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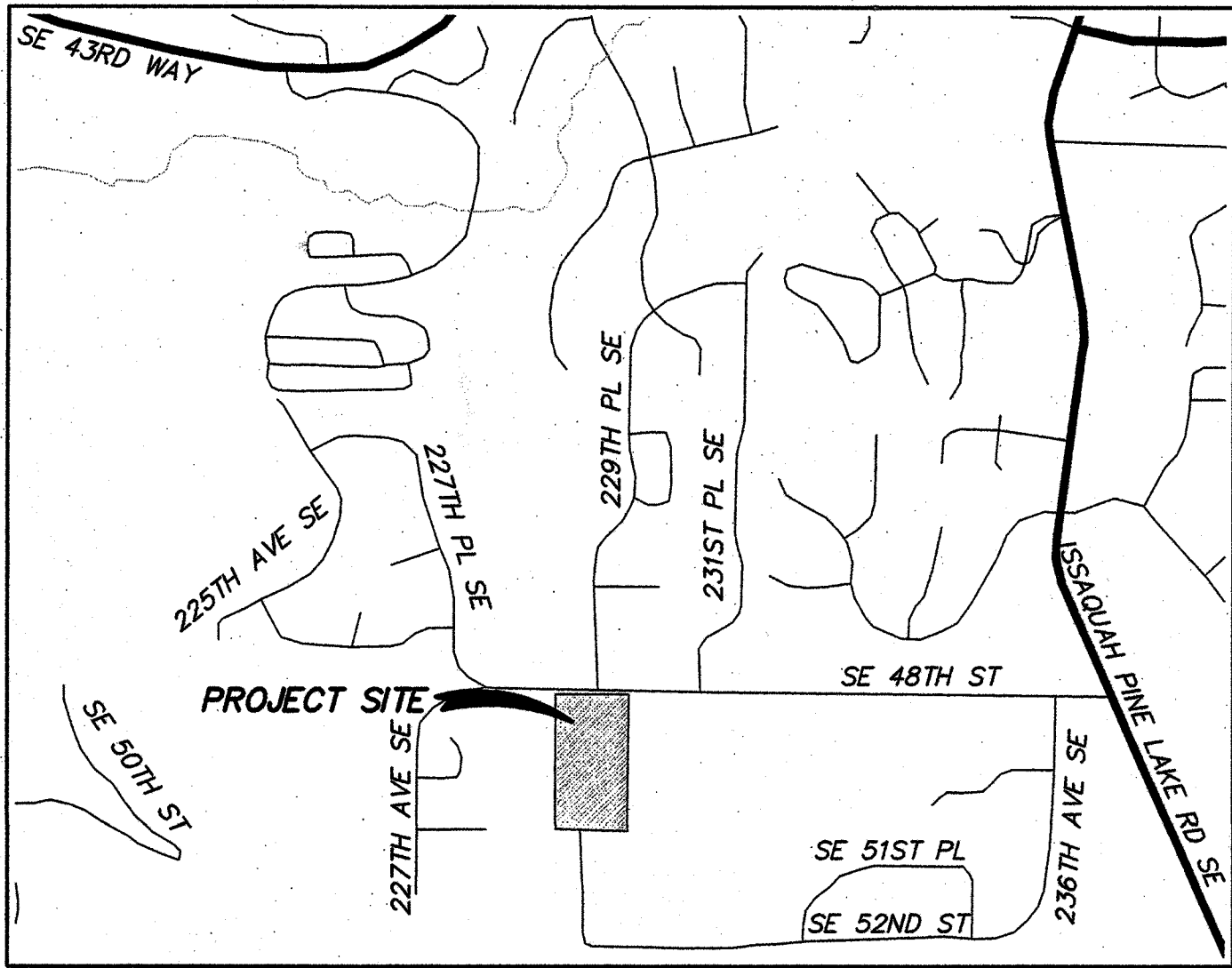
SHEET 1 OF 6

RECORDING NO.

VOL/PG

HAWK ESTATES

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.,
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



VICINITY MAP
NOT TO SCALE

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 DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE. WE DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES. WE FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED HEREON, 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 DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF ISSAQUAH, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS SUBDIVISION BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS:

BPW BUILDERS LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: Joel Mezistrano
ITS: Member

WASHINGTON TRUST BANK

BY: KEN PRAWW
ITS: Vice President

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF King } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Joel Mezistrano SIGNED THIS INSTRUMENT ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Member OF BPW BUILDERS LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED February 2nd, 2017

SIGNATURE OF NOTARY PUBLIC Justin Lagers
TITLE Notary Public

MY APPOINTMENT EXPIRES 09-09-2020



D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 7TH AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423
www.drstrong.com

CITY OF ISSAQUAH FILE NO. FP16-00003

LEGAL DESCRIPTION

LOT 2 OF KING COUNTY SHORT PLAT NUMBER 1078046 RECORDED UNDER RECORDING NUMBER 7907101093, IN KING COUNTY, WASHINGTON.

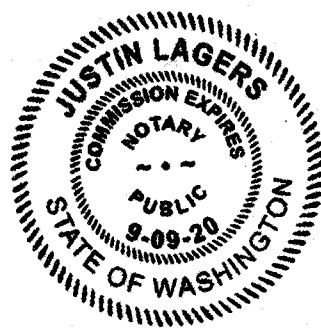
STATE OF WASHINGTON }
COUNTY OF King } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ken Praww SIGNED THIS INSTRUMENT ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President OF WASHINGTON TRUST BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED February 3rd, 2017

SIGNATURE OF NOTARY PUBLIC Justin Lagers
TITLE Notary Public

MY APPOINTMENT EXPIRES 09-09-2020



CITY OF ISSAQUAH APPROVALS

EXAMINED, AND APPROVED THIS 20 DAY OF Feb., 2017.

LAND USE MANAGER

EXAMINED, AND APPROVED THIS 28 DAY OF Feb., 2017.

PUBLIC WORKS DIRECTOR, CITY OF ISSAQUAH

CITY OF ISSAQUAH FINANCE DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS OR PUBLIC USE ARE PAID IN FULL.

THIS 20 DAY OF Feb., 2017.

CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED, AND APPROVED THIS 28 DAY OF Feb., 2017.

MAYOR, CITY OF ISSAQUAH

ATTESTS: Jim Eggen
CLERK OF THE CITY OF ISSAQUAH

KING COUNTY DEPARTMENT OF ASSESSMENT

EXAMINED, AND APPROVED THIS FIRST DAY OF MARCH, 2017.
KING COUNTY DEPARTMENT OF ASSESSMENTS

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

PARCEL NO. 2224069117

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.

THIS 1st DAY OF MARCH, 2017.

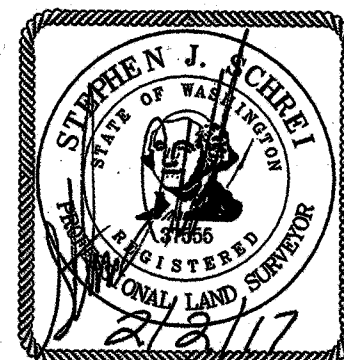
MANAGER, KING COUNTY OFFICE OF FINANCE

DEPUTY



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF HAWK ESTATES IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, THAT THE MONUMENTS WILL BE SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND FOLLOWING THE COMPLETION OF CONSTRUCTION OF THE SITE IMPROVEMENTS AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.



STEPHEN J. SCHREI, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 37555
D. R. STRONG CONSULTING ENGINEERS
620 7TH AVENUE
KIRKLAND, WASHINGTON 98033
PHONE: (425) 827-3063

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH, THIS _____ DAY OF _____, 20____.

AT _____ MINUTES PAST _____ M. AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S) _____

RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER

SUPERINTENDENT OF RECORDS

PROJECT NO. 15080

VOL/PG

HAWK ESTATES

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.,
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

PRIVATE EASEMENT PROVISIONS

THE OWNER(S) OF THE LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE OWNER(S) OF THE LOTS BENEFITED OR ANY OTHER PRIVATE ENTITY AS STATED IN THE EASEMENT NOTES AND THEIR ASSIGNS A PERPETUAL EASEMENT FOR THE STATED UTILITIES. THESE EASEMENTS AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS, AND ASSIGNS OF THE OWNERS(S) OF THE LAND HEREBY BENEFITED. THE OWNER(S) OF THE LOT BENEFITED AND THEIR ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW AT SUCH TIME AS MAY BE NECESSARY TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, ALTERING OR RECONSTRUCTING SAID UTILITY OR MAKING ANY CONNECTION THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFORE; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE ONE BENEFITED. THE OWNER(S) OF THE BURDENED LOT SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES. HOWEVER, THE OWNER(S) OF THE BURDENED LOT SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREAS IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE OWNER(S) OF THE LOT BENEFITED PURSUANT TO ITS RESTORATION DUTIES HEREIN.

EASEMENT NOTES

1. ANY LOT WITHIN THIS PLAT THAT INCLUDES OR IS ADJACENT TO A RETAINING WALL OR ROCKERY INSTALLED BY THE DEVELOPER THAT IS ADJACENT TO OR STRADDLES ONE OR MORE PROPERTY LINE SHALL BE SUBJECT TO A PERMANENT 10.00 FOOT WIDE EASEMENT CENTERED ON SAID WALL GRANTED TO THE LOT OWNER ON THE OTHER SIDE OF SUCH RETAINING WALL OR ROCKERY FOR PURPOSES OF MAINTAINING AND REPAIRING SUCH RETAINING WALL OR ROCKERY. REPAIR AND MAINTENANCE OF SUCH RETAINING WALL OR ROCKERY SHALL BE THE SHARED RESPONSIBILITY OF THE LOT OWNERS ON BOTH SIDES OF SUCH RETAINING WALL OR ROCKERY. THE COST OF REPAIR OR REPLACEMENT OF ANY FENCING OR LANDSCAPING DESTROYED BY ROCKERY OR WALL MAINTENANCE SHALL BE SHARED EQUALLY BY THE OWNERS USING SAID EASEMENT AREA.
2. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 2, 3 AND 4 IS FOR THE BENEFIT OF LOTS 1, 2 AND 3 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 1, 2, 3 AND 4 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
3. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 5, 6 AND 7 IS FOR THE BENEFIT OF LOTS 4, 5 AND 6 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 4, 5 AND 6 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
4. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 8, 9 AND 10 IS FOR THE BENEFIT OF LOTS 7, 8 AND 9 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 7, 8, 9 AND 10 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
5. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 12 IS FOR THE BENEFIT OF LOT 13 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOT 13 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.
6. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 17, 18 AND 19 IS FOR THE BENEFIT OF LOTS 18, 19 AND 20 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 17, 18, 19 AND 20 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
7. THE VARYING WIDTH PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 12-19 AND TRACT C IS FOR THE BENEFIT OF LOTS 12-20 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 12-20 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
8. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 10 AND 11 IS HEREBY RESERVED FOR AND GRANTED TO THE HAWK ESTATES HOMEOWNERS ASSOCIATION, FOR PRIVATE STORM DRAINAGE FACILITIES SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT.
9. THE PRIVATE ENTRY MONUMENT AND LANDSCAPING EASEMENTS SHOWN ON LOTS 1 AND 20 ARE HEREBY RESERVED FOR AND GRANTED TO THE HAWK ESTATES HOMEOWNERS ASSOCIATION, SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING AND ENTRY MONUMENT FACILITIES WITHIN SAID EASEMENTS.
10. AN 8 FOOT PUBLIC PEDESTRIAN ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH FOR THE PUBLIC TRAIL IN TRACT C. THE HAWK ESTATES HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC TRAIL. THE CONCEPTUAL CENTERLINE OF THE PUBLIC PEDESTRIAN ACCESS EASEMENT IS SHOWN ON SHEET 6. THE LOCATION OF SAID 8 FOOT WIDE EASEMENT SHALL BE CENTERED UPON THE TRAIL AS CONSTRUCTED.

UTILITY EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH, PUGET SOUND ENERGY, INC., CENTURYLINK, COMCAST, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10.0 FEET, PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS WITHIN THIS PLAT, AS SHOWN HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPELINES, WIRES, AND SIGNS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH WATER, SANITARY SEWER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TV, AND GAS SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT AT ALL TIMES FOR THE PURPOSE 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 THE TRANSMISSION OF ELECTRIC CURRENT, TELEPHONE OR CABLE TV SHALL BE PLACED OR BE PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

WATER AND SEWER EASEMENT PROVISION

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SAMMAMISH PLATEAU WATER & SEWER DISTRICT OVER, UNDER, THROUGH AND UPON THE EASEMENTS SHOWN ON THIS PLAT DESCRIBED AS "SANITARY SEWER EASEMENT" OR "WATER EASEMENT" AND AS DESCRIBED BELOW;
THAT PORTION OF LOTS 1 THROUGH 20 AND TRACT C HEREOF DESCRIBED AS FOLLOWS;

THE EXTERIOR 10.00 FEET OF LOTS 1 THROUGH 20 AND TRACT C, PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF 229TH AVENUE SE., SE. 48TH ST. AND SE. 51ST ST., AS ESTABLISHED HEREBY;

AS SHOWN HEREIN IN WHICH TO INSTALL, LAY, CONSTRUCT, MAINTAIN, INSPECT, REPLACE, REPAIR, REMOVE, RENEW, USE AND OPERATE WATER AND SEWER SYSTEMS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT AT ALL TIMES WITH ALL NECESSARY MAINTENANCE AND CONSTRUCTION EQUIPMENT FOR THE PURPOSES STATED. THE GRANTOR COVENANTS THAT NO STRUCTURES SHALL BE CONSTRUCTED OR ERECTED OVER, UPON OR WITHIN THESE EASEMENTS, INCLUDING FENCES OR ROCKERIES, AND NO TREE, WITH THE EXCEPTION OF PUBLIC STREET TREES, BUSHES OR OTHER SHRUBBERY SHALL BE PLANTED IN THE AREA OF GROUND FOR WHICH THE EASEMENT IN FAVOR OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT HAS BEEN APPROVED.

NOTES AND RESTRICTIONS

1. TRACT C IS A CRITICAL AREA TRACT AND IS HEREBY GRANTED AND CONVEYED TO THE HAWK ESTATES HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT.
SEE NOTES AND RESTRICTIONS FOR NATIVE GROWTH PROTECTION EASEMENTS/CRITICAL AREA TRACTS AND BUFFERS.
2. NO BUILDINGS OR STRUCTURES ARE ALLOWED IN THE 15 FOOT BUILDING SETBACK (BSBL) FROM THE WETLAND BUFFER EDGE AND BOUNDARY OF TRACT C. PERMANENT SURVEY STAKES SHALL BE PLACED DELINEATING THE BOUNDARY OF THE CRITICAL AREA.
3. THE CITY OF ISSAQUAH IS RECOGNIZED AS A TREE CITY. DUE TO THE GRADING THAT WAS REQUIRED ON THIS SITE THE APPLICANT NEEDED TO REMOVE MOST OF THE TREES THAT WERE GROWING ON THIS SITE. 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.
4. A RECORDED AGREEMENT WAS REACHED BETWEEN THE CITY OF SAMMAMISH AND THE PROPERTY OWNER REQUIRING THE PAYMENT OF A CITY OF SAMMAMISH TRANSPORTATION IMPACT FEE OF \$1,370 PER RESIDENTIAL LOT AT THE TIME OF BUILDING PERMIT FOR EACH LOT.

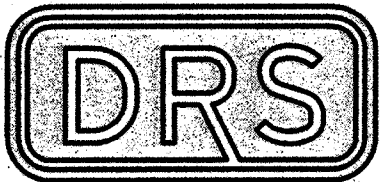
NOTES AND RESTRICTIONS FOR NATIVE GROWTH PROTECTION EASEMENTS/CRITICAL AREA TRACTS AND BUFFERS

THE CRITICAL AREA TRACT CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE CRITICAL AREA TRACT. 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 CRITICAL 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 CUT, 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. DEMONSTRATED HEALTH AND SAFETY CONCERNS SHALL BE CONSIDERED BY THE CITY WHEN PERMITTING THE CUTTING, PRUNING OR REMOVAL OF LIVING OR DEAD VEGETATION.

THE HAWK ESTATES HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE LONG-TERM MAINTENANCE AND MANAGEMENT OF TRACT C. SHOULD THE HAWK ESTATES HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 20 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.

LONG-TERM MAINTENANCE OF TRACT C SHALL BE CONSISTENT WITH THE APPROVED BUFFER ENHANCEMENT PLAN. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE:
1) HAND REMOVAL OF NON-NATIVE INVASIVE PLANT SPECIES;
2) MAINTENANCE OF SPLIT-RAIL FENCE;
3) REMOVAL OF GARBAGE AND DEBRIS.

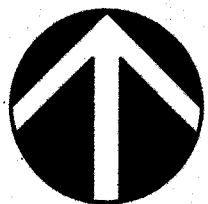
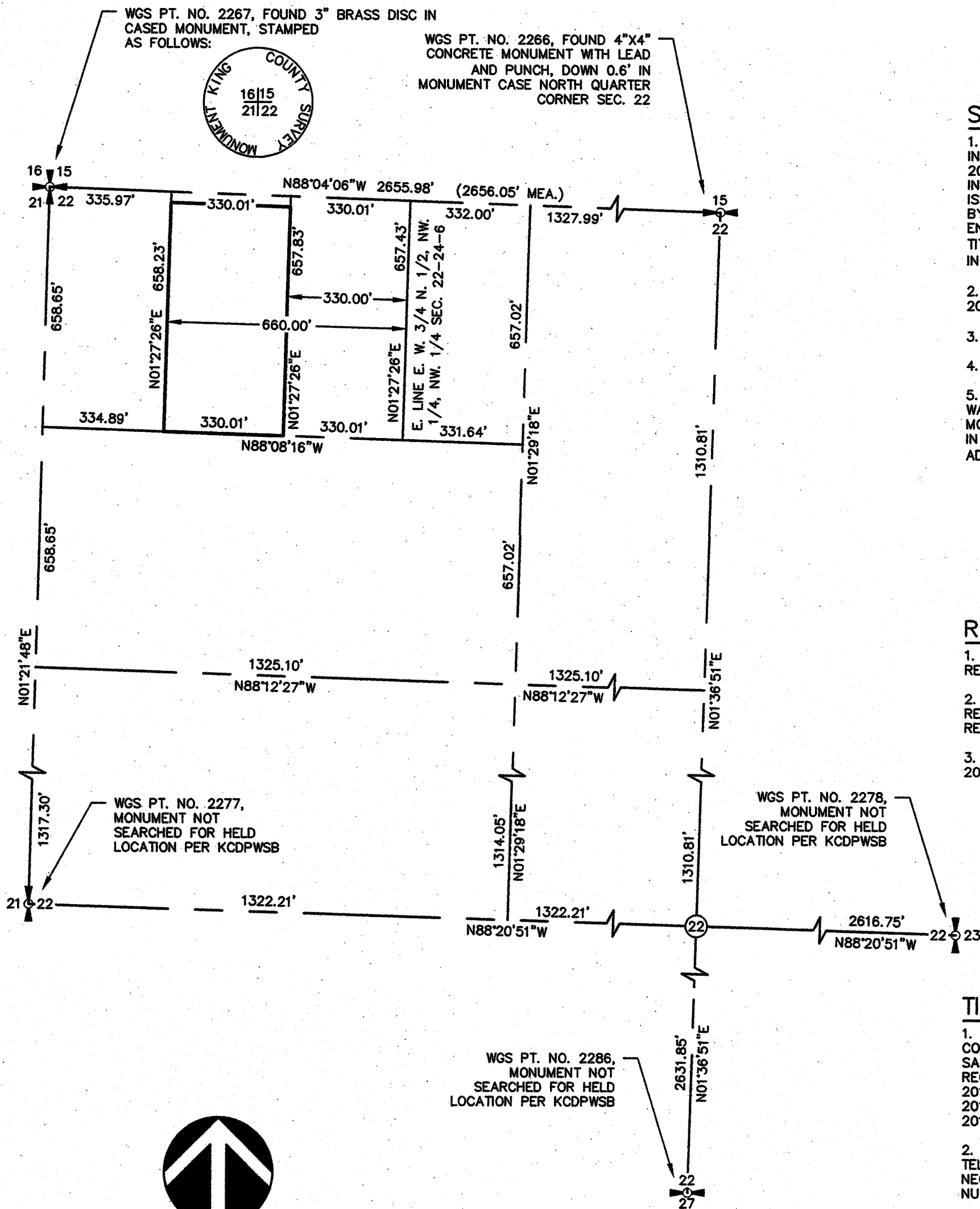


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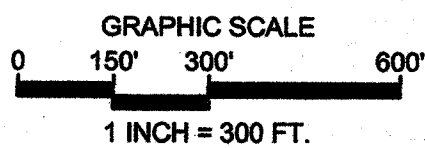


HAWK ESTATES

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.,
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



NORTH

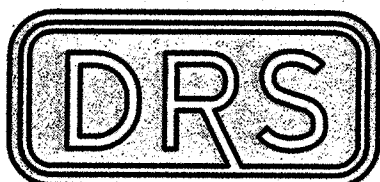


BASIS OF BEARINGS

N88°04'06\"/>

LEGEND

- SECTION CORNER MONUMENT AS NOTED
- QUARTER SECTION CORNER MONUMENT AS NOTED
- KCDPWSB KING COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY BRANCH
- WGS WASHINGTON GEODETIC SURVEY CONTROL DATABASE



D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 7TH AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423
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SURVEYOR'S NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NUMBER 5003353-2681032 DATED OCTOBER 19, 2015. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY GUARANTEE. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN AUGUST, 2015.
- PROPERTY AREA = 207,250± SQUARE FEET (4.7578± ACRES).
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A LEICA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

REFERENCES

- THE PLAT OF RIVENWOOD RECORDED IN VOLUME 269 OF PLATS, PAGES 41 THROUGH 46 UNDER RECORDING NUMBER 20150515000162.
- THE PLAT OF CAMBRIA RECORDED IN VOLUME 143 OF PLATS PAGES 80 THROUGH 83 UNDER RECORDING NUMBER 8812070222, CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED UNDER RECORDING NUMBER 20000215000122.
- RECORD OF SURVEY RECORDED IN VOLUME 149 OF SURVEYS PAGE 275 UNDER RECORDING NUMBER 20020108900003.

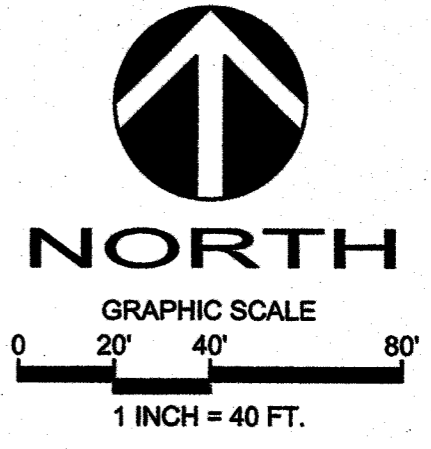
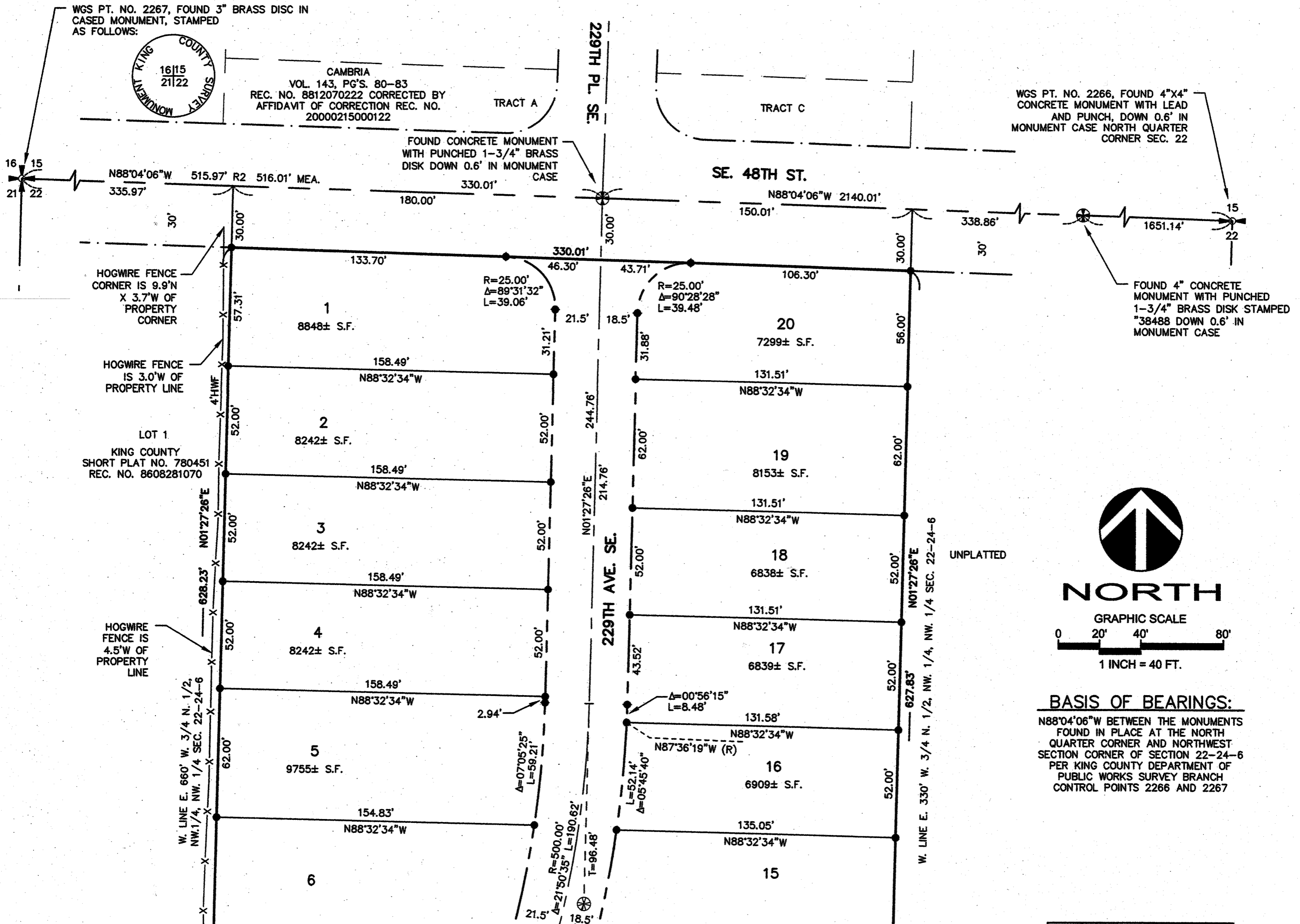
TITLE RESTRICTIONS

- THIS SITE IS SUBJECT TO FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK-UP, OR CONNECTION CHARGES AND LATECOMER CHARGES FOR SEWER, WATER AND PUBLIC FACILITIES OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9307301617, 9811051363, 20040414002865, 20041201000040, 20060126001770, 20110106000751, 20110106000800, 20110106000801, 20110106000802, 20130917002142, 20130917002143, 20130917002144, 20130917002145, 20141201000777, 20141201000778, 20141201000779, 20141201000780, 20150824000615, 20150824000616 AND 20150824000617.
- THIS SITE IS SUBJECT TO TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF POSTAL TELEGRAPH CABLE COMPANY TO CONSTRUCT AND MAINTAIN LINES OF TELEGRAPH INCLUDING NECESSARY POLES AND FIXTURES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 717667.
- THIS SITE IS SUBJECT TO TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF PUGET SOUND ENERGY, INC., FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2887472.
- THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT NO. 1078046 RECORDED UNDER RECORDING NUMBER 7907101093.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT FOR FUTURE CONNECTION TO SEWER AGREEMENT BETWEEN SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AND BARBARA E. HAWLEY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20010822000795.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BETWEEN BARBARA HAWLEY AND SSSI LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA D.R. HORTON AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20140516001493.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SHARED DETENTION FACILITY AGREEMENT BETWEEN SSSI LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA, D.R. HORTON AND BARBARA HAWLEY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20140801000375.
- THIS SITE IS SUBJECT TO THE SURVEY BY STEPHEN J. SCHREI PLS NO. 37555, DATED AUGUST 19, 2015, JOB NO. 15080, DISCLOSES THE FOLLOWING: FENCES DON'T APPEAR TO BE ON THE SOUTHERLY, WESTERLY AND NORTHERLY PROPERTY LINES.

NOTE, FENCES ON THE SOUTHERLY AND NORTHERLY PROPERTY LINES HAVE BEEN REMOVED.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A REIMBURSEMENT AGREEMENT BETWEEN SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AND SSSI LLC, DBA DR HORTON AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20160422000542.
- THIS SITE IS SUBJECT TO AN EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF PUGET SOUND ENERGY, INC. FOR AN ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20160512001333.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A REIMBURSEMENT AGREEMENT BETWEEN SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AND SSSI LLC, DBA DR HORTON AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20160914000547.

HAWK ESTATES

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

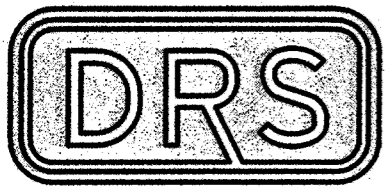


BASIS OF BEARINGS:
N88°04'06"W BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NORTH QUARTER CORNER AND NORTHWEST QUARTER CORNER OF SECTION 22-24-6 PER KING COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY BRANCH CONTROL POINTS 2266 AND 2267

LOT NO.	HOUSE NUMBER	STREET NAME
1	4811	229TH AVE SE
2	4829	229TH AVE SE
3	4845	229TH AVE SE
4	4861	229TH AVE SE
5	4879	229TH AVE SE
16	4880	229TH AVE SE
17	4864	229TH AVE SE
18	4848	229TH AVE SE
19	4832	229TH AVE SE
20	4810	229TH AVE SE

ISSAQUAH, WA. 98029

- LEGEND**
- ⊕ SECTION CORNER AS NOTED
 - ⊙ QUARTER SECTION CORNER AS NOTED
 - ⊕ FOUND MONUMENT AS NOTED
 - ⊕ SET 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED 37555 IN MONUMENT CASE
 - FOUND CORNER MONUMENT AS NOTED
 - SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "DRS 37555"
 - HWF HOG WIRE FENCE



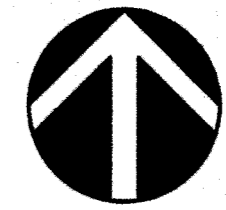
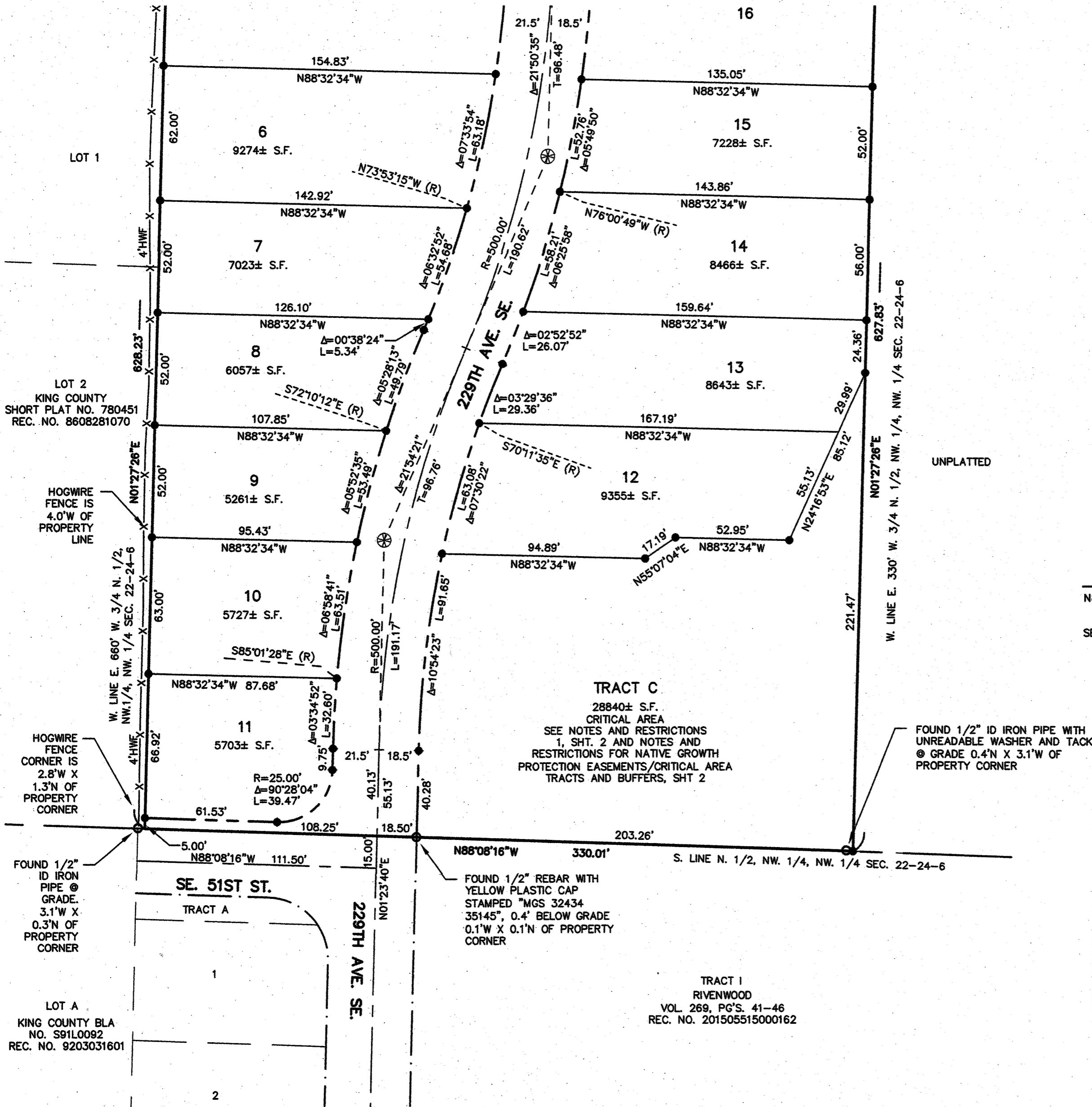
D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 7TH AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423
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HAWK ESTATES

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 4 FOR CONTINUATION
SEE SHEET 6 FOR EASEMENTS



NORTH
GRAPHIC SCALE
0 20' 40' 80'
1 INCH = 40 FT.

BASIS OF BEARINGS:
N88°04'06"W BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NORTH QUARTER CORNER AND NORTHWEST SECTION CORNER OF SECTION 22-24-6 PER KING COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY BRANCH CONTROL POINTS 2266 AND 2267

LOT NO.	HOUSE NUMBER	STREET NAME
6	4903	229TH AVE SE
7	4921	229TH AVE SE
8	4939	229TH AVE SE
9	4955	229TH AVE SE
10	4969	229TH AVE SE
11	4991	229TH AVE SE
12	4942	229TH AVE SE
13	4926	229TH AVE SE
14	4910	229TH AVE SE
15	4894	229TH AVE SE

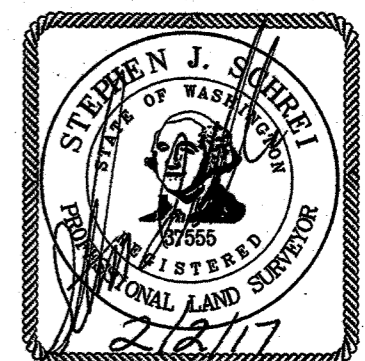
ISSAQUAH, WA. 98029

LEGEND

- SECTION CORNER AS NOTED
- QUARTER SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED 37555 IN MONUMENT CASE
- FOUND CORNER MONUMENT AS NOTED
- SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "DRS 37555"
- HWF HOG WIRE FENCE



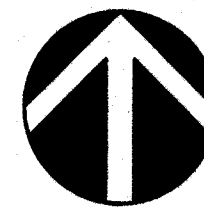
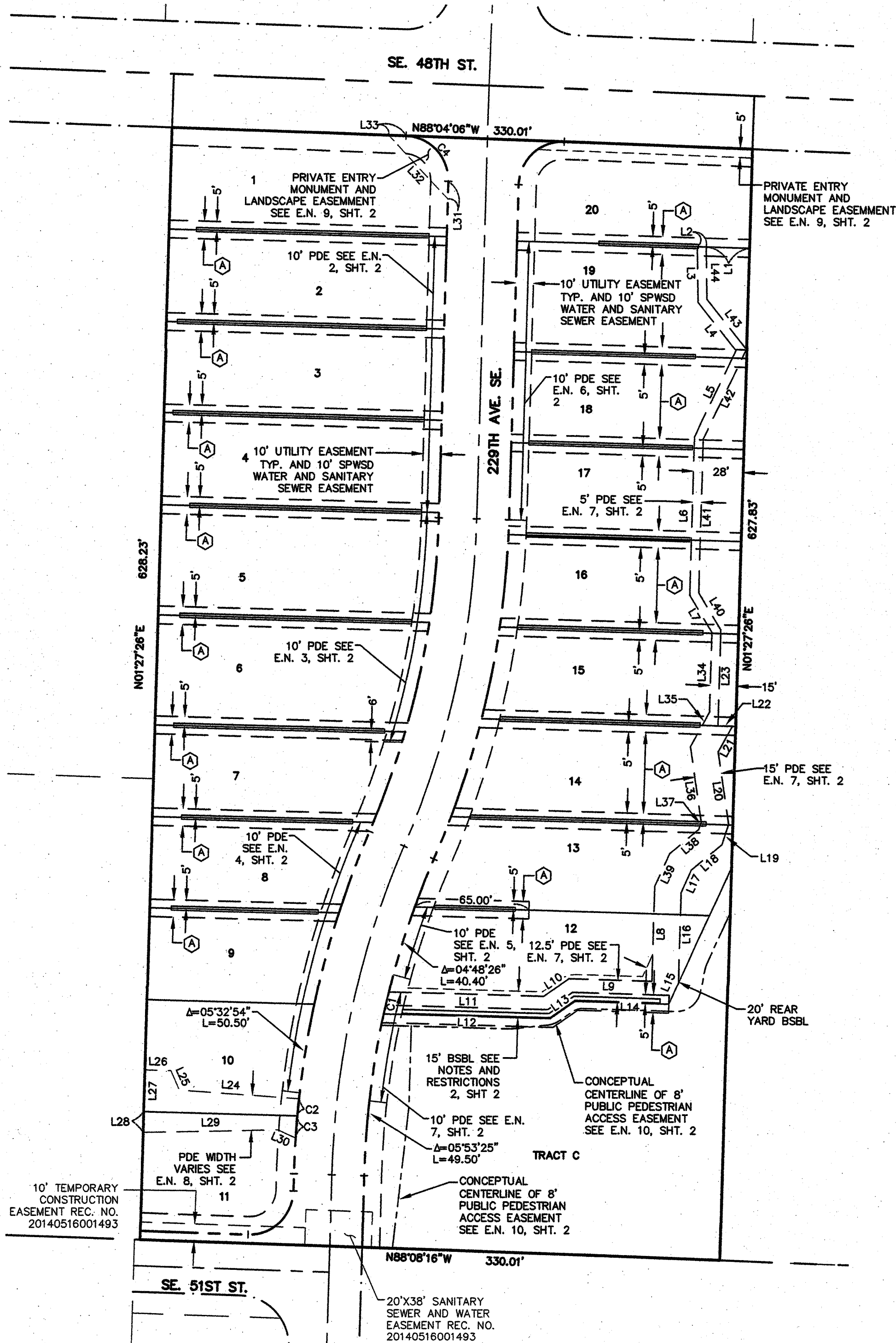
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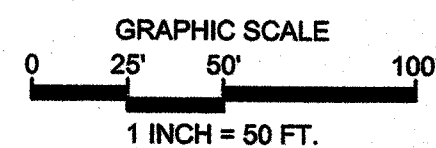
HAWK ESTATES

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.,
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEETS 4 AND 5 FOR LOT DIMENSIONS



NORTH



BASIS OF BEARINGS:

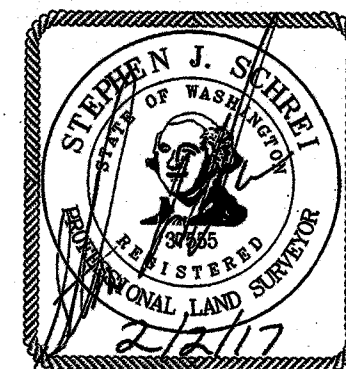
N88°04'06"W BETWEEN THE MONUMENTS
FOUND IN PLACE AT THE NORTH
QUARTER CORNER AND NORTHWEST
SECTION CORNER OF SECTION 22-24-6
PER KING COUNTY DEPARTMENT OF
PUBLIC WORKS SURVEY BRANCH
CONTROL POINTS 2266 AND 2267

LINE	BEARING	DISTANCE
L1	N88°32'34"W	24.46'
L2	N88°32'34"W	5.01'
L3	N01°10'11"W	31.22'
L4	N38°16'58"W	34.23'
L5	N25°04'46"E	54.54'
L6	N01°27'26"E	89.71'
L7	N31°14'37"W	24.06'
L8	N01°27'26"E	54.01'
L9	N88°32'34"W	47.07'
L10	N55°07'04"E	17.19'
L11	N88°32'34"W	88.22'
L12	N88°32'34"W	94.89'
L13	N55°07'04"E	17.19'
L14	N88°32'34"W	52.95'
L15	N24°16'53"E	12.94'
L16	N01°27'26"E	51.56'
L17	N24°16'53"E	14.06'
L18	N49°32'52"E	22.37'
L19	N17°57'31"E	12.34'
L20	N08°21'48"W	41.56'
L21	N28°46'42"E	16.48'
L22	N88°32'34"W	8.08'
L23	N01°27'26"E	54.03'
L24	N85°57'54"W	68.56'
L25	N24°04'23"W	11.93'
L26	N88°32'34"W	14.73'
L27	N01°27'26"E	23.46'
L28	N01°27'26"E	11.59'
L29	N88°52'56"E	76.84'
L30	N66°01'49"W	11.16'
L31	N01°27'26"E	10.00'
L32	N43°18'20"W	49.41'
L33	N88°04'06"W	10.00'
L34	N01°27'26"E	45.21'
L35	N28°46'42"E	22.05'
L36	N08°21'48"W	43.10'
L37	N17°57'31"E	4.59'
L38	N49°32'52"E	21.49'
L39	N24°16'53"E	20.45'
L40	N31°14'37"W	24.06'
L41	N01°27'26"E	87.19'
L42	N25°04'46"E	56.58'
L43	N38°16'58"W	35.64'
L44	N01°10'11"W	29.31'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	481.50'	01°31'07"	12.76'
C2	521.50'	01°03'31"	9.64'
C3	521.50'	01°21'54"	12.42'
C4	25.00'	89°31'32"	39.06'

LEGEND

- E.N. EASEMENT NOTE
- PDE PRIVATE STORM DRAIN EASEMENT
- BSBL BUILDING SETBACK LINE
- SPWSD SAMMAMISH PLATEAU WATER AND SEWER DISTRICT
- (A) 10 FOOT PRIVATE WALL MAINTENANCE EASEMENT SEE EASEMENT NOTE 1, SHEET 2.



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