 2

FILE NO. PLN07-00018

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