

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

NOTES AND RESTRICTIONS: (CONTINUED FROM SHEET 2 OF 6)

NOTE 22 CONTINUED:

THE USE OF SAID PRIVATE SEWER AND WATER EASEMENT, GRANTED IN NOTE 22 ON SHEET 2 OF 6, SHALL ALSO BE SUBJECT TO ALL OF THE FOLLOWING CONDITIONS TO BE FULFILLED BY GRANTEE (KRUMINS, ET AL) THEIR SUCCESSORS AND ASSIGNS, PRIOR TO SUCH USE:

- A. THE OWNER OF LOT 20 SHALL BE GIVEN 14 DAYS NOTICE PRIOR TO ANY ENTRY ONTO THE EASEMENT AREA.
 - B. AFTER ANY CONSTRUCTION OR OTHER WORK IN THE EASEMENT, THE ENTIRE EASEMENT AREA, TOGETHER WITH ANY OTHER DISTURBED AREAS SHALL BE RESTORED TO THE CONDITION THEY WERE IN PRIOR TO COMMENCING WITH THE WORK, TO THE SATISFACTION OF THE OWNER OF LOT 20.
 - C. ALL COSTS OF ANY WORK BY GRANTEE, TOGETHER WITH THE COSTS OF ALL RESTORATION WORK SHALL BE AT GRANTEE'S SOLE EXPENSE.
 - D. GRANTEE SHALL OBTAIN ALL REQUIRED PERMITS FROM THE CITY PRIOR TO STARTING WORK.
 - E. GRANTEE SHALL INDEMNIFY AND HOLD THE OWNER OF LOT 20 HARMLESS FROM ANY LIABILITY OR DAMAGE ASSOCIATED WITH WORK BY GRANTEE.
 - F. ALL CONSTRUCTION AND RESTORATION WORK SHALL BE COMPLETED WITHIN TEN (10) CALENDER DAYS AFTER WORK IS INITIATED.
 - G. PRIOR TO STARTING WORK, GRANTEE SHALL POST A CASH BOND EQUAL TO 150% OF THE COSTS OF THE WORK AND THE RESTORATION REQUIRED, WHICH SHALL BE HELD BY THE HOMEOWNERS ASSOCIATION TO GUARANTEE COMPLETION AND RESTORATION AS REQUIRED HEREIN.
- 23. TRACT 'D', A PRIVATE STORM DRAINAGE DETENTION TRACT, TOGETHER WITH APPURTENANCES ATTACHED THERETO, IS HEREBY DEDICATED TO THE COUGAR RIDGE HOMEOWNERS ASSOCIATION (SEE NOTE 1, SHEET 2) FOR THE PURPOSES OF OWNERSHIP, OPERATION, MAINTENANCE, UPGRADING AND REPAIR OF A STORM DRAINAGE DETENTION FACILITY.
 - 24. THE ENTRANCE SIGN, FENCE, AND LANDSCAPE EASEMENTS, AS SHOWN ON LOTS 1 AND 27, SHEET 3 OF 6, TOGETHER WITH ALL RELATED APPURTENANCES ATTACHED THERETO, ARE HEREBY DEDICATED TO THE COUGAR RIDGE HOMEOWNERS ASSOCIATION (SEE NOTE 1, SHEET 2) FOR THE PURPOSES OF MAINTENANCE, UPGRADING AND REPAIR OF THOSE FACILITIES IN ACCORDANCE WITH THE ASSOCIATION'S BY-LAWS.
 - 25. THE PLAT OF COUGAR RIDGE IS SUBJECT TO RESERVATIONS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NO. 104319 AND AMENDED UNDER RECORDING NO.'S 5959212 AND 5959213, REGARDING MINERAL RIGHTS.
 - 26. THOSE LOTS AND TRACTS LYING WITHIN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19 (LOTS 1, 2, 17-33, INCLUSIVE, AND TRACTS B AND F) ARE SUBJECT TO RIGHTS GRANTED TO KING COUNTY IN INSTRUMENT RECORDED UNDER RECORDING NO. 4371285 FOR SLOPES. REALISTICALLY, THOSE RIGHTS, IF ANY REMAIN AFTER THE ADDITIONAL RIGHTS-OF-WAY RELATED TO THIS PLAT ARE RECORDED, WOULD ONLY AFFECT LOTS 1, 26 AND 27 AND TRACTS B AND F, DUE TO THE PROXIMITY OF THE REMAINDER OF THE PLAT TO SE 56TH STREET
 - 27. ALL LOT AND TRACT CORNERS WILL BE SET USING 1/2" REBAR AND YELLOW PLASTIC CAP MARKED "BCE LS 21467" AS CONSTRUCTION IS COMPLETED.
 - 28. PROPERTY ADDRESSES SHOWN HEREON WERE PROVIDED TO BARGHAUSEN CONSULTING ENGINEERS WITHIN THE YEAR PRIOR TO THE RECORDING OF THIS PLAT. CORNER LOTS HAVE TWO ADDRESSES TO ALLOW FLEXIBILITY OF HOME PLACEMENT. ONLY ONE ADDRESS SHALL BE USED FOR ANY LOT.
 - 29. EASEMENT NO. 1 FOR THE UNDERGROUND ELECTRIC SYSTEM DESCRIBED IN INSTRUMENT RECORDED UNDER RECORDING NO. 9310282219 IS TOTALLY CONTAINED WITHIN THE PUBLIC ROADS DEDICATED TO THE PUBLIC UPON THE RECORDING OF THIS PLAT. EASEMENT NO. 2 DESCRIBED IN THAT INSTRUMENT IS TOTALLY WITHIN THE EASEMENT AREA DESCRIBED WITHIN THE EASEMENT PROVISIONS ON SHEET 2.

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON
COUNTY OF KING

ON THIS 10TH DAY OF DECEMBER A.D., 1993, THE UNDERSIGNED, JANET D. SUMNER, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED THOMAS A. BARGHAUSEN, TO ME KNOWN TO BE THE PRESIDENT OF NOVASTAR DEVELOPMENT INC., A COLORADO CORPORATION, GENERAL PARTNER OF EMERALD GLEN PARTNERSHIP, A WASHINGTON GENERAL PARTNERSHIP, THE PARTNERSHIP THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THE GENERAL PARTNERSHIP EXECUTED IT. WITNESS BY HAND AND OFFICIAL SEAL HERETO, AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Janet D. Sumner 12/10/93
SIGNATURE DATED
JANET D. SUMNER
PRINTED NAME
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT KING COUNTY
MY APPOINTMENT EXPIRES 4/13/95

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TRACY B. EDGERS SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE ASSISTANT VICE-PRESIDENT OF U.S. BANK OF WASHINGTON TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.



Kenneth L. Blondin 12-10-93
SIGNATURE DATED
Kenneth L. BLONDIN
PRINTED NAME
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT KENT
MY APPOINTMENT EXPIRES 11-9-96

JOB NO. 3236

FILE NO. (F) SU-93-02



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

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