

COUGAR RIDGE

A PTN. OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
 CITY OF ISSAQUAH
 KING COUNTY, WASHINGTON

EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY, U.S. WEST COMMUNICATIONS, WASHINGTON NATURAL GAS COMPANY, ANY CABLE TELEVISION COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE FRONT TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET AND TRACT FRONTAGE OF ALL LOTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS 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. 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 UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

ALSO, EACH LOT SHALL BE SUBJECT TO AN EASEMENT 2.50 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL INTERIOR LOT LINES FOR THE PURPOSE OF UTILITIES AND PRIVATE DRAINAGE.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON ALL PUBLIC AND PRIVATE STREETS, AVENUES, AND PLACES WHICH ARE HEREIN DEDICATED AND UPON THE EASEMENTS SHOWN ON THE PLAT AND DESCRIBED HEREIN FOR UTILITIES, WATER LINES, SANITARY SEWER, AND STORM DRAINAGE. THE CITY OF ISSAQUAH SHALL HAVE THE RIGHT TO CONSTRUCT, MAINTAIN, REPLACE, REPAIR AND OPERATE WATER LINES, SANITARY SEWER LINES, AND STORM DRAINAGE LINES AND APPURTENANCES WITHIN AND TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR SAID EASEMENTS. THE SURFACE OF SAID EASEMENT MAY BE USED BY THE PROPERTY OWNER IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR MAINTENANCE OF THE UTILITY.

DEDICATION OF A NATIVE GROWTH PROTECTION EASEMENT (NGPE) CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE EASEMENT. 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, VISUAL AND AURAL BUFFERING, AND PROTECTION OF PLANTS AND ANIMAL HABITAT. THE NGPE IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF LAND SUBJECT TO THE EASEMENT THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY OF ISSAQUAH, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE EASEMENT. THE VEGETATION WITHIN THE EASEMENT MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT EXPRESS PERMISSION FROM THE CITY OF ISSAQUAH. ANY SUCH ACTIVITY IN THE NGPE AREAS SHALL REQUIRE CITY APPROVAL PRIOR TO UNDERTAKING SUCH WORK.

BEFORE BEGINNING AND DURING THE COURSE OF ANY GRADING, BUILDING CONSTRUCTION, OR OTHER DEVELOPMENT ACTIVITY ON A LOT SUBJECT TO THE NGPE, THE COMMON BOUNDARY BETWEEN THE EASEMENT AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE FENCED OR OTHERWISE MARKED TO THE SATISFACTION OF THE CITY OF ISSAQUAH.

ALL DRAINAGE EASEMENTS NOT NOTED AS "PRIVATE," ARE HEREBY DEDICATED TO THE CITY OF ISSAQUAH UPON RECORDING OF THIS PLAT AND WILL BE MAINTAINED BY THE CITY OF ISSAQUAH.

UTILITY EASEMENT RESTRICTIONS: STRUCTURES, FILL OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDING, OVERHANGS, OR SUBSTANTIAL LANDSCAPING) SHALL NOT BE PERMITTED WITHIN THE UTILITY EASEMENTS. ADDITIONALLY, GRADING AND CONSTRUCTION OF FENCING SHALL NOT BE ALLOWED WITHIN THE UTILITY EASEMENTS SHOWN ON THIS PLAT MAP UNLESS OTHERWISE APPROVED BY THE CITY OF ISSAQUAH.

NOTES AND RESTRICTIONS:

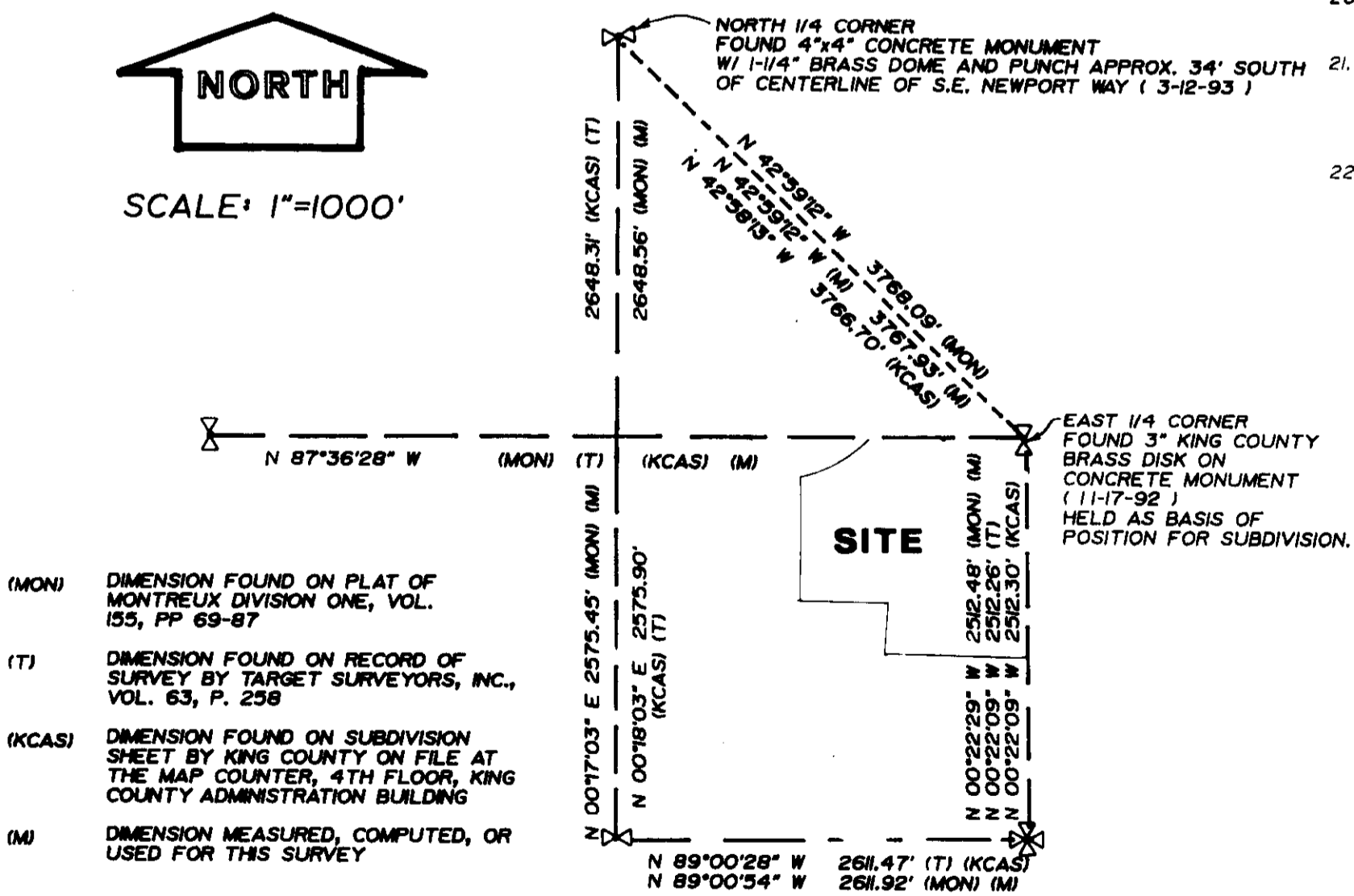
- SUBJECT TO COVENANTS, CONDITION, AND RESTRICTIONS CONTAINED IN INSTRUMENT FILED UNDER KING COUNTY RECORDING NO. 931214-2283 (CONCERNING THE COUGAR RIDGE HOMEOWNERS ASSOCIATION).
- NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH LOCATED.
- ALL MONUMENTS DELINEATED AS FOUND WERE FIELD VISITED AS STATED.
- THE MONUMENT CONTROL SHOWN FOR THIS SUBDIVISION WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A LIETZ SET 4 AND A TOPCON GTS-2, THEODOLITES WITH INTEGRAL ELECTRONIC DISTANCE MEASURING UNITS. THE LINEAR AND ANGULAR CLOSURE OF THE TRAVERSE MET OR EXCEEDED THE STANDARDS OF WAC 332-130-090.
- THE FRONTS OF ALL LOTS ARE SUBJECT TO A SLOPE EASEMENT FOR CUTS AND FILLS TO THE BENEFIT OF THE CITY OF ISSAQUAH FOR THE ORIGINAL AND REASONABLE GRADING OF STREETS ASSOCIATED WITH THIS PLAT.
- BUILDING SETBACKS: ALL LOTS SHALL HAVE THE FOLLOWING MINIMUM SETBACKS:
 FRONT YARD: 20 FEET
 SIDE YARD: 10 FEET
 BACK YARD: 10 FEET
 ANY SPECIFIC SETBACKS SHALL BE SO NOTED ON THE SPECIFIC LOTS AND ADDRESSED BY A GEOTECHNICAL REPORT.
- ALL INDIVIDUAL STORM DRAIN STUBOUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
- OUTLETS FROM THE BUILDING DOWNSPOUTS SHALL NOT DISCHARGE DIRECTLY ONTO SLOPES GREATER THAN 40 PERCENT.
- ALL BUILDING DOWNSPOUTS, FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE APPROVED PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS ON FILE WITH THE CITY OF ISSAQUAH.
- ALL PERMITS REQUIRED FOR ANY ACTIVITY WITHIN A SENSITIVE AREA AS DEFINED BY THE CITY OF ISSAQUAH CRITICAL AREAS ORDINANCE SHALL BE PROCESSED AND GOVERNED BY CRITICAL AREAS ORDINANCE.
- NO STRUCTURES MAY INTRUDE INTO ANY NATIVE GROWTH PROTECTION EASEMENT.
- THE CITY OF ISSAQUAH SHALL HAVE THE RIGHT TO ENTER ALL UTILITY EASEMENTS AND NATIVE GROWTH PROTECTION EASEMENT FOR THE PURPOSES OF INSPECTION, MAINTENANCE AND REPAIR.
- EACH LOT OWNER ABUTTING A NATIVE GROWTH PROTECTION EASEMENT SHALL, AT THE TIME OF ISSUANCE OF A BUILDING PERMIT, BE REQUIRED TO POST THE NGPE WITH A PROTECTION SIGN AS SPECIFIED BY THE CITY OF ISSAQUAH.
- STRUCTURES, FILL AND OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANGS BEYOND 18 INCHES ARE PROHIBITED BEYOND THE BUILDING SETBACK LINE (BSBL) AND RESTRICTED FLOOD PLAINS (IF APPLICABLE), AND WITHIN THE NATIVE GROWTH PROTECTION EASEMENTS AS SHOWN.
- THE PLANTER ISLAND IN THE ROADWAY, WHETHER INSTALLED VOLUNTARILY OR AS REQUIRED BY THE CITY OF ISSAQUAH, AS DEDICATED BY THIS SUBDIVISION WILL BE MAINTAINED BY THE ADJACENT LOT OWNERS OF LOTS 5 THROUGH 10, INCLUSIVE.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO OR FROM SE 56TH STREET FROM LOTS 26 AND 27.
- REMOVING VEGETATION WITHIN THE 20' N.G.P.E. ON LOTS 6, 7 AND 8 WILL REQUIRE PRIOR APPROVAL BY THE CITY OF ISSAQUAH. SELECTIVE BRANCH REMOVAL, OPPOSED TO TREE REMOVAL, IS ENCOURAGED.
- TRACT "C" SHALL BE OWNED, EQUALLY AND WITH AN UNDIVIDED INTEREST, BY LOTS 12, 13 AND 14 FOR THE PURPOSES OF INGRESS, EGRESS, MAINTENANCE, UTILITIES AND DRAINAGE.
- TRACT "F", A WATER FACILITIES TRACT, IS HEREBY DEDICATED TO THE CITY OF ISSAQUAH FOR THE INSTALLATION, OPERATION, MAINTENANCE, IMPROVEMENT AND REPAIR OF WATER FACILITIES, INCLUDING, BUT NOT LIMITED TO, STORAGE TANKS AND THEIR APPURTENANCES.
- THE USE AND/OR OPERATION OF WOOD BURNING STOVES AND/OR FIREPLACES WITHIN THE BOUNDARY OF THIS PLAT IS PROHIBITED.
- TRACT "E" IS HEREBY DEDICATED TO PETER A. AND MARCELLA R. RITTLER, THEIR HEIRS AND ASSIGNS, AS OWNERS OF THAT PROPERTY DESCRIBED IN INSTRUMENT RECORDED UNDER REC. NO.'S 8901240443 AND 890331910 FOR THE PURPOSES OF CONFIRMING THE EXISTENCE OF PHYSICAL ENCROACHMENTS AND TO QUIET TITLE.
- THE 'S' INGRESS AND EGRESS EASEMENT SHOWN NEAR THE SOUTHWEST CORNER OF TRACT "B", AND THE 'S' PRIVATE SEWER AND WATER EASEMENT SHOWN ON THE WESTERLY SIDE OF LOT 20, BOTH ON SHEET 3, ARE HEREBY GRANTED TO ULDIS KRUMINS AND LINDA K. KRUMINS, HUSBAND AND WIFE, THEIR HEIRS AND ASSIGNS, AS OWNERS OF "PROPERTY", SAID PROPERTY BEING THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON. THESE EASEMENTS MAY ONLY BE USED FOR THE SOLE BENEFIT OF SAID PROPERTY, AND MAY NOT BE USED TO BENEFIT ANY OTHER PROPERTY.

(NOTE 22 IS CONTINUED ON SHEET 6 OF 6)

SECTION SUBDIVISION: SEC. 19, T.24 N., R. 6 E., W.M.



SCALE: 1"=1000'



FILE NO. (F) SU93-02

JOB NO. 3236



Barghausen Consulting Engineers, Inc.
 Land Planning, Survey & Engineering Specialists
 18215 72nd Avenue South Kent, WA. 98032 (206) 251-6222

NE1/4 SE1/4 19-24N-6E
 SHEET 2 OF 6

VOLUME/PAGE
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 CITY OF ISSAQUAH

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