HIGHLANDS AT SYCAMORE

A REPLAT OF TRACT K, FOOTHILLS AT ISSAQUAH

PTN. N.W. 1/4, SEC. 3, TWP. 23 N., R. 6 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL./PAGE

FP 98 - 02

SURVEY PROCEDURE AND PRECISION:

SURVEYING PERFORMED IN CONJUNCTION WITH THIS PLAT UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

1. SUBDIVISION AND CONTROL TRAVERSES:
   5" TOPCON GTS 3C GEODETIC TOTAL STATION
2. LOT AND TRACT CORNER DESIGNATIONS:
   REAR CORNERS = 5/8" DIA. 24" LONG REBAR WITH CAP "HDA 17672"
   FRONT CORNERS = SAME AS REAR CORNERS.
3. ALL FIELD WORK COMPLIES WITH CURRENT FIELD TRAVERSE STANDARDS AS OUTLINED IN WAC 332-130-070, 080, 090.
   INSTRUMENTS ARE MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 332-130-100.
4. BASIS OF POSITION:
   FOUND AND ACCEPTED POSITIONS OF MONUMENTED LOT CORNERS OF PLAT "FOOTHILLS AT ISSAQUAH" SET BY HUGH GOLDSMITH & ASSOC., INC.
5. BASIS OF BEARING: PER PLAT OF FOOTHILLS AT SYCAMORE;
   WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 34, TWP. 24 N., R. 6 E. W.M.
6. MONUMENTATION NOTED AS FOUND WAS FIELD VISITED AUGUST 1998.
7. HORIZONTAL DATUM: NAD 83/91 PER: "FOOTHILLS AT ISSAQUAH" PLAT MAP.
8. NOTE: PER HUGH GOLDSMITH & ASSOCIATES, INC.:
   THE WEST BOUNDARY OF THE PLAT OF SYCAMORE KNOLL ADDITION AS RECORDED IN VOLUME 79 OF PLATS, PAGES 92 THRU 93, RECORDS OF KING COUNTY, WA. WAS RE-ESTABLISHED HOLDING THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 24 N, RANGE 6 E, AS FIELD LOCATED, AS THE BASIS OF POSITION. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 N, RANGE 6 E, BETWEEN FOUND MONUMENTS AT THE NORTHWEST CORNER AND NORTH QUARTER OF SAID SECTION 3, WAS FOUND TO BE N 88°12'04" W AND HELD AS THE BASIS OF BEARING. THE LEGAL DESCRIPTION ON THE FACE OF SAID PLAT WAS THEN HELD AND ROTATED BY 00°03'53" TO FIT SUBDIVISION. MONUMENTATION LOCATED WITHIN THE PLAT WAS FOUND TO BE AT VARIANCE WITH ITSELF AND NOT USED.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, U.S. WEST COMMUNICATIONS, AND 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.

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 EASEMENT SHOWN ON THIS PLAT MAP UNLESS OTHERWISE APPROVED BY THE CITY OF ISSAQUAH.

NOTES AND RESTRICTIONS

1. 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.

2. 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.

3. ALL INDIVIDUAL STORM DRAIN STUBOUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.

4. OUTLETS FROM THE BUILDING DOWNSPOUTS SHALL NOT DISCHARGE DIRECTLY ONTO SLOPES GREATER THAN 40 PERCENT.

5. 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.

6. 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.

7. ALL AREAS AND TRACTS NOTED AS NGPE SHALL BE RESTRICTED AS A NATIVE GROWTH PROTECTION EASEMENT. THIS EASEMENT IS FOR THE PRESERVATION OF MATURE VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING THE CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY AND VISUAL BUFFERING, PROTECTION OF PLANT AND ANIMAL HABITAT, MAINTENANCE OF AREAS SELECTED FOR WILDFIRE PREVENTION AND THE DEVELOPMENT AND MAINTENANCE OF AREA REGIONAL TRAIL LINKAGES OR CORRIDORS APPROVED FOR THE DEVELOPMENT.

   THE NGPE IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE LAND, SUBJECT TO THE EASEMENT, THE OBLIGATION, ENFORCEABLE BY THE CITY OF ISSAQUAH, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE EASEMENT. 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 NGPE AREAS SHALL REQUIRE CITY APPROVAL PRIOR TO UNDERTAKING SUCH WORK. DEMONSTRATED HEALTH AND SAFETY CONCERNS SHALL BE CONSIDERED BY THE CITY WHEN PERMITTING THE CUTTING, PRUNING OR REMOVAL OF LIVING OR DEAD VEGETATION. THE NATIVE GROWTH PROTECTION EASEMENT AREAS SHALL BE MARKED WITH MARKERS PER THE SPECIFICATIONS OF THE PUBLIC WORKS DEPARTMENT TO NOTIFY FUTURE RESIDENTS OF THE LOCATION OF NGPE AREAS. IN ADDITION, EACH LOT ABUTTING THE NGPE'S SHALL HAVE A CITY APPROVED MARKER PLACED AT THE CENTER OF THE COMMON PROPERTY LINE WITH THE NGPE.

8. NO STRUCTURES MAY INTRUDE INTO ANY NATIVE GROWTH PROTECTION EASEMENT.

9. TRACT "B" IS HEREBY DEDICATED TO THE CITY OF ISSAQUAH.

10. ANY IMPROVEMENTS WITHIN THE INGRESS, EGRESS AND UTILITIES EASEMENT ON LOT 4 SHALL BE MAINTAINED BY LOT 6.

11. TREE REMOVAL OR EXTENSIVE PRUNING OR TRIMMING OF TREES AND/OR VEGETATION REMOVAL ON PROPERTIES ADJACENT TO RESIDENCES FOR VIEW PURPOSES SHALL BE ALLOWED ONLY AS DEFINED BY CLEARING PLANS APPROVED BY THE CITY OF ISSAQUAH UNDER RESOLUTION 93-21, CONDITION 20.A.

12. SUBJECT TO MINERAL RESERVATIONS REC. NO.S 24598, 5255864, 199748, 4316873, 4335123, AND 6459310.

13. WOOD STOVES AND WOOD-BURNING FIREPLACE INSERTS SHALL BE EXCLUDED FROM THIS DEVELOPMENT.

14. SPRINKLER SYSTEMS WILL BE REQUIRED IN ALL RESIDENCES IN THIS DEVELOPMENT.

15. ALL RESIDENCES WITHIN THIS DEVELOPMENT SHALL USE FIRE RETARDANT ROOF MATERIALS APPROVED BY THE CITY OF ISSAQUAH FIRE DEPARTMENT.

16. ALL LOTS HAVE AGREED TO PARTICIPATE IN THE FUTURE L.I.D. TO IMPROVE THE INTERSECTION OF FRONT STREET SOUTH AND SYCAMORE DRIVE S.E.

17. FIFTY PERCENT OF THE SCHOOL IMPACT FEES OF $ 6,142.00 PER LOT WERE PAID AT THE TIME OF FINAL PLAT APPROVAL IN ACCORDANCE WITH ISSAQUAH MUNICIPAL BUILDING CODE 3.63.100(B). THE BALANCE OF THE ASSESSED FEE, $ 3,071.00 PER LOT, MUST BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE. ALL FUTURE PHASES OF THIS DEVLOPMENT ARE SUBJECT TO ASSESSED FEE IN EFFECT AT THE TIME OF RECORDING OF THAT PHASE.

18. LOTS 7 AND 8 SHALL BE RESPONSIBLE FOR OPERATION, MAINTENANCE AND REPAIR OF THE FACILITIES WITHIN THE INGRESS, EGRESS AND UTILITY EASEMENT WITHIN LOT 8.

19. ANY IMPROVEMENTS WITHIN THE INGRESS, EGRESS AND UTILITIES EASEMENT ON LOT 5 SHALL BE MAINTAINED BY LOT 5.

NEIL SHERMAN CABBAGE
STATE OF WASHINGTON
23345
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 2/03/00 4/20/99

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VOL./PAGE

SHEET 2 OF 4

FILE NO. __ - __