



20170404001234

JOHNSON, JEFFRE PLAT 157.00
PAGE 001 OF 004 VOL 277 PG 046
04/04/2017 15:19
KING COUNTY, WA

277 / 046

FOREST HEIGHTS

A PORTION OF THE N.E. 1/4 AND THE S.E. 1/4 SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

FINAL PLAT FP15-00001

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A PRELIMINARY PLAT THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS PRELIMINARY PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID PRELIMINARY PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S) IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

FURTHER, WE HEREBY DEDICATE FOR PUBLIC USE TO THE CITY OF ISSAQUAH ALL PUBLIC ROADS WHICH ARE SHOWN HEREON.

[Signature]
SUMMIT FOREST HEIGHTS, LLC
BY SUMMIT HOMES OF WASHINGTON, LLC
ITS OPERATING MANAGER
BY BRYAN WHITE,
MANAGER

[Signature]
FARMERS AND MERCHANTS BANK OF LONG BEACH

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH THIS
4 DAY OF APR 2017.

AT 19 MINUTES PAST 3 PM AND RECORDED IN VOLUME
277 OF PLATS, PAGE(S) 46-49

RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER

[Signature]
SUPERINTENDENT OF RECORDS

LEGAL DESCRIPTION

LOT B, CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. PLN01-00040, RECORDED UNDER RECORDING NO. 20011016900007, AND APPROVED UNDER RECORDING NUMBER 20011016000248 IN KING COUNTY, WASHINGTON.

CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 22 DAY OF MARCH 2017

LAND DEVELOPMENT MANAGER

EXAMINED AND APPROVED THIS 23 DAY OF MARCH 2017

[Signature]
PUBLIC WORKS DIRECTOR

CITY OF ISSAQUAH FINANCE DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT ALL ASSESSMENTS FOR WHICH THE PROPERTY HEREIN DEDICATED FOR PUBLIC USE MAY BE LIABLE AS OF THE DATE OF CERTIFICATION HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED.

THIS 28 DAY OF MARCH 2017

[Signature]
CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 28 DAY OF MARCH 2017

[Signature]
FRED BUTLER
MAYOR, CITY OF ISSAQUAH

ATTEST: *[Signature]*
CLERK OF THE CITY OF ISSAQUAH

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 30 DAY OF APRIL 2017

[Signature]
KING COUNTY ASSESSOR

[Signature]
DEPUTY COUNTY ASSESSOR

TAX PARCEL NO. 292406-9039

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 ANY OTHER PUBLIC USE ARE PAID IN FULL.

EXAMINED AND APPROVED THIS 30 DAY OF APRIL 2017

[Signature]
MANAGER, FINANCE DIVISION

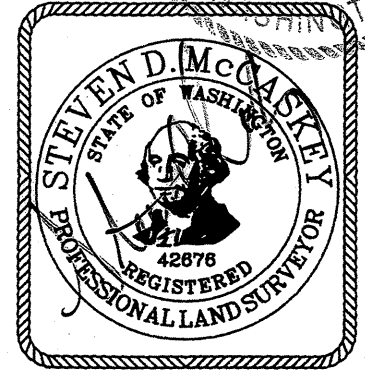
[Signature]
DEPUTY



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FOREST HEIGHTS FINAL PLAT, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT ALL COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND TRACT CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

[Signature] 3/6/17
STEVEN D. McCASKEY PLS# 42676



TRACT NOTES

1. TRACTS E, G AND H ARE HEREBY CONVEYED TO THE FOREST HEIGHTS HOMEOWNERS ASSOCIATION (HOA). TRACTS E, G AND H ARE FOR THE PURPOSE OF PROTECTING STEEP SLOPES. THE HOA SHALL HAVE LONG-TERM MAINTENANCE RESPONSIBILITIES CONSISTENT WITH THE "RESTRICTIONS FOR NATIVE GROWTH PROTECTION EASEMENT".

RESTRICTIONS FOR NATIVE GROWTH PROTECTION EASEMENT (NGPE) CONVEYS TO THE CITY A BENEFICIAL INTEREST IN THE LAND WITHIN THE NGPE. 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, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE SENSITIVE AREA TRACT IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE LAND SUBJECT TO THE TRACT THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY OF ISSAQUAH, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT. THE VEGETATION WITHIN THE TRACT MAY NOT BE PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT APPROVAL IN WRITING FROM THE CITY OF ISSAQUAH OR ITS SUCCESSOR AGENCY, UNLESS OTHERWISE PROVIDED BY LAW. THE CITY, WHEN PERMITTING THE CUTTING, PRUNING OR REMOVAL OF LIVING OR DEAD VEGETATION, SHALL CONSIDER DEMONSTRATED HEALTH AND SAFETY CONCERNS.

THE COMMON AREA BETWEEN THE EASEMENT AND THE AREA OF DEVELOPMENT ACTIVITY SHALL BE MARKED OR OTHERWISE FLAGGED TO THE SATISFACTION OF THE CITY OF ISSAQUAH PRIOR TO ANY CLEARING, GRADING, BUILDING CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITY ON A LOT SUBJECT TO THE EASEMENT. THE REQUIRED MARKING OR FLAGGING SHALL REMAIN IN PLACE UNTIL ALL DEVELOPMENT PROPOSAL ACTIVITIES IN THE VICINITY OF THE SENSITIVE AREA ARE COMPLETED.

NO BUILDING FOUNDATIONS OR STRUCTURES ARE ALLOWED WITHIN THE 15-FOOT BUILDING SETBACK (BSBL) FROM THE CRITICAL AREA TRACTS.

2. TRACTS A AND D ARE HEREBY CONVEYED TO THE CITY OF ISSAQUAH FOR STORMWATER PURPOSES.

3. TRACTS B, C AND F ARE HEREBY CONVEYED TO THE FOREST HEIGHTS HOMEOWNERS ASSOCIATION (HOA) FOR USEABLE OPEN SPACE. THE 10' PUBLIC TRAIL EASEMENT SHOWN OVER AND ACROSS TRACT B IS TO BE MAINTAINED BY THE HOA. A PUBLIC TRAILS EASEMENT IS ESTABLISHED OVER AND ACROSS ALL OF TRACT C AND THE MAINTENANCE OF SAID TRAILS SHALL BE THE RESPONSIBILITY OF THE HOA. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR RESPONSIBILITIES FOR THE PUBLIC RETAINING WALLS AND THE ASSOCIATED STORM DRAINAGE FACILITIES LOCATED WITHIN TRACT F. THE PUBLIC STORM DRAINAGE EASEMENT SHOWN OVER AND ACROSS THE SOUTHERLY PORTION OF TRACT F IS ESTABLISHED FOR THE BENEFIT OF THE CITY OF ISSAQUAH FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, RECONSTRUCTING, REPLACING, REPAIRING, MAINTAINING AND OPERATING A PUBLIC STORM DRAINAGE SYSTEM AND APPURTENANCES. WHEN NECESSARY TO CLEAN OR RECONSTRUCT THE STORM DRAINAGE SYSTEM AND APPURTENANCES, THE CITY SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE. LANDSCAPING AND IMPROVEMENTS IN THE COMMON USABLE SPACE SHALL BE MAINTAINED BY THE HOA.

4. TRACT I IS RETAINED BY THE OWNER AS A FUTURE DEVELOPMENT TRACT.



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DWN BY	LFM	DATE	02/25/16	JOB NO.	14581
		REVISED	03/06/17	REF:	14588
CHKD BY	SDM	SCALE	N/A	SHEET	1 OF 4

STATE OF WASHINGTON)
COUNTY OF King) SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRYAN WHITE IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OPERATING MANAGER OF SUMMIT FOREST HOMES, LLC, 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 THIS 7 DAY OF March, 2017.

CHRISTINA GRAY
Notary Public
State of Washington
My Commission Expires
May 06, 2020

[Signature]
PRINTED NAME Christina Gray
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Kenton, WA
MY COMMISSION EXPIRES 5/6/20

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.

ON MARCH 9, 2017 BEFORE ME, KAYO FUJIOKA YOSHIKAWA, NOTARY PUBLIC

PERSONALLY APPEARED CELESTE GLADYCH, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: *[Signature]*
NAME: KAYO FUJIOKA YOSHIKAWA

MY COMMISSION NO. IS 2076955

MY COMMISSION EXPIRES: AUG. 7, 2018

PRINCIPAL COUNTY OF BUSINESS: ORANGE

SPECIAL EXCEPTIONS

CHICAGO TITLE INSURANCE COMPANY
GUARANTEE/CERTIFICATE NO. 0003763-06

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN IN THE DOCUMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED FEBRUARY 28, 1968 UNDER RECORDING NO. 6310435, AFFECTING THE SOUTHEASTERLY PORTION OF SAID PREMISES AND OTHER PROPERTY.

SAID INSTRUMENT CONTAINS A PROVISION FOR BEARING THE COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF SAID EASEMENT BY THE COMMON USERS. SAID EASEMENT IS AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060822000709.

2. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON:

CITY OF ISSAQUAH LLA NO. PLN00-00053 RECORDING NO: 20000801900002

3. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON:

CITY OF ISSAQUAH LLA NO. PLN01-00040 RECORDING NO: 20011016900007 AND APPROVED UNDER RECORDING NUMBER 20011016000248

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO OLY/INTRACORP GENERAL PARTNERSHIP, A DELAWARE GENERAL PARTNERSHIP FOR UTILITIES, RECORDED MARCH 14, 2001 UNDER RECORDING NO. 20010314000421, AFFECTING WESTERLY PORTION OF SAID PREMISES.

SAID UTILITY EASEMENT IS AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20051212001238.

SAID EASEMENT IS ASSIGNED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060302000639.

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO CITY OF ISSAQUAH FOR UTILITIES, RECORDED JANUARY 12, 2007 UNDER RECORDING NO. 20070112000593, AFFECTING NORTHWESTERLY CORNER OF SAID PREMISES.

6. RESERVATIONS AND RECITALS CONTAINED IN THE DEED AS SET FORTH BELOW:

GRANTOR(S): RAYMOND D. OGDEN AND EMMA E. OGDEN, HIS WIFE; RAYMOND D. OGDEN, TRUSTEE, AND EDWARD BRADY AND LEOTA BRADY, HIS WIFE, RECORDED NOVEMBER 29, 1927 UNDER RECORDING NO. 2425822.

SAID DOCUMENTS RESERVE AND PROVIDE FOR, AMONG OTHER THINGS, THE FOLLOWING: COAL AND MINERAL RIGHTS

7. AGREEMENT FOR CLUSTER HOUSING DEVELOPMENT AND THE TERMS AND CONDITIONS THEREOF EXECUTED BY THE OWNERS AND CITY OF ISSAQUAH, RECORDED SEPTEMBER 24, 2012, UNDER RECORDING NO. 20120924000896.

13. MATTERS DISCLOSED BY A SURVEY OF SAID PREMISES BY ENCOMPASS ENGINEERING AND SURVEYING, DATED JUNE 6, 2014 UNDER JOB NO. 14581, AS FOLLOWS:

- A. LOCATION OF A BLOCK WALL, CYCLONE FENCE AND ROCKERY IN RELATION TO THE WESTERLY PROPERTY LINE, AND ANY ADVERSE RIGHTS STEMMING THEREOF.
- B. ENCROACHMENT OF A ROCKERY ALONG A WESTERLY PORTION OF THE SOUTHERLY PROPERTY LINE.



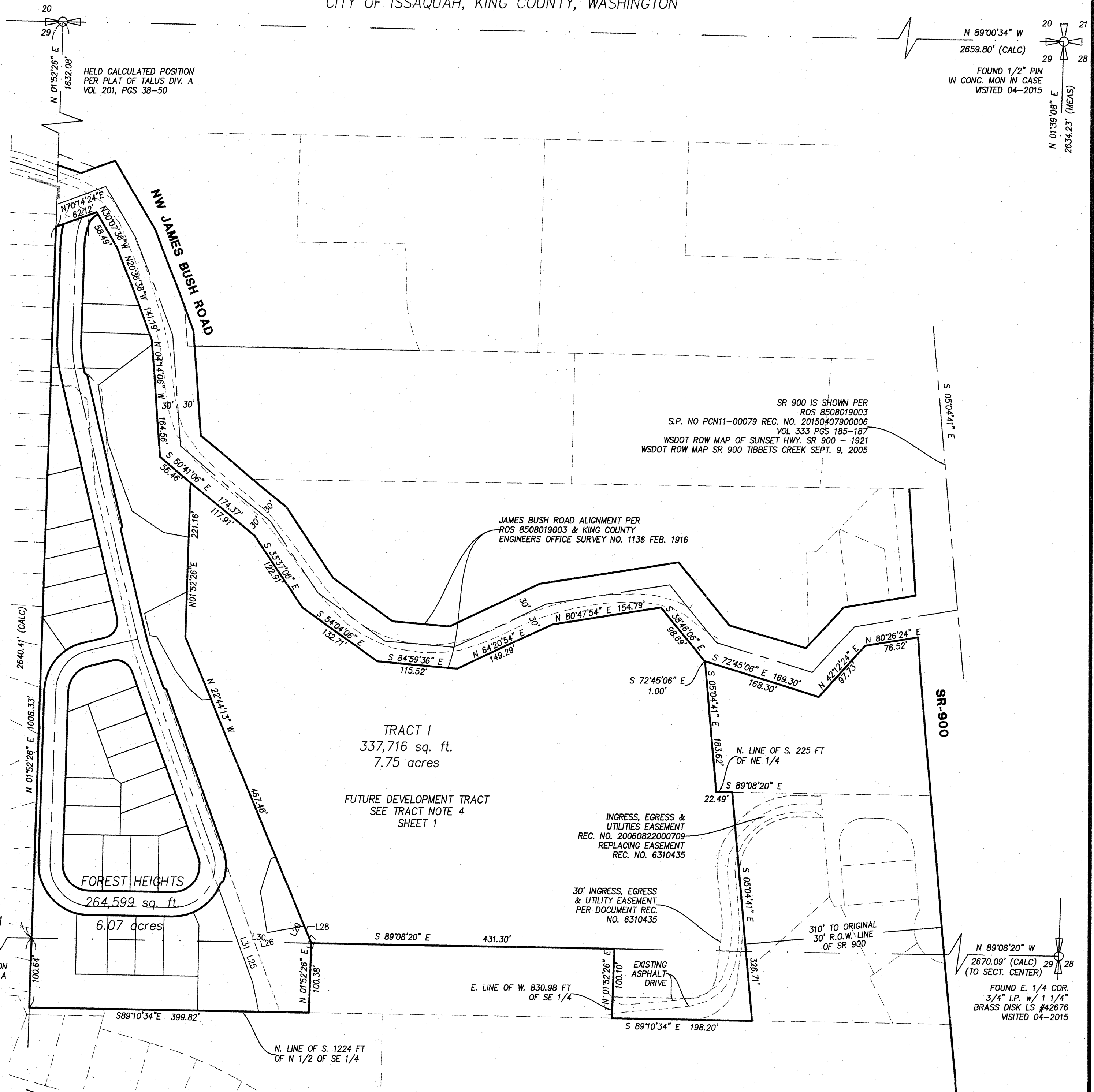
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JOHNSON, JEFFRE PLAT 157.00
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KING COUNTY, WA

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FOREST HEIGHTS

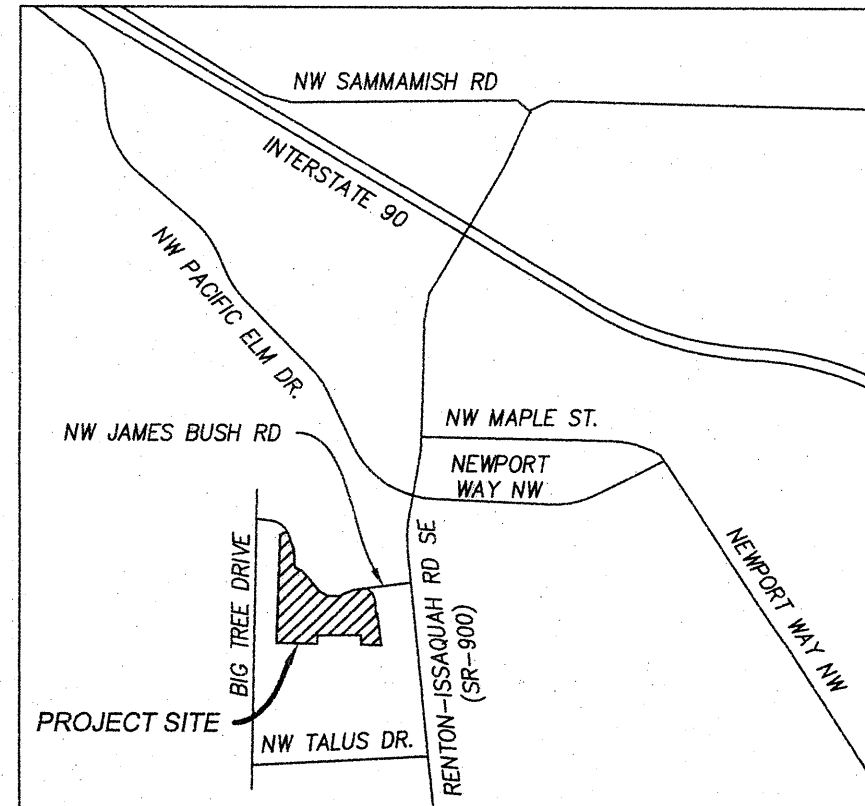
A PORTION OF THE N.E. 1/4 AND THE S.E. 1/4 SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



N 89°08'20" W
2614.56' (CALC)
HELD CALCULATED POSITION
PER PLAT OF TALUS DIV. A
VOL 201, PGS 38-50

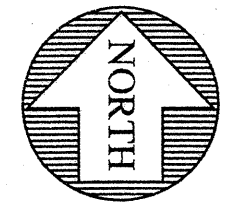
N 89°08'20" W
2670.09' (CALC) 29 28
(TO SECT. CENTER)
FOUND E. 1/4 COR.
3/4" I.P. W/ 1 1/4"
BRASS DISK LS #42676
VISITED 04-2015

N 89°08'20" W
2649.70' (CALC)
HELD CALCULATED POSITION
PER PLAT OF TALUS DIV. A
VOL 201, PGS 38-50

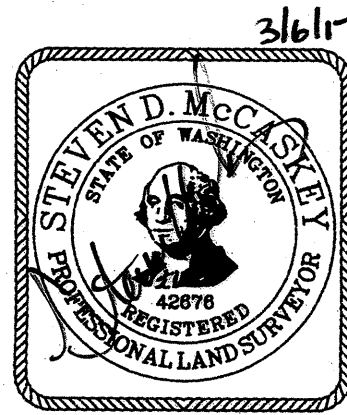


BASIS OF BEARING:
WASHINGTON NORTH ZONE NAD '83
(TALUS DIV. A VOL 201, PGS 38-50)

SURVEY NOTE:
ORIGINAL SURVEY WAS PROVIDED BY TRIAD ASSOCIATES. BOUNDARY
WAS VERIFIED BY ENCOMPASS ENGINEERING & SURVEYING



05 25 50 100
SCALE 1" = 100'



Encompass
ENGINEERING & SURVEYING

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DWN BY	LFM	DATE	02/25/16	JOB NO.	14581
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CHKD BY	SDM	SCALE	1"=100'	SHEET	2 OF 4

FOREST HEIGHTS

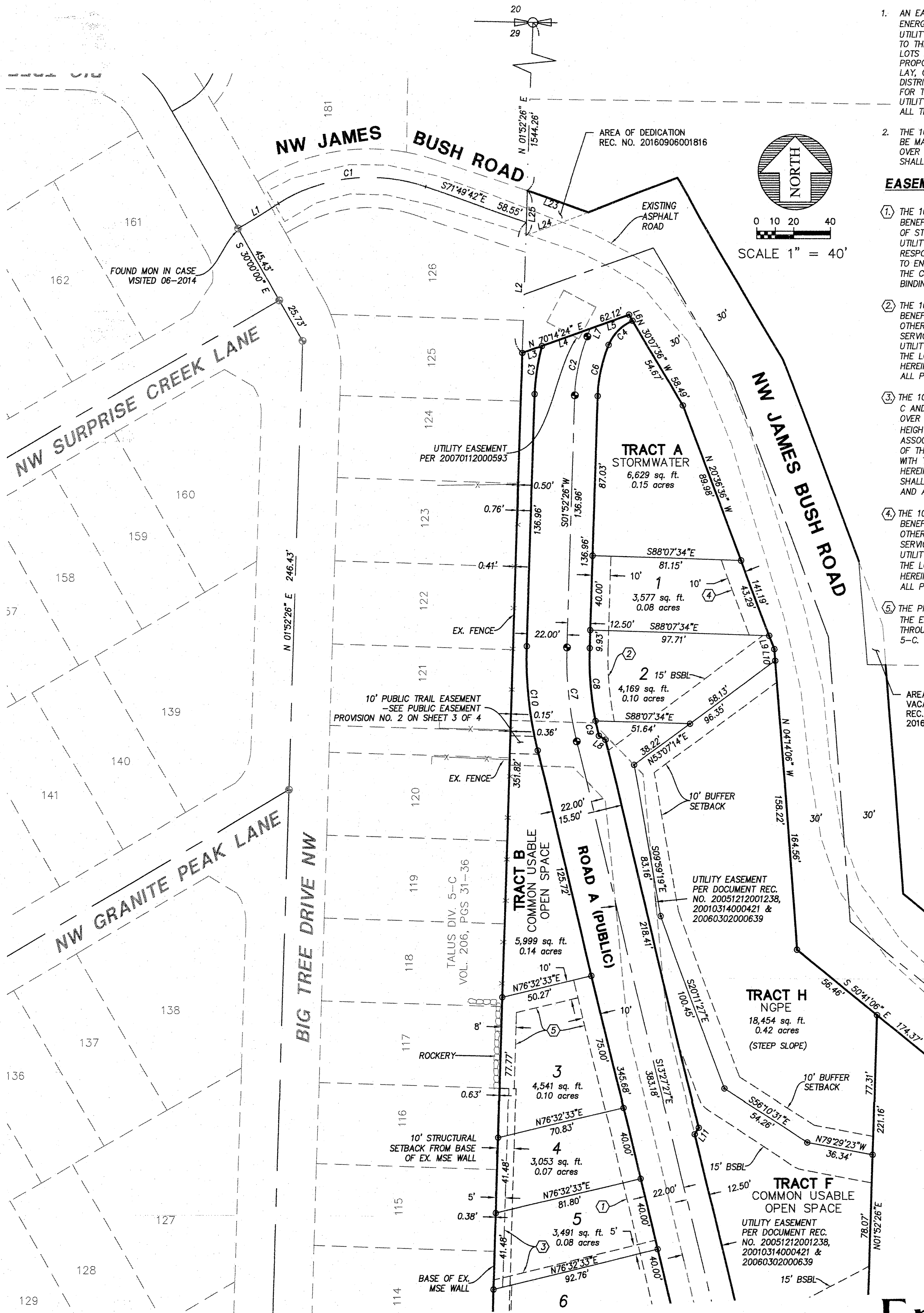
A PORTION OF THE N.E. 1/4 AND THE S.E. 1/4 SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
 CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

PUBLIC EASEMENT PROVISION

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY, CENTURY LINK, COMCAST AND/OR ANY OTHER PRIVATE UTILITY, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS AND GRANTED TO THE CITY OF ISSAQUAH, UNDER AND UPON THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS, PARALLEL WITH AND ADJOINING THE EXISTING OR PROPOSED PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND DISTRIBUTION SYSTEMS WITH NECESSARY FACILITIES, AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED.
2. THE 10' PUBLIC TRAIL EASEMENT SHOWN OVER AND ACROSS TRACT B IS TO BE MAINTAINED BY THE HOA. A PUBLIC TRAILS EASEMENT IS ESTABLISHED OVER AND ACROSS ALL OF TRACT C AND THE MAINTENANCE OF SAID TRAIL SHALL BE THE RESPONSIBILITY OF THE HOA.

EASEMENT PROVISIONS

1. THE 10' PRIVATE UTILITY EASEMENT ON THE FRONT OF LOTS 3-7 ARE FOR THE BENEFIT OF THE OWNERS OF LOTS 3-7 FOR CONSTRUCTION AND MAINTENANCE OF STORM AND OTHER UTILITY LINES. EACH LOT OWNER IS RESPONSIBLE FOR UTILITY LINES SERVING THEIR LOT. AFFECTED LOT OWNERS ARE JOINTLY RESPONSIBLE FOR UTILITY LINES USED IN COMMON, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.
2. THE 10' PRIVATE UTILITY EASEMENT ON THE FRONTS OF LOTS 1-2 IS FOR THE BENEFIT OF LOTS 1-2 FOR CONSTRUCTION AND MAINTENANCE OF STORM AND OTHER UTILITY LINES. EACH LOT OWNER IS RESPONSIBLE FOR UTILITY LINES SERVING THEIR LOT. AFFECTED LOT OWNERS ARE JOINTLY RESPONSIBLE FOR UTILITY LINES USED IN COMMON, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.
3. THE 10' PRIVATE WALL STORM DRAINAGE EASEMENT OVER AND ACROSS TRACT C AND LOTS 6 AND 7 AND THE 5' PRIVATE WALL STORM DRAINAGE EASEMENT OVER AND ACROSS LOTS 3, 4 AND 5, IS FOR THE BENEFIT OF THE FOREST HEIGHTS HOMEOWNER'S ASSOCIATION. THE FOREST HEIGHTS HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE, REPAIR AND REPLACEMENT OF THE WALL STORM DRAINAGE FACILITY WITHIN THE EASEMENT, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THIS COVENANT HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.
4. THE 10' PRIVATE UTILITY EASEMENT ON THE REAR OF LOT 1 IS FOR THE BENEFIT OF LOT 2 FOR CONSTRUCTION AND MAINTENANCE OF STORM AND OTHER UTILITY LINES. EACH LOT OWNER IS RESPONSIBLE FOR UTILITY LINES SERVING THEIR LOT. AFFECTED LOT OWNERS ARE JOINTLY RESPONSIBLE FOR UTILITY LINES USED IN COMMON, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.
5. THE PRIVATE WALL DRAINAGE EASEMENT ON THE WEST 8', THE NORTH 10' AND THE EAST 10' OF LOT 3 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 103 THROUGH 109 AND LOTS 111 THROUGH 116 OF THE PLAT OF TALUS DIVISION 5-C.



SCALE 1" = 40'

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.92	N60°00'00"E
L2	71.67	N01°52'26"E
L3	11.46	N70°14'24"E
L4	28.12	N70°14'24"E
L5	22.54	N70°14'24"E
L6	3.82	S30°07'36"E
L7	4.52	N19°34'03"E
L8	4.24	S58°27'27"E
L9	7.91	S20°36'36"E
L10	6.34	S04°14'06"E
L11	4.24	S31°32'33"W
L23	35.19	S71°49'42"E
L24	36.34	S70°14'24"E
L25	23.27	N01°52'26"E

CURVE TABLE			
CURVE	LENGTH	DELTA	RADIUS
C1	84.08	48°10'18"	100.00
C2	33.81	20°17'01"	95.50
C3	27.29	13°18'24"	117.50
C4	19.11	44°42'05"	24.50
C6	29.38	20°17'02"	83.00
C7	52.31	15°19'53"	195.50
C8	40.40	12°38'52"	183.00
C9	8.36	2°37'08"	183.00
C10	58.20	15°19'53"	217.50

- ⊙ MONUMENT TO BE SET
- ⊙ REBAR & CAP TO BE SET

BASIS OF BEARING:

WASHINGTON NORTH ZONE NAD '83
 (TALUS DIV. A VOL 201, PGS 38-50)

SURVEY NOTE:

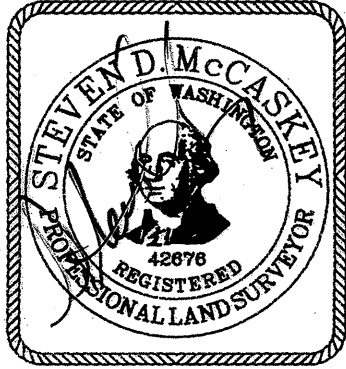
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DWN BY	LFM	DATE	02/25/16	JOB NO.	14581
CHKD BY	SDM	REVISED	03/06/17	REF:	14568
		SCALE	1"=40'	SHEET	3 OF 4

SEE SHEET 4 3-23-17



GENERAL NOTE

FOREST HEIGHTS HOMEOWNER'S ASSOCIATION WAS ESTABLISHED WITH THE WASHINGTON SECRETARY OF STATE ON _____, 2017. ALL LOTS AND TRACTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE FOREST HEIGHTS HOMEOWNER'S ASSOCIATION RECORDED UNDER KING COUNTY RECORDING NUMBER _____

FINAL PLAT FP15-00001



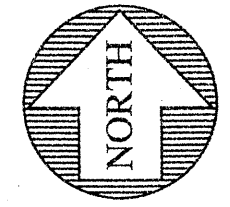
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JOHNSON, JEFFRE PLAT
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FOREST HEIGHTS

A PORTION OF THE N.E. 1/4 AND THE S.E. 1/4 SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SCALE 1" = 40'

EASEMENT PROVISIONS

- A) THE 10' PRIVATE UTILITY EASEMENT ON THE FRONTS OF LOTS 9-13 ARE FOR THE BENEFIT OF LOTS 8-20 FOR CONSTRUCTION AND MAINTENANCE OF STORM, SEWER AND OTHER UTILITY LINES. EACH LOT OWNER IS RESPONSIBLE FOR UTILITY LINES SERVING THEIR LOT. AFFECTED LOT OWNERS ARE JOINTLY RESPONSIBLE FOR UTILITY LINES USED IN COMMON, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.
- B) THE 10' PRIVATE UTILITY EASEMENT ON THE FRONTS OF LOTS 22-24 ARE FOR THE BENEFIT OF LOTS 21-24 FOR CONSTRUCTION AND MAINTENANCE OF STORM AND OTHER UTILITY LINES. EACH LOT OWNER IS RESPONSIBLE FOR UTILITY LINES SERVING THEIR LOT. AFFECTED LOT OWNERS ARE JOINTLY RESPONSIBLE FOR UTILITY LINES USED IN COMMON, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.
- C) THE 5' PRIVATE UTILITY EASEMENT ON LOT 9 IS FOR THE BENEFIT OF LOT 14 FOR CONSTRUCTION AND MAINTENANCE OF STORM, SEWER AND OTHER UTILITY LINES. EACH LOT OWNER IS RESPONSIBLE FOR UTILITY LINES SERVING THEIR LOT. AFFECTED LOT OWNERS ARE JOINTLY RESPONSIBLE FOR UTILITY LINES USED IN COMMON, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.
- D) THE 5' PRIVATE UTILITY EASEMENT ON LOT 12 IS FOR THE BENEFIT OF LOTS 14-16 FOR CONSTRUCTION AND MAINTENANCE OF STORM, SEWER AND OTHER UTILITY LINES. EACH LOT OWNER IS RESPONSIBLE FOR UTILITY LINES SERVING THEIR LOT. AFFECTED LOT OWNERS ARE JOINTLY RESPONSIBLE FOR UTILITY LINES USED IN COMMON, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.
- E) THE 5' PRIVATE UTILITY EASEMENT ON LOTS 13, 15 AND 16 IS FOR THE BENEFIT OF LOTS 15 AND 16 AND LOTS 18-20 FOR CONSTRUCTION AND MAINTENANCE OF STORM, SEWER AND OTHER UTILITY LINES. EACH LOT OWNER IS RESPONSIBLE FOR UTILITY LINES SERVING THEIR LOT. AFFECTED LOT OWNERS ARE JOINTLY RESPONSIBLE FOR UTILITY LINES USED IN COMMON, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.
- F) THE 5' PRIVATE UTILITY EASEMENT ON THE FRONTS OF LOTS 18-20 ARE FOR THE BENEFIT OF LOTS 17-20 FOR CONSTRUCTION AND MAINTENANCE OF STORM AND OTHER UTILITY LINES. EACH LOT OWNER IS RESPONSIBLE FOR UTILITY LINES SERVING THEIR LOT. AFFECTED LOT OWNERS ARE JOINTLY RESPONSIBLE FOR UTILITY LINES USED IN COMMON, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.
- G) THE 20' PUBLIC STORM DRAINAGE EASEMENT ON TRACT I IS FOR THE BENEFIT OF THE CITY OF ISSAQUAH FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAINAGE LINES, STRUCTURES AND FACILITIES. THE CITY OF ISSAQUAH IS RESPONSIBLE FOR MAINTENANCE, REPAIR AND REPLACEMENT OF THE STORM DRAINAGE LINES, STRUCTURES AND FACILITIES WITHIN THE EASEMENT, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT FOR THE PURPOSES STATED. THIS COVENANT HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.
- H) THE 10' PRIVATE WATER EASEMENT ON TRACT F IS FOR THE BENEFIT OF THE OWNER OF TRACT I FOR CONSTRUCTION AND MAINTENANCE OF WATER METERS AND LINES. THE OWNER OF TRACT I WILL BE RESPONSIBLE THE MAINTENANCE AND REPAIRS OF THE WATER LINES WITHIN THE PRIVATE EASEMENT, TOGETHER WITH THE RIGHT TO ENTER UPON TRACT F AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

PUBLIC EASEMENT PROVISION

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY, CENTURY LINK, COMCAST AND/OR ANY OTHER PRIVATE UTILITY, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS AND GRANTED TO THE CITY OF ISSAQUAH, UNDER AND UPON THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS, PARALLEL WITH AND ADJOINING THE EXISTING OR PROPOSED PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND DISTRIBUTION SYSTEMS WITH NECESSARY FACILITIES, AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED.
2. THE 10' PUBLIC TRAIL EASEMENT SHOWN OVER AND ACROSS TRACT B IS TO BE MAINTAINED BY THE HOA. A PUBLIC TRAILS EASEMENT IS ESTABLISHED OVER AND ACROSS ALL OF TRACT C AND THE MAINTENANCE OF SAID TRAIL SHALL BE THE RESPONSIBILITY OF THE HOA.

TRACT I FUTURE DEVELOPMENT

337,716 sq. ft.
7.75 acres
(SEE SHEET 2)

40' TEMPORARY
CONSTRUCTION EASEMENT
REC. NO. 20150521001182

20' PRIVATE STORM
DRAINAGE EASEMENT
REC. NO. 20150521001182
-TO BE VACATED UPON THE
RECORDING OF THIS FINAL PLAT

TRACT F COMMON USABLE OPEN SPACE

45,459 sq. ft.
1.04 acres

UTILITY EASEMENT
PER DOCUMENT REC.
NO. 20051212001238,
20010314000421 &
20060302000639

TRACT D STORMWATER

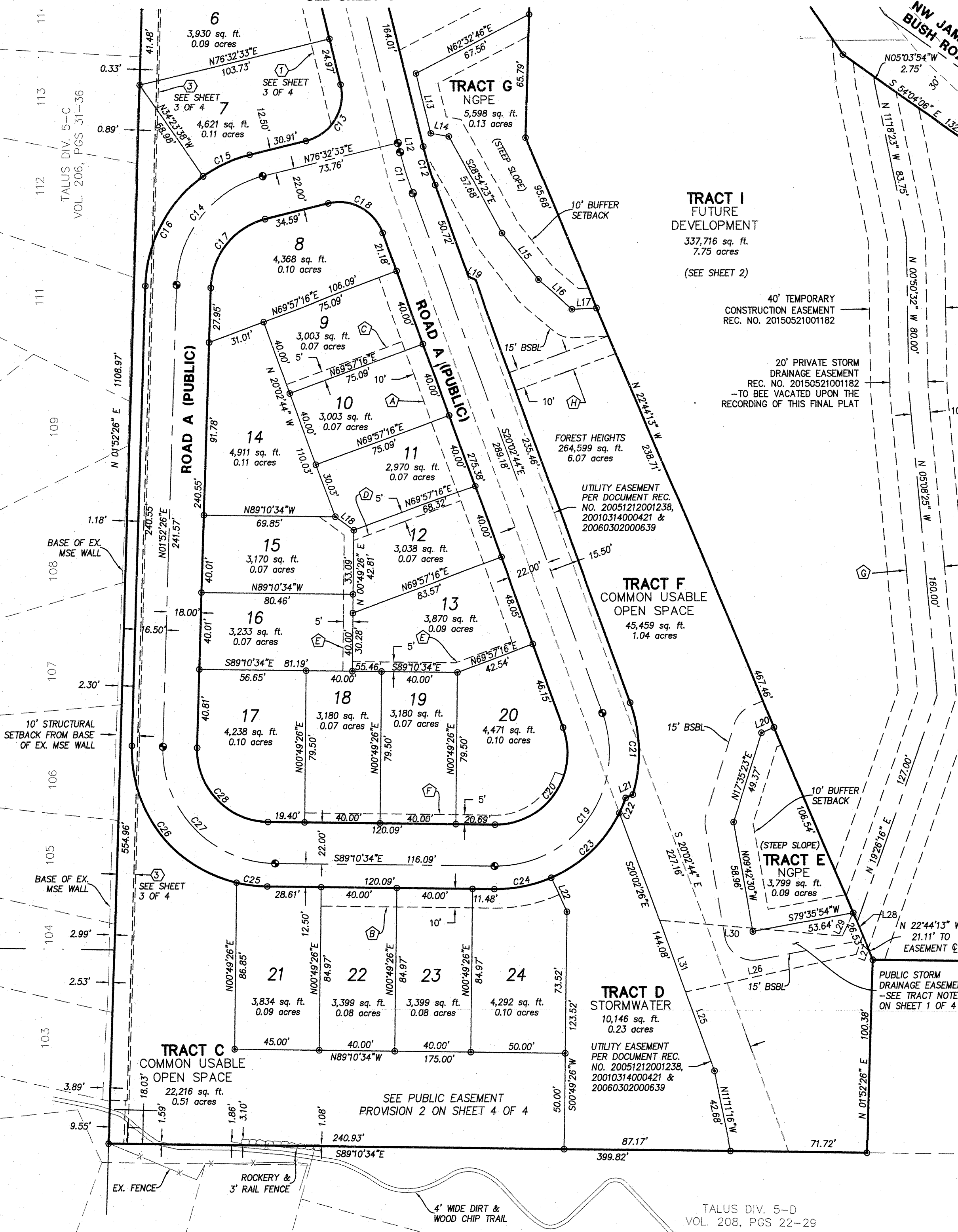
10,146 sq. ft.
0.23 acres

UTILITY EASEMENT
PER DOCUMENT REC.
NO. 20051212001238,
20010314000421 &
20060302000639

TRACT C COMMON USABLE OPEN SPACE

22,216 sq. ft.
0.51 acres

SEE PUBLIC EASEMENT
PROVISION 2 ON SHEET 4 OF 4



LINE	LENGTH	BEARING
L12	5.03	S13°27'27"E
L13	33.00	S13°27'27"E
L14	9.61	S79°39'38"E
L15	30.94	S38°20'27"E
L16	23.07	S49°51'27"E
L17	12.96	N87°20'32"E
L18	12.05	S54°11'41"E
L19	4.24	S65°02'44"E
L20	7.16	N67°15'47"E
L21	4.17	N64°17'25"E
L22	19.87	S24°23'05"E

CURVE	LENGTH	DELTA	RADIUS
C11	22.48	6°35'18"	195.50
C12	21.04	6°35'17"	183.00
C13	39.27	90°00'00"	25.00
C14	78.19	74°40'07"	60.00
C15	27.39	21°38'59"	72.50
C16	67.09	53°01'08"	72.50
C17	49.52	74°40'07"	38.00
C18	35.67	83°24'43"	24.50
C19	116.10	110°52'10"	60.00
C20	73.53	110°52'10"	38.00
C21	49.09	37°15'14"	75.50
C22	8.56	6°45'54"	72.50
C23	50.75	40°06'31"	72.50
C24	31.00	24°29'46"	72.50
C25	16.53	13°03'58"	72.50
C26	98.68	77°59'02"	72.50
C27	95.35	91°03'01"	60.00
C28	60.39	91°03'00"	38.00

- MONUMENT TO BE SET
- ⊙ REBAR & CAP TO BE SET

Line #	Length	Direction
L25	43.639	N20°02'26"W
L26	91.485	N77°55'38"E
L27	10.493	N19°26'16"E
L28	12.868	N22°44'13"W
L29	13.422	S25°15'23"W
L30	96.181	N84°58'54"W
L31	39.567	S20°02'26"E

BASIS OF BEARING:

WASHINGTON NORTH ZONE NAD '83
(TALUS DIV. A VOL 201, PGS 38-50)

SURVEY NOTE:

ORIGINAL SURVEY WAS PROVIDED BY TRIAD ASSOCIATES. BOUNDARY WAS VERIFIED BY ENCOMPASS ENGINEERING & SURVEYING 3-23-17



Encompass
ENGINEERING & SURVEYING

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Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

DWN BY	DATE	JOB NO.
LFM	02/25/16	14581
CHKD BY	REVISED	REF: 14588
SDM	03/06/17	
	SCALE	SHEET
	1"=40'	4 OF 4

FINAL PLAT FP15-00001