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BENNETT-SFS LL PLAT 105.00
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KING COUNTY, WA

VOLUME/PAGE

248/013

BELSHAYE AT ISSAQUAH

A REPLAT OF LOTS 3, 7 AND 8, BLOCK 5 OF HERBERT UPPER'S SECOND ADDITION TO ISSAQUAH BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

EASEMENTS AND PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO THE CITY OF ISSAQUAH, PUGET SOUND ENERGY, ANY TELEPHONE COMPANY, ANY CABLE TELEVISION COMPANY, ANY NATURAL GAS COMPANY, AND ALL LOT OR TRACT OWNERS WITHIN THIS PLAT (FOR PRIVATE STORM DRAINAGE ONLY) AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF LOTS 1 THROUGH 10 AND 15 THROUGH 22, LYING PARALLEL WITH AND ADJOINING 6TH AVENUE NW (PRIVATE ROAD AND UTILITY EASEMENT)(TRACT "B"), THE EXTERIOR TEN (10) FEET OF LOTS 11 THROUGH 14, LYING PARALLEL WITH AND ADJOINING TRACT "A", THE EXTERIOR TEN (10) FEET OF LOTS 13 AND 14 ADJOINING NW JUNIPER STREET, AND ALL OF TRACTS "A" AND "B", IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES, WATER METERS, FIRE HYDRANTS AND OTHER WATER APPURTENANCES, 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, WATER, SANITARY SEWER, STORM DRAINAGE, 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.

2. THE PRIVATE STORM DRAINAGE EASEMENT (PSDE) WITHIN THE WESTERLY 10 FEET OF LOTS 15 THROUGH 22 IS RESERVED FOR AND GRANTED TO THE BELSHAYE AT ISSAQUAH HOMEOWNERS ASSOCIATION. THE WEST 5 FEET OF THE 10-FOOT WIDE STORM DRAINAGE EASEMENT ALONG THE WEST SIDE OF LOTS 15 THROUGH 22 IS GRANTED TO THE BRIDGEWATER PLACE CONDOMINIUM ASSOCIATION, IN WHICH TO CONVEY STORM DRAINAGE WATER AND STORM DRAINAGE STRUCTURES, AND ALL APPURTENANCES THERETO, DRAINING SAID BRIDGEWATER PLACE CONDOMINIUM SITE, ACCORDING TO THE APPROVED PLANS ON FILE WITH THE CITY OF ISSAQUAH. THE EASEMENT AREA SHALL BE RESTORED AS NEARLY AS POSSIBLE TO THE CONDITION EXISTING PRIOR TO THE EXERCISING OF ANY OF THE ABOVE ACTIVITIES. THE BELSHAYE AT ISSAQUAH HOMEOWNERS ASSOCIATION SHALL MAINTAIN THE EASEMENT AREA AND STORM DRAINAGE FACILITIES WITHIN THE EASEMENT AREA.

3. THE PRIVATE STORM DRAINAGE EASEMENT (PSDE) WITHIN LOT 2 IS FOR THE BENEFIT OF LOTS 1 THROUGH 3. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY THEY HAVE BENEFIT OF USE. THE BELSHAYE AT ISSAQUAH HOMEOWNERS ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS PLAT, AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

4. THE PRIVATE STORM DRAINAGE EASEMENT (PSDE) WITHIN LOT 5 IS FOR THE BENEFIT OF LOTS 4 THROUGH 6. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY THEY HAVE BENEFIT OF USE. THE BELSHAYE AT ISSAQUAH HOMEOWNERS ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS PLAT, AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

5. THE PRIVATE STORM DRAINAGE EASEMENT (PSDE) WITHIN THE EASTERLY 15 FEET OF LOT 16 IS FOR THE BENEFIT OF LOTS 15 THROUGH 17. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY THEY HAVE BENEFIT OF USE. THE BELSHAYE AT ISSAQUAH HOMEOWNERS ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS PLAT, AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

6. THE PRIVATE STORM DRAINAGE EASEMENT (PSDE) WITHIN THE EASTERLY 16 FEET OF LOT 19 IS FOR THE BENEFIT OF LOTS 18 AND 22. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY THEY HAVE BENEFIT OF USE. THE BELSHAYE AT ISSAQUAH HOMEOWNERS ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS PLAT, AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

7. THE PRIVATE STORM DRAINAGE EASEMENT (PSDE) WITHIN THE EASTERLY 14.3 FEET OF LOT 22 IS FOR THE BENEFIT OF LOTS 21 AND 22. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY THEY HAVE BENEFIT OF USE. THE BELSHAYE AT ISSAQUAH HOMEOWNERS ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS PLAT, AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

8. THE PRIVATE SANITARY SEWER EASEMENT (PSSE) WITHIN LOT 11 IS FOR THE BENEFIT OF LOTS 11 AND 12. THE OWNER OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SANITARY SEWER FACILITY WITHIN SAID EASEMENT. THE BELSHAYE AT ISSAQUAH HOMEOWNERS ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS PLAT, AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

9. THE PRIVATE SANITARY SEWER EASEMENT (PSSE) WITHIN LOT 14 IS FOR THE BENEFIT OF LOTS 13 AND 14. THE OWNER OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SANITARY SEWER FACILITY WITHIN SAID EASEMENT. THE BELSHAYE AT ISSAQUAH HOMEOWNERS ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS PLAT, AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

10. THE PRIVATE WATERLINE EASEMENT (PWLE) WITHIN LOT 11 IS FOR THE BENEFIT OF LOT 12. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE WATERLINE FACILITY WITHIN SAID EASEMENT. THE BELSHAYE AT ISSAQUAH HOMEOWNERS ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS PLAT, AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

11. THE PRIVATE WATERLINE EASEMENT (PWLE) WITHIN LOT 14 IS FOR THE BENEFIT OF LOT 13. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE WATERLINE FACILITY WITHIN SAID EASEMENT. THE BELSHAYE AT ISSAQUAH HOMEOWNERS ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS PLAT, AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

NOTES AND RESTRICTIONS

1. A VOLUNTARY FEE FOR GENERAL GOVERNMENT SERVICES AND FOR POLICE SERVICES WILL BE ASSESSED AND COLLECTED PRIOR TO BUILDING PERMIT ISSUANCE FOR EACH DWELLING UNIT. AT PRESENT, THE FEES ARE \$86.30 AND \$61.83, RESPECTIVELY.

2. IMPACT FEES WILL BE COLLECTED FOR PARKS, CITY ROADS, FIRE PROTECTION, GENERAL GOVERNMENT, AND SCHOOLS SERVICING THIS PLAT. THE AMOUNT OF THE FEES WILL BE DETERMINED AND DUE FOR EACH LOT WHEN BUILDING PERMITS ARE ISSUED.

3. THE CITY OF ISSAQUAH HAS ADOPTED AN INTER-LOCAL AGREEMENT WITH KING COUNTY THAT ESTABLISHES THE TRAFFIC IMPACT FEES FOR THIS AREA. THE IMPACT FEE WILL BE DETERMINED FOR EACH LOT WHEN BUILDING PERMITS ARE ISSUED.

4. THERE SHALL BE NO PARKING WITHIN THE PRIVATE ROAD (6TH AVENUE NW) THROUGH THE SUBDIVISION.

5. TRACT "A" IS HEREBY CONVEYED TO ALL LOT OWNERS WITHIN THIS PLAT IN AN UNDIVIDED INTEREST, FOR OWNERSHIP PURPOSES. THE HOMEOWNER'S ASSOCIATION SHALL MAINTAIN THE PRIVATE ACCESS WAY AND THE PRIVATE STORM DRAINAGE FACILITIES CONTAINED WITHIN TRACT "B". THE OWNERS OF LOTS 1 THROUGH 22 WITHIN THIS PLAT SHALL HAVE AN EASEMENT OVER TRACT "A" FOR INGRESS AND EGRESS PURPOSES, AND ANY PURPOSE NOT INCONSISTENT WITH ITS USE AS AN ACCESS WAY.

6. TRACT "B" IS HEREBY CONVEYED TO ALL LOT OWNERS WITHIN THIS PLAT IN AN UNDIVIDED INTEREST, FOR OWNERSHIP PURPOSES. THE HOMEOWNER'S ASSOCIATION SHALL MAINTAIN THE PRIVATE ROADWAY AND THE PRIVATE STORM DRAINAGE FACILITIES CONTAINED WITHIN TRACT "B". THE OWNERS OF LOTS 1 THROUGH 22 WITHIN THIS PLAT SHALL HAVE AN EASEMENT OVER TRACT "B" FOR INGRESS AND EGRESS PURPOSES, AND ANY PURPOSE NOT INCONSISTENT WITH ITS USE AS A PRIVATE ROADWAY. IN ADDITION, THE CITY OF ISSAQUAH SHALL HAVE AN EASEMENT WITHIN TRACT "B" FOR PUBLIC WATER AND PUBLIC SANITARY SEWER FACILITIES. THE CITY OF ISSAQUAH SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER AND SANITARY SEWER FACILITIES WITHIN SAID TRACT "B".

7. A PLAT CERTIFICATE PREPARED BY PACIFIC NORTHWEST TITLE COMPANY, ORDER NUMBER 658472 DATED AUGUST 9, 2007 AT 8:00 A.M., AND ALL SUPPLEMENTALS THEREOF, WAS RELIED UPON FOR RECORD ITEMS AFFECTING THIS SUBDIVISION. ACCORDING TO THIS REPORT AND SUPPLEMENTALS, THE FOLLOWING ITEMS AFFECT THIS SITE:

A. EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED RECORDED MAY 14, 1915 AND RECORDED UNDER RECORDING NUMBERS 997485 AND 1025087, REGARDING COAL AND IRON, AND INGRESS AND EGRESS FOR THE PURPOSE OF MINING SAID COAL AND IRON.

B. AN ORDINANCE REQUIRING PAYMENT OF WATER MAIN CONSTRUCTION COSTS BY PROPERTY OWNERS LOCATED ADJACENT TO NEWLY CONSTRUCTED WATER MAIN FACILITIES AS A CONDITION PRECEDENT TO CONNECTION TO SUCH CITY WATER MAIN FACILITIES, RECORDED ON FEBRUARY 27, 1978 UNDER KING COUNTY RECORDING NUMBER 7802270275.

SURVEYOR'S NOTES

1. THIS IS A FIELD TRAVERSE SURVEY, SUPPLEMENTED WITH GPS CONTROL. THE EQUIPMENT USED FOR THIS SURVEY INCLUDED A TOPCON GR3 GPS RECEIVER, CINGULAR 3125 CELL PHONE, AND TRIMBLE TSC2 DATA COLLECTOR. THE CELL PHONE WAS USED TO TIE INTO THE WSRN SERVER TO RETRIEVE RTK NETWORK CORRECTIONS. ALSO USED WAS A LEICA 703 WITH TDS RANGER. CLOSURE RATIOS MET OR EXCEEDED THOSE SPECIFIED IN WAC-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS.

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 MASONRY NAIL SET AT THE BACK OF THE CURB AT NO SPECIFIC DISTANCE FROM THE TRUE CORNER.

3. BASIS OF BEARINGS: WASHINGTON STATE PLANE COORDINATES, NORTH ZONE, NAD 83(91). THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN WAS HELD AS NORTH 01° 47' 29" EAST BETWEEN FOUND MONUMENTS.

4. THE WASHINGTON COUNCIL OF COUNTY SURVEYORS (WCCS) HORIZONTAL CONTROL POINTS FOUND AND USED FOR THIS SURVEY ARE NUMBERS 1828, 1838 AND 1849. IN ADDITION, WCCS CONTROL POINT NUMBERS 1850 AND 1837 WERE USED FOR CALCULATION PURPOSES.

JOB NO. 1299



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SW1/4 OF NE1/4 OF SEC. 28-T24N-R6E, W.M.

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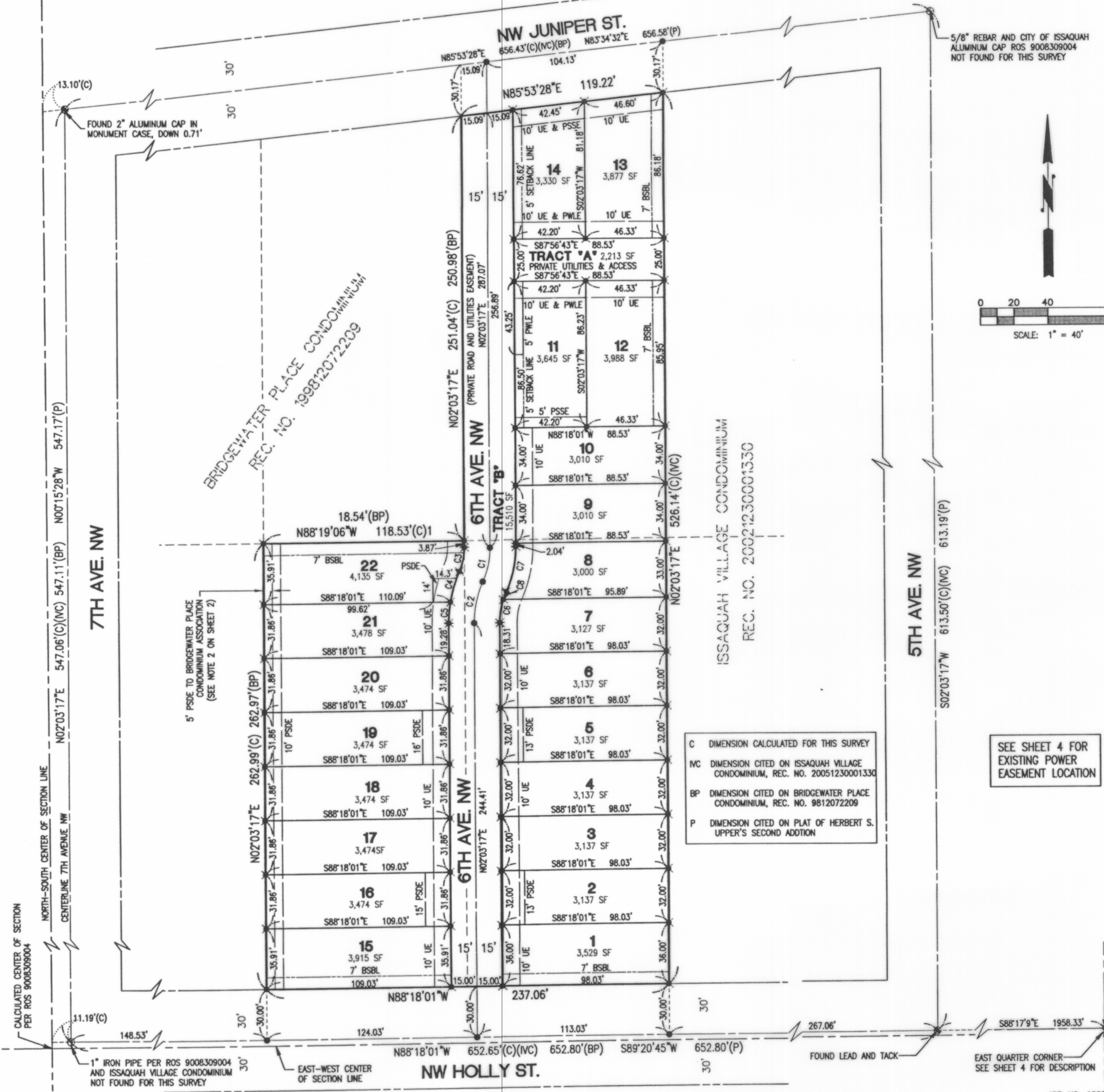
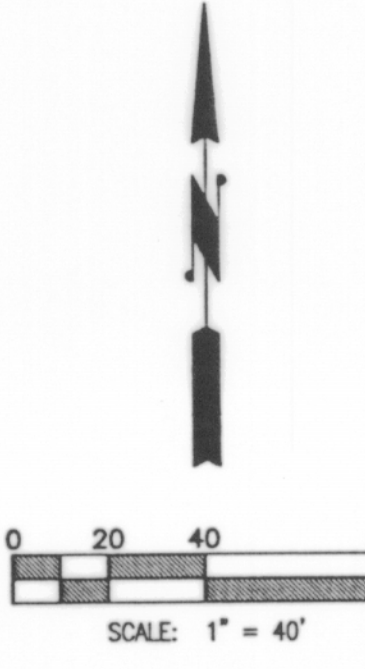
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BELSHAYE AT ISSAQUAH

A REPLAT OF LOTS 3, 7 AND 8, BLOCK 5 OF HERBERT UPPER'S SECOND ADDITION TO ISSAQUAH BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

5/8" REBAR AND CITY OF ISSAQUAH ALUMINUM CAP ROS 9008309004 NOT FOUND FOR THIS SURVEY



C DIMENSION CALCULATED FOR THIS SURVEY
NC DIMENSION CITED ON ISSAQUAH VILLAGE CONDOMINIUM, REC. NO. 20051230001330
BP DIMENSION CITED ON BRIDGEWATER PLACE CONDOMINIUM, REC. NO. 9812072209
P DIMENSION CITED ON PLAT OF HERBERT S. UPPER'S SECOND ADDITION

SEE SHEET 4 FOR EXISTING POWER EASEMENT LOCATION

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	LOCATION
C1	20.93'	50.00'	23°59'08"	10.62'	CENTERLINE ROAD
C2	25.12'	60.00'	23°59'08"	12.75'	CENTERLINE ROAD
C3	14.65'	35.00'	23°59'08"	7.43'	LOT 22
C4	18.75'	75.00'	14°19'38"	9.43'	LOT 22
C5	12.64'	75.00'	9°39'30"	6.34'	LOT 21
C6	13.93'	45.00'	17°43'55"	7.02'	LOT 7
C7	27.21'	65.00'	23°59'08"	13.81'	LOT 8
C8	4.91'	45.00'	6°15'13"	2.46'	LOT 8

- LEGEND**
- ⊕ MONUMENT FOUND FOR THIS SURVEY AS NOTED
 - ⊖ RECORD MONUMENT NOT FOUND
 - 1/2" REBAR AND CAP MARKED "BCE 34671" SET FOR THIS SURVEY
 - CITY OF ISSAQUAH STANDARD ROAD MONUMENT SET FOR THIS SURVEY
 - PSDE PRIVATE STORM DRAINAGE EASEMENT (SEE EASEMENT NOTES 3-8, SHEET 2)
 - PSSE PRIVATE SANITARY SEWER EASEMENT (SEE EASEMENT NOTE 9, SHEET 2)
 - PWLE PRIVATE WATERLINE EASEMENT (SEE EASEMENT NOTE 10, SHEET 2)
 - SDE PUBLIC STORM DRAINAGE EASEMENT (SEE EASEMENT NOTE 2, SHEET 2)
 - UE UTILITIES EASEMENT (SEE EASEMENT NOTE 1, SHEET 2)

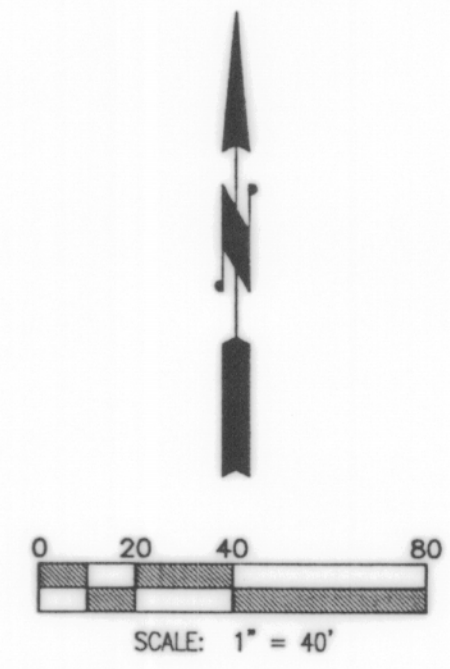
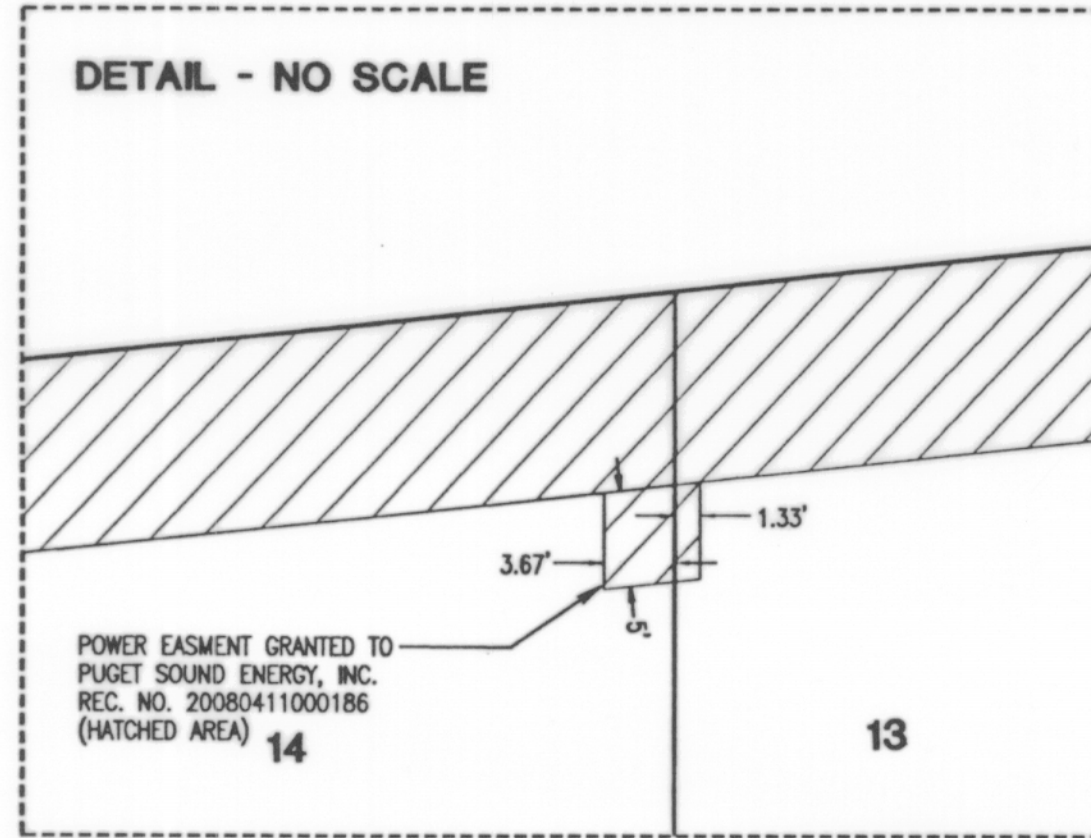
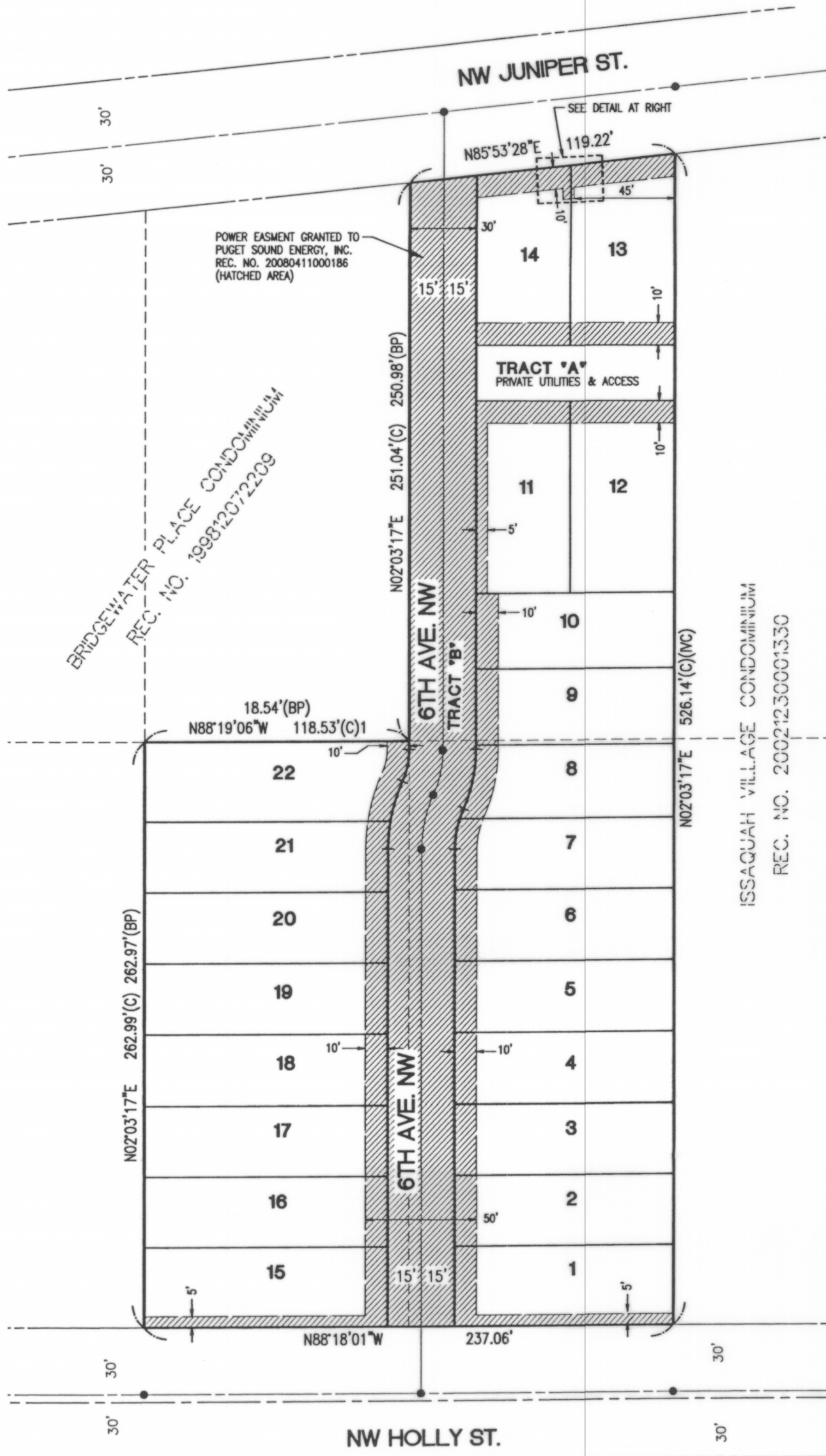


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SW1/4 OF NE1/4 OF SEC. 28-T24N-R6E, W.M.
SHEET 3 OF 5

BELSHAYE AT ISSAQUAH

A REPLAT OF LOTS 3, 7 AND 8, BLOCK 5 OF HERBERT UPPER'S SECOND ADDITION TO ISSAQUAH BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



EXISTING POWER EASEMENT LOCATION

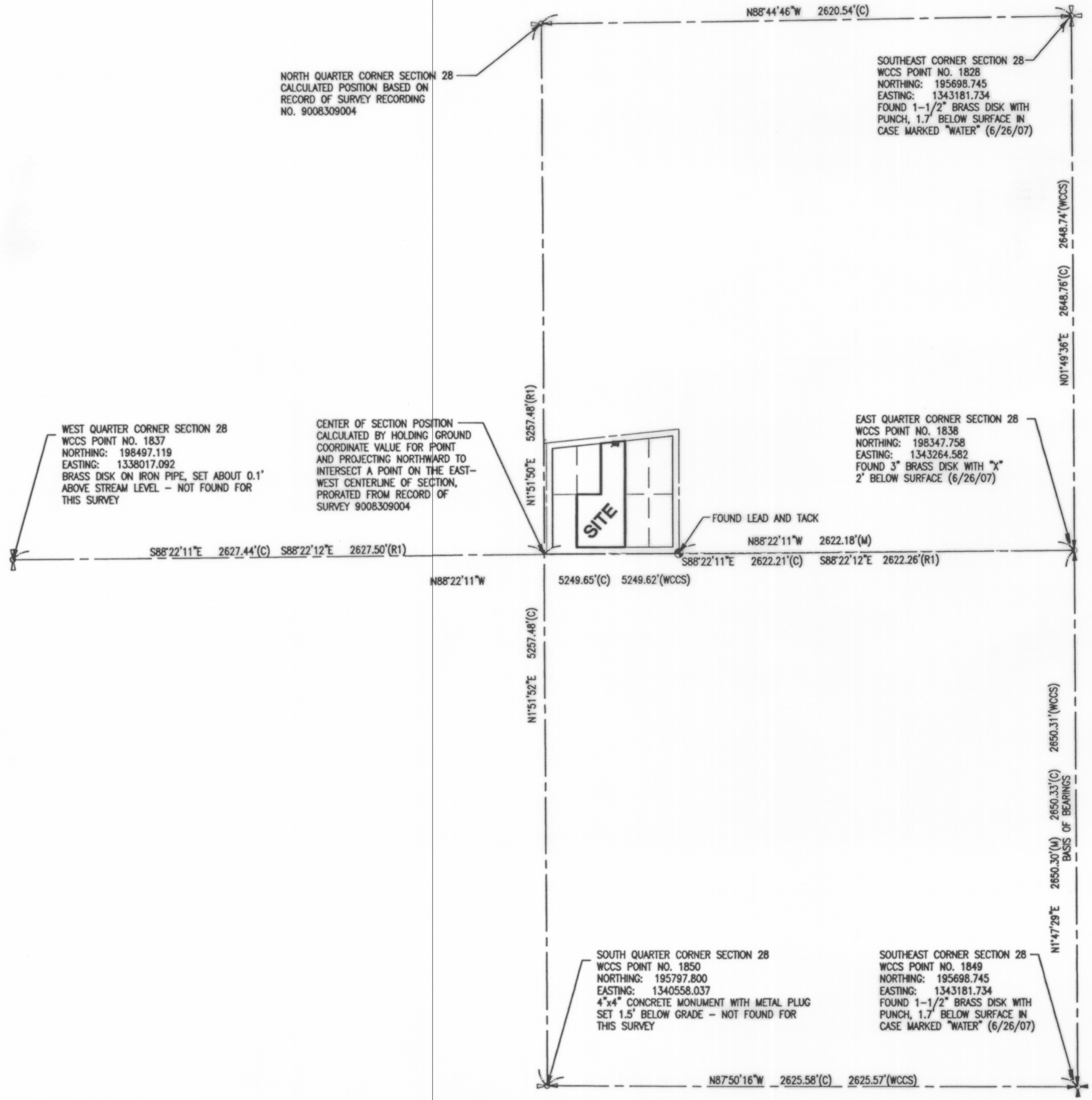


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SHEET 4 OF 5

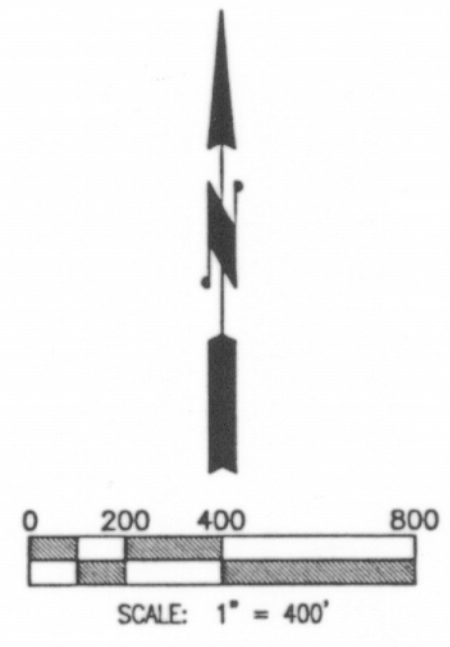
BELSHAYE AT ISSAQUAH

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- LEGEND**
- C DIMENSION CALCULATED FOR THIS SURVEY
 - M DIMENSION MEASURED FOR THIS SURVEY
 - WCCS DIMENSION CALCULATED FROM GRID COORDINATES OBTAINED THROUGH THE WASHINGTON COUNCIL OF COUNTY SURVEYORS WEBSITE
 - R1 DIMENSION CITED ON RECORD OF SURVEY 9008309004

NOTE: COORDINATES SHOWN ARE GRID COORDINATES



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SHEET 5 OF 5