20040907001367

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# HYLA, A BINDING SITE PLAN

## PORTION OF SE 1/4, SECTION 20, T. 24 N., R. 6 E., W.M.
## CITY OF ISSAQUAH, KING COUNTY, WASHINGTON.

### BSP 97-01

### LEGAL DESCRIPTION

PER CHICAGO TITLE INSURANCE COMPANY SHORT PLAT CERTIFICATE ORDER NO. 1038000, DATED 4-2-02, 8:00 AM, AND SUPPLEMENT # 1, DATED 5-13-04.

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING SOUTHWESTERLY OF PRIMARY STATE HIGHWAY NO. 2, S.R. 90, LYING WESTERLY OF 17TH AVENUE NORTHWEST, ALSO KNOWN AS S.R. 900, LYING NORTH OF SOUTHEAST 63RD STREET, LYING NORTHERLY OF ROWLEY INDUSTRIAL PARK AND 19TH AVENUE NORTHWEST AS PLATTED IN ROWLEY INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 130 OF PLATS, PAGES 4 THROUGH 7, IN KING COUNTY, WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID SOUTHEAST 63RD STREET AS PLATTED IN ROWLEY INDUSTRIAL PARK WITH THE WESTERLY LINE OF SAID S.R. 900;
THENCE NORTH 01°28'39" EAST 20.01 FEET ALONG SAID WESTERLY LINE TO A POINT ON THE NORTH LINE OF SE 63RD STREET AS CONVEYED TO THE CITY OF ISSAQUAH BY STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 9105091521;
THENCE SOUTH 89°53'48" WEST 361.40 FEET ALONG THE NORTH LINE OF SE 63RD STREET AS ESTABLISHED BY DEED RECORDED UNDER RECORDING NUMBER 9105091521 TO THE POINT OF BEGINNING;
THENCE SOUTH 00°06'12" EAST 20.00 FEET TO A POINT ON THE NORTHERLY LINE OF SOUTHEAST 63RD STREET AS PLATTED IN ROWLEY INDUSTRIAL PARK;
THENCE SOUTH 89°53'48" WEST 429.29 FEET ALONG SAID LINE TO AN INTERSECTION WITH THE EASTERLY LINE OF 19TH AVENUE NW;
THENCE NORTH 20°14'30" WEST 347.26 FEET ALONG SAID EASTERLY LINE;
THENCE SOUTH 69°45'30" WEST 377.91 FEET ALONG THE NORTHERLY LINE OF ROWLEY INDUSTRIAL PARK TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20;
THENCE NORTH 00°05'01" WEST 1,469.18 FEET ALONG SAID LINE;
THENCE SOUTH 88°58'48" EAST 47.66 FEET;
THENCE NORTH 05°22'09" EAST TO A POINT ON THE SOUTH LINE OF PRIMARY STATE HIGHWAY NO. 2, S.R. 90;
THENCE ALONG SAID SOUTHERLY LINE SOUTH 58°20'48" EAST 984.69 FEET;
THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 36°62'23" EAST 200.26 FEET TO AN INTERSECTION WITH 18TH AVENUE NW AS CONVEYED TO THE CITY OF ISSAQUAH BY STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 9011140883;
THENCE ALONG THE NORTHERLY LINE OF 18TH AVENUE NW AS ESTABLISHED BY DEED RECORDED UNDER RECORDING NUMBER 9011140883 SOUTH 71°30'43" WEST 63.23 FEET;
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THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 39.27 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS LOT A, CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. 90-13, RECORDED UNDER RECORDING NUMBER 9106030554.)

TOGETHER WITH THOSE PORTIONS OF 19TH AVENUE NORTHWEST, 18TH AVENUE NORTHWEST, AND NORTHWEST GILMAN BLVD. (ALSO KNOWN AS SOUTHEAST 63RD STREET), WHICH WERE VACATED PURSUANT TO CITY OF ISSAQUAH ORDINANCE NUMBER 2312, COPIES OF WHICH WERE RECORDED UNDER RECORDING NUMBERS 20020412003055 AND 20030819002326, AS WOULD ATTACH BY OPERATION OF LAW.

### DECLARARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A BINDING SITE PLAN PURSUANT TO CHAPTER 58.17 R.C.W. AND DECLARE THIS BINDING SITE TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID BINDING SITE PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).

ROWLEY PROPERTIES, INCORPORATED, A WASHINGTON CORPORATION

BY George W. Rowley Jr.
GEORGE W. ROWLEY JR., CEO

### ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT George W. Rowley, Jr. IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE C.E.O. OF ROWLEY PROPERTIES, INCORPORATED TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Julie LaPrarie
SIGNATURE

Julie LaPrarie
PRINT NAME

8/18/2004
DATE

Notary
TITLE

2/5/2006
EXPIRES

JULIE LA PRARIE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
FEBRUARY 5, 2006

### MODIFICATIONS/REVISIONS:

IT IS EXPECTED THAT MODIFICATION AND REVISIONS TO THIS BINDING SITE PLAN AND ITS APPROVED DESIGN PLANS, CONDITIONS OF APPROVAL, AND DOCUMENTS MAY BE NECESSARY AND NORMAL DURING THE COURSE OF IT'S DEVELOPMENT. THE CITY OF ISSAQUAH PLANNING DEPARTMENT AND THE PUBLIC WORKS DEPARTMENT SHALL REVIEW AND TAKE SUCH ACTION AS THEY SHALL REASONABLY DETERMINE IS CONSISTENT WITH APPLICABLE CITY POLICIES AND ORDINANCES WITH RESPECT TO ANY PROPOSED MODIFICATION OR DEVIATION FROM THE APPROVED BINDING SITE PLAN AND/OR DOCUMENTS ATTACHED THERETO. THE BURDEN OF PROOF TO DEMONSTRATE WHY A MODIFICATION OR DEVIATION IS NEEDED SHALL BE PLACED ON THE APPLICANT. AT THE DISCRETION OF THE TECHNICAL STAFF, PROPOSED CHANGES MAY BE REFERRED TO THE CITY OF ISSAQUAH DESIGN REVIEW BOARD FOR THIS REVIEW.

THERE SHALL BE NO MODIFICATION TO THE LOT GEOMETRY TO THIS BINDING SITE PLAN EXCEPT AS PROVIDED IN THIS SECTION.

### COVENANTS

ALL LOTS WITHIN THIS BINDING SITE PLAN ARE SUBJECT TO THE COVENANTS RECORDED PRIOR TO THE FIRST SALE OF ANY INTREST IN THE SUBJECT PROPERTY.

### RESTRICTIONS

1. NO LOT OR PORTION OF A LOT IN THIS BINDING SITE PLAN SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS SITE PLAN SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH IT IS LOCATED.

2. NO DIVISION, REVISION, OR SUBDIVISION OF ANY LOT SHALL BE PERMITTED WITHOUT APPROVAL OF AN APPROPRIATE PROCEDURE BY THE CITY OF ISSAQUAH.

3. ALL DEVELOPMENT WITHIN THIS BINDING SITE PLAN SHALL BE IN CONFORMANCE WITH SUBSEQUENT SITE PLANS OR SPECIAL DEVELOPMENT APPROVAL.

### EASEMENT PROVISIONS

EASEMENTS ARE HEREBY CONVEYED AND GRANTED TO THE PURVEYORS OF UTILITIES SERVICING THIS DEVELOPMENT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE AS-CONSTRUCTED UTILITY WITH THE NECESSARY EASEMENT WIDTH THOUGH ALL LOTS AND PARCELS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLE, PIPELINE, AND WIRES WITH THE NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, CABLE T.V. SERVICE, STORM DRAINAGE, SEWER AND WATER. TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED.

### NOTE

ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY, TOWN, OR COUNTY HAVING JURISDICTION OVER THE DEVELOPMENT OF SUCH LAND, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF.

### DRAINAGE COVENANT

FOLLOWING THE ORIGINAL AND REASONABLE GRADING OF THE ROADS AND STREETS SHOWN HEREON, DRAINAGE WATERS ENTERING ANY LOT OR LOTS SHALL BE RECEIVED, AND NOT BLOCKED FROM, ENTERING AT THEIR NATURALLY OCCURRING LOCATION AND DRAINAGE WATERS SHALL BE DISCHARGED FROM ANY LOT OR LOTS TO A CITY-APPROVED DRAINAGE SYSTEM OR, IN ABSENCE OF SUCH SYSTEM, AT THE NATURAL LOCATION WITH FLOW RATE CONTROL SYSTEMS AND ENERGY DISSIPATERS AS REQUIRED BY CITY ORDINANCE. WITHIN EACH LOT, THE DOWNSPOUTS AND ENERGY DISSIPATERS AS REQUIRED BY CITY ORDINANCE. WITHIN EACH LOT, THE DOWNSPOUT AND YARD DRAINS SHALL CONNECT TO THE STORM DRAINAGE SYSTEM. MAINTENANCE, OPERATIONS AND REPAIR OF BUILDING AND LOT DRAINS SERVING PRIVATE PROPERTIES SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTIES SERVED. ON PRIVATE PROPERTY, STORM DRAINAGE WHICH DO NOT CONSTITUTE PART OF A CONTINUOUS, CONSTRUCTED DRAINAGE SYSTEM SERVING DEVELOPED CITY PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

### CITY OF ISSAQUAH PLANNING DEPARTMENT

EXAMINED AND APPROVED PER THIS 20TH DAY OF AUGUST 2004, A.D.

PLANNING DIRECTOR

### CITY OF ISSAQUAH PUBLIC WORKS DEPARTMENT

EXAMINED AND APPROVED PER THIS 20th DAY OF August 2004, A.D.

PUBLIC WORKS DIRECTOR

### 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. THIS 7th DAY OF September 2004

Ken Guy
MANAGER, FINANCE DIVISION

Julian C. Yette
DEPUTY

KING COUNTY TREASURY OFFICIAL

### KING COUNTY ASSESSOR

EXAMINED AND APPROVED BY KING COUNTY DEPARTMENT OF ASSESSMENTS THIS 7th DAY OF SEPT 2004 A.D.

SCOTT NOBLE
KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

202406-9086-00

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PERIMETER BOUNDARY OF THIS BINDING SITE PLAN AS REPRESENTED HEREON IS TRUE AND CORRECT AND IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; AND THAT THE PERIMETER BOUNDARY AND INTERIOR LOT CORNERS WILL BE STAKED CORRECTLY ON THE GROUND.

DONALD J. KERN
STATE OF WASHINGTON
34670
REGISTERED PROFESSIONAL LAND SURVEYOR
8-13-04
EXPIRES: 03/08/05

DONALD J. KERN CERTIFICATE NO. 34670

### RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF ROWLEY PROPERTIES THIS 7th DAY OF Sept, 2004 AT 00 MINUTES PAST 11:00 AND RECORDED IN VOLUME 223 OF PLATS, PAGES 29-32 RECORDS OF KING COUNTY, WASHINGTON.

MANAGER

SUPERINTENDENT OF RECORDS

PORTION OF SE 1/4 SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CONCEPT ENGINEERING, INC.
455 Rainier Boulevard North, Suite 200
Issaquah, Washington 98027
(206) 392-8095 FAX (206) 392-0108

DATE: 8-12-2004 JOB NO. 22065

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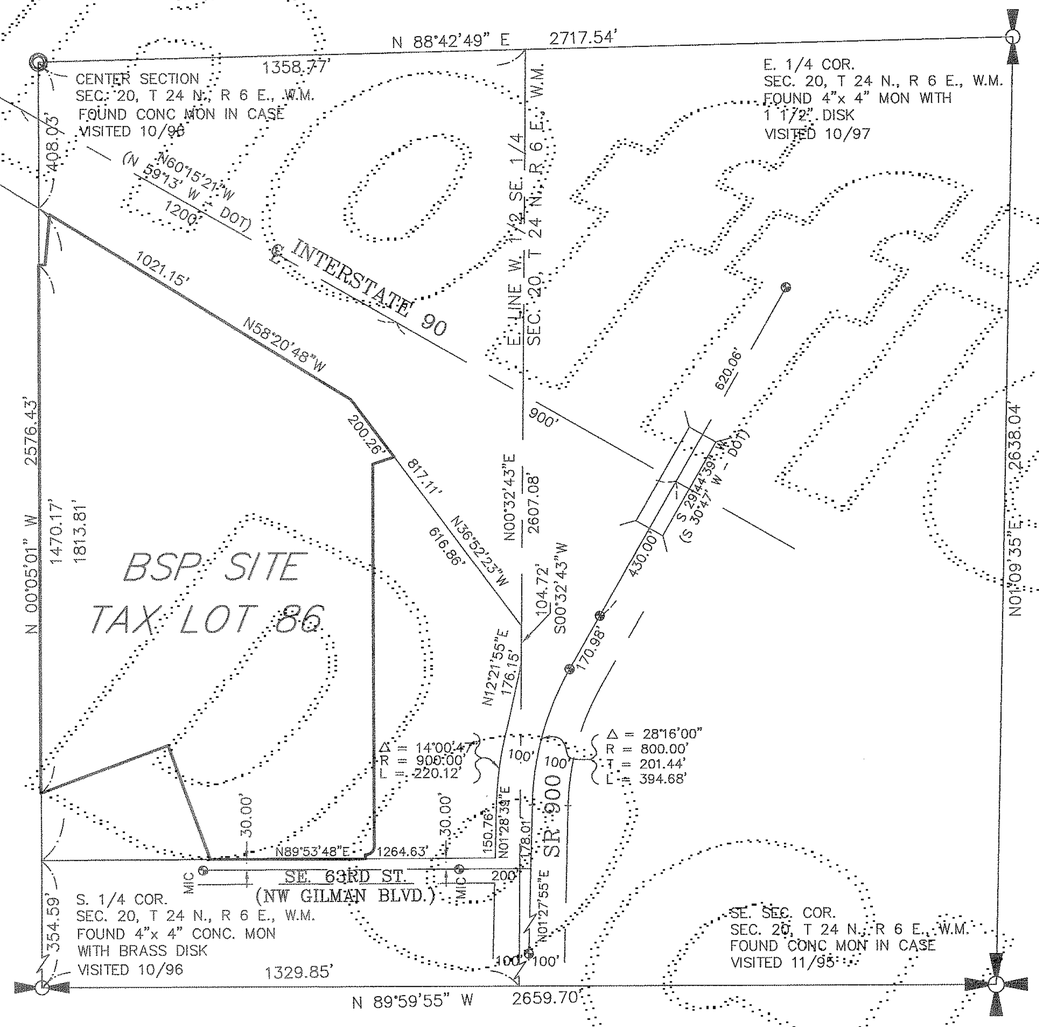
# HYLA, A BINDING SITE PLAN

## PORTION OF SE 1/4, SECTION 20, T. 24 N., R. 6 E., W.M.
## CITY OF ISSAQUAH, KING COUNTY, WASHINGTON.

### BSP 97-01




## SE 1/4 SECTION 20, TWN. 24 N., R. 6 E., W.M. BREAKDOWN

EASEMENTS – (SHOWN ON PAGE 4 OF 4)

1. RIGHTS OF THE CITY OF ISSAQUAH TO ANY PORTION OF SAID PREMISE LYING WITHIN A 44–FOOT RIGHT–OF–WAY AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 115812, AMENDED BY QUIT CLAIM DEEDS RECORDED UNDER RECORDING NO'S 7708190293 AND 7708300130.

2. 20–FOOT METRO SANITARY SEWER EASEMENT NO. 6165049 SUPERCEDES AND CANCELS RECORDING NO.'S 6024711 AND 60252050.

3. 15–FOOT METRO SANITARY SEWER EASEMENT RECORDING NO. 8104230613.

4. 25–FOOT STORM DETENTION VAULT EASEMENT RECORDING NO. 9112120370.

5. 60–FOOT STORM DRAINAGE EASEMENT RECORDING NO. 9112120371.

6. 15–FOOT WATERLINE EASEMENT RECORDING NO. 9112120373.

7. 15–FOOT WATER MAIN AND FIRE HYDRANT EASEMENT RECORDING NO. 9312152314.

8. 10–FOOT U. S. WEST EASEMENT RECORDING NO. 19991115000331.

9. SAMMAMISH CLUB INGRESS AND EGRESS EASEMENT RECORDING NO. 20020313002199.

10. CITY OF ISSAQUAH ORDINANCE 2312 VACATING 18TH AND 19TH AVENUES NW AND A PORTION OF SE 63RD STREET (NW GILMAN BOULEVARD). RECORDED UNDER KING COUNTY RECORDING NO. 20020412003055, AND MODIFIED BY RECORDING NO. 20030819003426. THE CITY RETAINS THE RIGHT OF UTILITY EASEMENTS FOR EXISTING UTILITIES, AND FOR THE RIGHT TO GRANT EASEMENTS OVER VACATED RIGHT–OF–WAY FOR FUTURE UTILITIES.

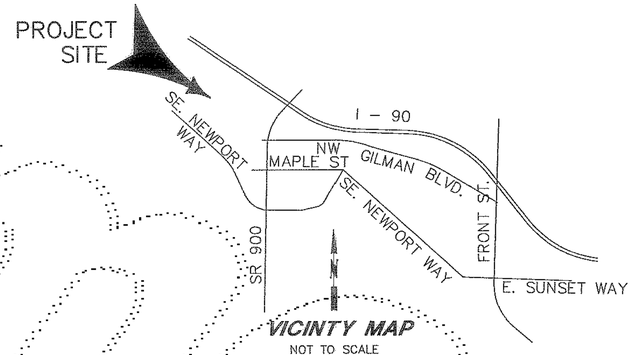
EASEMENTS (NOT LOCATABLE)

1. PUGET SOUND POWER AND LIGHT COMPANY ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM – AS CONSTRUCTED RECORDING NO. 7110290476.

2. 25–FOOT INGRESS, EGRESS EASEMENT (OVER SOUTHERLY PORTION) ON SURVEY RECORDING NO. 7608129003.

3. PACIFIC NORTHWEST BELL TELEPHONE COMPANY – AS CONSTRUCTED RECORDING NO. 7701180669.

4. PUGET SOUND POWER AND LIGHT COMPANY ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM – AS CONSTRUCTED RECORDING NO. 8303140377.




VICINTY MAP
NOT TO SCALE

GRAPHIC SCALE
300 0 150 300
( IN FEET )
1 inch = 300 ft.

**BASIS OF BEARINGS:**
SOUTH LINE OF SECTION 20–24–6
SOUTHEAST CORNER TO SOUTH 1/4
CORNER N89°59'55"E.
PER SURVEY RECORDED IN BOOK
77 OF SURVEYS, PAGE 272.

**LEGEND**

- ○ FOUND REBAR
- ● SET 1/2" REBAR & CAP #28101
- MONUMENT FOUND
- CONTROL MONUMENT
- (M) MEASURED
- (D) DEED
- (P) PLAT
- FOUND 1/4 CORNER
- FOUND SECTION CORNER

DONALD J. KERN
STATE OF WASHINGTON
24570
REGISTERED
PROFESSIONAL LAND SURVEYOR
8-13-04
EXPIRES: 03/08/05

1. INSTRUMENTATION FOR THIS SURVEY WAS A 5 SEC. THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332–130–090.

2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE NOVEMBER, 1998, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.

3. SURVEY REFERENCE:
BOOK 7, PAGE 18
BOOK 77, PAGE 272
PLAT OF ROWLEY INDUSTRIAL PARK
VOL 130 OF PLATS, PAGES 4–7

4. CITY OF ISSAQUAH LOT LINE ADJUSTMENT NUMBER 90.13, RECORDING NO. 9106030554


CONCEPT ENGINEERING, INC.
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DATE: 8–12–2004 JOB NO. 22065

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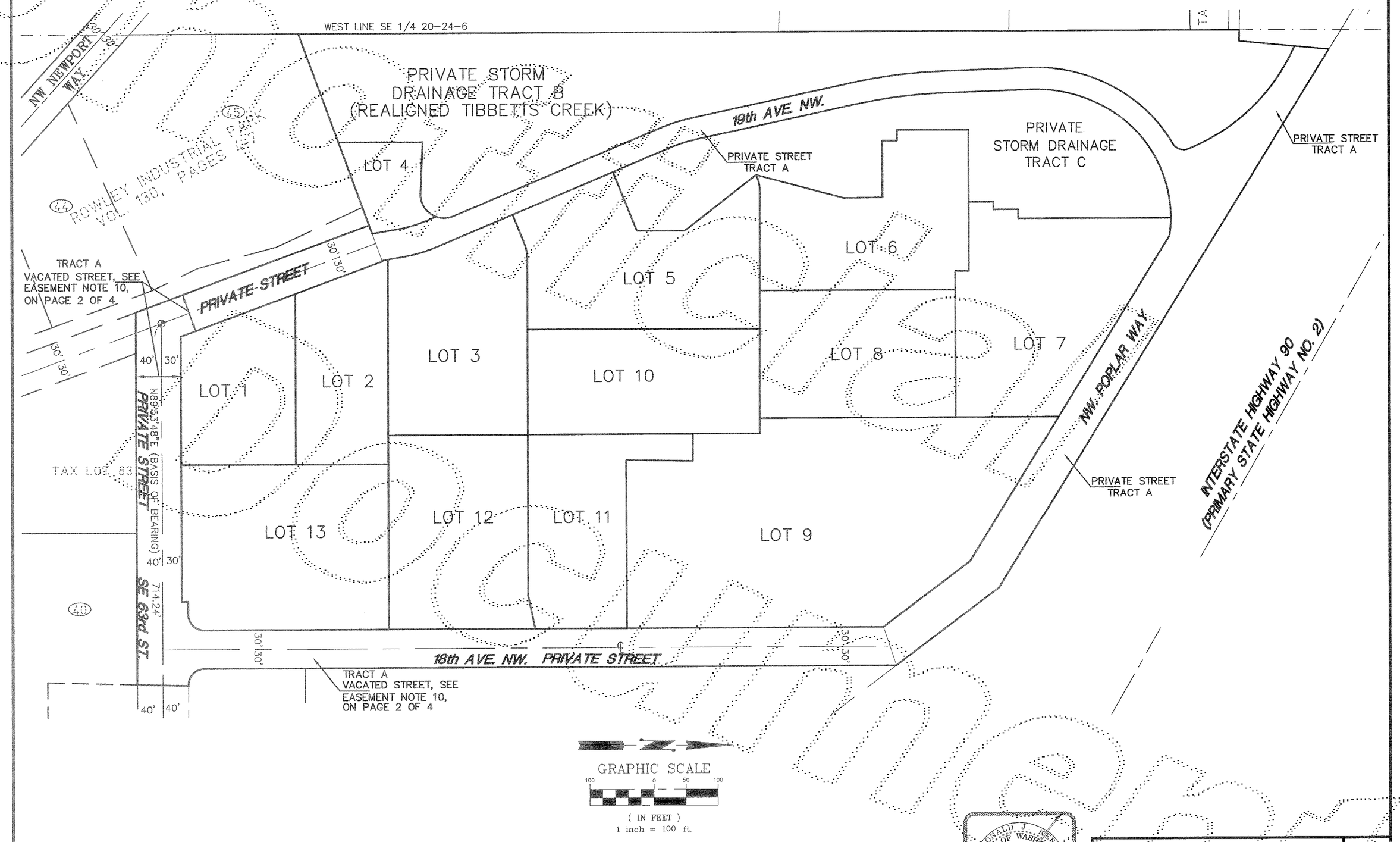
# HYLA, A BINDING SITE PLAN

## PORTION OF SE 1/4, SECTION 20, T. 24 N., R. 6 E., W.M.
## CITY OF ISSAQUAH, KING COUNTY, WASHINGTON.

**BSP 97-01**

**SITE PLAN**




DONALD J. KLEIN
STATE OF WASHINGTON
34670
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 03/08/05

8-13-04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# HYLA, A BINDING SITE PLAN

## PORTION OF SE 1/4, SECTION 20, T. 24 N., R. 6 E., W.M.
## CITY OF ISSAQUAH, KING COUNTY, WASHINGTON.

**BSP 97-01**

**PLAT MAP**

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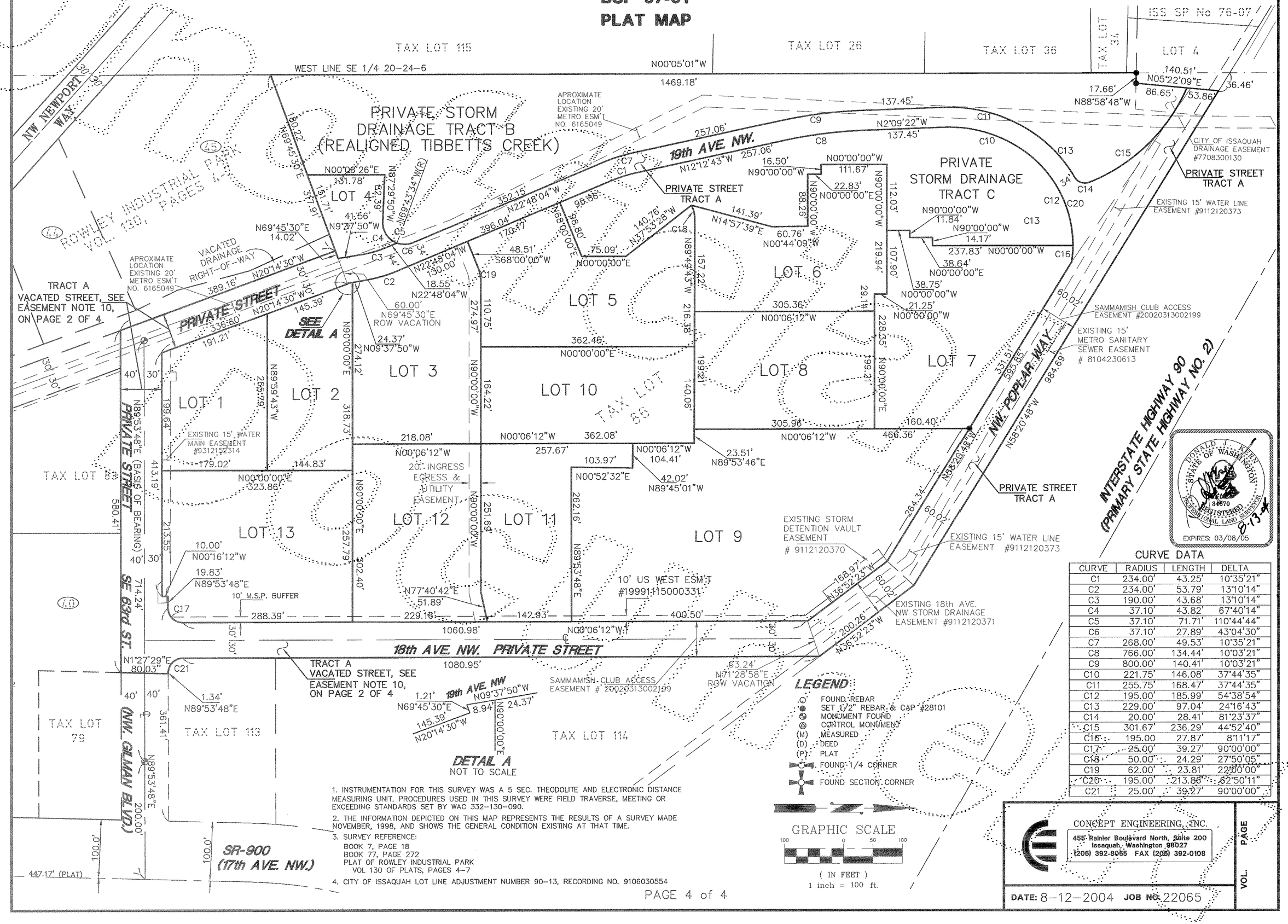


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   PLAT OF ROWLEY INDUSTRIAL PARK
   VOL 130 OF PLATS, PAGES 4-7
4. CITY OF ISSAQUAH LOT LINE ADJUSTMENT NUMBER 90-13, RECORDING NO. 9106030554

### CURVE DATA

| CURVE | RADIUS | LENGTH | DELTA |
|---|---|---|---|
| C1 | 234.00' | 43.25' | 10°35'21" |
| C2 | 234.00' | 53.79' | 13°10'14" |
| C3 | 190.00' | 43.68' | 13°10'14" |
| C4 | 37.10' | 43.82' | 67°40'14" |
| C5 | 37.10' | 71.71' | 110°44'44" |
| C6 | 37.10' | 27.89' | 43°04'30" |
| C7 | 268.00' | 49.53' | 10°35'21" |
| C8 | 766.00' | 134.44' | 10°03'21" |
| C9 | 800.00' | 140.41' | 10°03'21" |
| C10 | 221.75' | 146.08' | 37°44'35" |
| C11 | 255.75' | 168.47' | 37°44'35" |
| C12 | 195.00' | 185.99' | 54°38'54" |
| C13 | 229.00' | 97.04' | 24°16'43" |
| C14 | 20.00' | 28.41' | 81°23'37" |
| C15 | 301.67' | 236.29' | 44°52'40" |
| C16 | 195.00 | 27.87' | 8°11'17" |
| C17 | 25.00' | 39.27' | 90°00'00" |
| C18 | 50.00' | 24.29' | 27°50'05" |
| C19 | 62.00' | 23.81' | 22°00'00" |
| C20 | 195.00' | 213.86' | 62°50'11" |
| C21 | 25.00' | 39.27' | 90°00'00" |


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# HYLA, A BINDING SITE PLAN AMENDMENT NO. 1

## PORTION OF SE 1/4, SECTION 20, T. 24 N., R. 6 E., W.M.
## CITY OF ISSAQUAH, KING COUNTY, WASHINGTON.

### BSP 97-01 (PLN04-00099)

## LEGAL DESCRIPTION

PER CHICAGO TITLE INSURANCE COMPANY SHORT PLAT CERTIFICATE ORDER NO. 1038000, DATED 4-2-02, 8:00 AM, AND SUPPLEMENT # 1, DATED 5-13-04.

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THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 39.27 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT A, CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. 90-13, RECORDED UNDER RECORDING NUMBER 9106030554.)

TOGETHER WITH THOSE PORTIONS OF 19TH AVENUE NORTHWEST, 18TH AVENUE NORTHWEST, AND NORTHWEST GILMAN BLVD. (ALSO KNOWN AS SOUTHEAST 63RD STREET), WHICH WERE VACATED PURSUANT TO CITY OF ISSAQUAH ORDINANCE NUMBER 2312, COPIES OF WHICH WERE RECORDED UNDER RECORDING NUMBERS 20020412003055 AND 20030819002326, AS WOULD ATTACH BY OPERATION OF LAW.

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A BINDING SITE PLAN PURSUANT TO CHAPTER 58.17 R.C.W. AND DECLARE THIS BINDING SITE TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID BINDING SITE PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).

ROWLEY PROPERTIES, INCORPORATED, A WASHINGTON CORPORATION

BY George W. Rowley Jr.
GEORGE W. ROWLEY JR., CEO

## ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT George W. Rowley Jr. IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE CEO OF ROWLEY PROPERTIES, INCORPORATED TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Marianne L Young
SIGNATURE

Marianne L. Young
PRINT NAME

12/17/04
DATE

Notary Public
TITLE

01/29/06
EXPIRES

MARIANNE L. YOUNG
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JANUARY 29, 2006

## MODIFICATIONS/REVISIONS:

IT IS EXPECTED THAT MODIFICATION AND REVISIONS TO THIS BINDING SITE PLAN AND ITS APPROVED DESIGN PLANS, CONDITIONS OF APPROVAL, AND DOCUMENTS MAY BE NECESSARY AND NORMAL DURING THE COURSE OF IT'S DEVELOPMENT. THE CITY OF ISSAQUAH PLANNING DEPARTMENT AND THE PUBLIC WORKS DEPARTMENT SHALL REVIEW AND TAKE SUCH ACTION AS THEY SHALL REASONABLY DETERMINE IS CONSISTENT WITH APPLICABLE CITY POLICIES AND ORDINANCES WITH RESPECT TO ANY PROPOSED MODIFICATION OR DEVIATION FROM THE APPROVED BINDING SITE PLAN AND/OR DOCUMENTS ATTACHED THERETO. THE BURDEN OF PROOF TO DEMONSTRATE WHY A MODIFICATION OR DEVIATION IS NEEDED SHALL BE PLACED ON THE APPLICANT. AT THE DISCRETION OF THE TECHNICAL STAFF, PROPOSED CHANGES MAY BE REFERRED TO THE CITY OF ISSAQUAH DESIGN REVIEW BOARD FOR THIS REVIEW.

THERE SHALL BE NO MODIFICATION TO THE LOT GEOMETRY TO THIS BINDING SITE PLAN EXCEPT AS PROVIDED IN THIS SECTION.

## COVENANTS

ALL LOTS WITHIN THIS BINDING SITE PLAN ARE SUBJECT TO THE COVENANTS RECORDED PRIOR TO THE FIRST SALE OF ANY INTEREST IN THE SUBJECT PROPERTY.

## RESTRICTIONS

1. NO LOT OR PORTION OF A LOT IN THIS BINDING SITE PLAN SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS SITE PLAN SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH IT IS LOCATED.

2. NO DIVISION, REVISION, OR SUBDIVISION OF ANY LOT SHALL BE PERMITTED WITHOUT APPROVAL OF AN APPROPRIATE PROCEDURE BY THE CITY OF ISSAQUAH.

3. ALL DEVELOPMENT WITHIN THIS BINDING SITE PLAN SHALL BE IN CONFORMANCE WITH SUBSEQUENT SITE PLANS OR SPECIAL DEVELOPMENT APPROVAL.

## EASEMENT PROVISIONS

EASEMENTS ARE HEREBY CONVEYED AND GRANTED TO THE PURVEYORS OF UTILITIES SERVICING THIS DEVELOPMENT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE AS-CONSTRUCTED UTILITY WITH THE NECESSARY EASEMENT WIDTH THOUGH ALL LOTS AND PARCELS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLE, PIPELINE, AND WIRES WITH THE NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, CABLE T.V. SERVICE, STORM DRAINAGE, SEWER AND WATER. TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED.
TRACT A IS A PRIVATE ROAD TRACT FOR INGRESS, EGRESS AND UTILITIES.

## NOTE

ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY, TOWN, OR COUNTY HAVING JURISDICTION OVER THE DEVELOPMENT OF SUCH LAND, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF.

## DRAINAGE COVENANT

FOLLOWING THE ORIGINAL AND REASONABLE GRADING OF THE ROADS AND STREETS SHOWN HEREON, DRAINAGE WATERS ENTERING ANY LOT OR LOTS SHALL BE RECEIVED, AND NOT BLOCKED FROM, ENTERING AT THEIR NATURALLY OCCURRING LOCATION AND DRAINAGE WATERS SHALL BE DISCHARGED FROM ANY LOT OR LOTS TO A CITY-APPROVED DRAINAGE SYSTEM OR, IN ABSENCE OF SUCH SYSTEM, AT THE NATURAL LOCATION WITH FLOW RATE CONTROL SYSTEMS AND ENERGY DISSIPATERS AS REQUIRED BY CITY ORDINANCE. WITHIN EACH LOT, THE DOWN SPOUTS AND ENERGY DISSIPATERS AS REQUIRED BY CITY ORDINANCE. WITHIN EACH LOT, THE DOWN SPOUT AND YARD DRAINS SHALL CONNECT TO THE STORM DRAINAGE SYSTEM. MAINTENANCE, OPERATIONS AND REPAIR OF BUILDING AND LOT DRAINS SERVING PRIVATE PROPERTIES SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTIES SERVED. ON PRIVATE PROPERTY, STORM DRAINAGE WHICH DO NOT CONSTITUTE PART OF A CONTINUOUS, CONSTRUCTED DRAINAGE SYSTEM SERVING DEVELOPED CITY PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

AMENDMENT NO. 1 ADJUSTS THE BOUNDARIES BETWEEN LOTS 12 & 13 OF THE ORIGINAL HYLA, A BINDING SITE PLAN AS RECORDED UNDER RECORDING NUMBER 20040907001367 RECORDS OF KING COUNTY, WASHINGTON.

## CITY OF ISSAQUAH PLANNING DEPARTMENT

EXAMINED AND APPROVED PER THIS 20TH DAY OF DECEMBER 2004, A.D.

PLANNING DIRECTOR

## 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. THIS 22nd DAY OF December, 2004

MANAGER, FINANCE DIVISION

DEPUTY

KING COUNTY TREASURY OPERATIONS OFFICIAL SEAL WASHINGTON

## KING COUNTY ASSESSOR

EXAMINED AND APPROVED BY KING COUNTY DEPARTMENT OF ASSESSMENTS THIS 22ND DAY OF DECEMBER 2004, A.D.

SCOTT NOBLE
KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

202406-9086-00

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

## LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PERIMETER BOUNDARY OF THIS BINDING SITE PLAN AS REPRESENTED HEREON IS TRUE AND CORRECT AND IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; AND THAT THE PERIMETER BOUNDARY AND INTERIOR LOT CORNERS WILL BE STAKED CORRECTLY ON THE GROUND.

DONALD J. KERN STATE OF WASHINGTON 34670 REGISTERED PROFESSIONAL LAND SURVEYOR 12-6-04
EXPIRES: 03/08/05

DONALD J. KERN CERTIFICATE NO. 34670

## RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF ROWLEY PROPERTIES THIS 22nd DAY OF Dec, 2004 AT 10 MINUTES PAST 10:00 AND RECORDED IN VOLUME 225 OF PLATS, PAGES 70-73 RECORDS OF KING COUNTY, WASHINGTON.

MANAGER

SUPERINTENDENT OF RECORDS

PORTION OF SE 1/4 SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CONCEPT ENGINEERING, INC.
455 Rainier Boulevard North, Suite 200
Issaquah, Washington 98027
(206) 392-8055 FAX (206) 392-0108

DATE: 12-6-2004 JOB NO. 22065

VOL. PAGE

# HYLA, A BINDING SITE PLAN
# AMENDMENT NO. 1

## PORTION OF SE 1/4, SECTION 20, T. 24 N., R. 6 E., W.M.
## CITY OF ISSAQUAH, KING COUNTY, WASHINGTON.

**BSP 97-01 (PLN04-00099)**

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|---|---|
| 225 | 71 |

*SE 1/4 SECTION 20, TWN. 24 N., R. 6 E., W.M.*
*BREAKDOWN*

### EASEMENTS – (SHOWN ON PAGE 4 OF 4)

1. RIGHTS OF THE CITY OF ISSAQUAH TO ANY PORTION OF SAID PREMISE LYING WITHIN A 44–FOOT RIGHT–OF–WAY AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 115812, AMENDED BY QUIT CLAIM DEEDS RECORDED UNDER RECORDING NO'S 7708190293 AND 7708300130.

2. 20–FOOT METRO SANITARY SEWER EASEMENT NO. 6165049 SUPERCEDES AND CANCELS RECORDING NO.'S 6024711 AND 60252050.

3. 15–FOOT METRO SANITARY SEWER EASEMENT RECORDING NO. 8104230613.

4. 25–FOOT STORM DETENTION VAULT EASEMENT RECORDING NO. 9112120370.

5. 60–FOOT STORM DRAINAGE EASEMENT RECORDING NO. 9112120371.

6. 15–FOOT WATERLINE EASEMENT RECORDING NO. 9112120373.

7. 15–FOOT WATER MAIN AND FIRE HYDRANT EASEMENT RECORDING NO. 9312152314.

8. 10–FOOT U. S. WEST EASEMENT RECORDING NO. 19991115000331.

9. SAMMAMISH CLUB INGRESS AND EGRESS EASEMENT RECORDING NO. 20020313002199.

10. CITY OF ISSAQUAH ORDINANCE 2312 VACATING 18TH AND 19TH AVENUES NW AND A PORTION OF SE 63RD STREET (NW GILMAN BOULEVARD). RECORDED UNDER KING COUNTY RECORDING NO. 20020412003055 AND MODIFIED BY RECORDING NO. 20030819003426. THE CITY RETAINS THE RIGHT OF UTILITY EASEMENTS FOR EXISTING UTILITIES, AND FOR THE RIGHT TO GRANT EASEMENTS OVER VACATED RIGHT–OF–WAY FOR FUTURE UTILITIES.

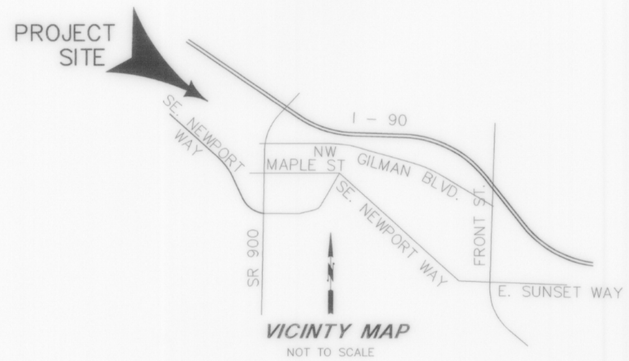
### EASEMENTS (NOT LOCATABLE)

1. PUGET SOUND POWER AND LIGHT COMPANY ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM – AS CONSTRUCTED RECORDING NO. 7110290476.

2. 25–FOOT INGRESS, EGRESS EASEMENT (OVER SOUTHERLY PORTION) ON SURVEY RECORDING NO. 7608129003.

3. PACIFIC NORTHWEST BELL TELEPHONE COMPANY – AS CONSTRUCTED RECORDING NO. 7701180669.

4. PUGET SOUND POWER AND LIGHT COMPANY ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM – AS CONSTRUCTED RECORDING NO. 8303140377.




*VICINTY MAP*
NOT TO SCALE

GRAPHIC SCALE
300 0 150 300
( IN FEET )
1 inch = 300 ft.

### *BASIS OF BEARINGS:*

SOUTH LINE OF SECTION 20–24–6
SOUTHEAST CORNER TO SOUTH 1/4
CORNER N89°59'55"E.
PER SURVEY RECORDED IN BOOK
77 OF SURVEYS, PAGE 272.

### *LEGEND*

- ○ FOUND REBAR
- ● SET 1/2" REBAR & CAP #28101
- MONUMENT FOUND
- CONTROL MONUMENT
- (M) MEASURED
- (D) DEED
- (P) PLAT
- FOUND 1/4 CORNER
- FOUND SECTION CORNER

DONALD J. KUHN
STATE OF WASHINGTON
34670
REGISTERED
PROFESSIONAL LAND SURVEYOR
12-6-04
EXPIRES: 03/08/05

1. INSTRUMENTATION FOR THIS SURVEY WAS A 5 SEC. THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332–130–090.

2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE NOVEMBER, 1998, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.

3. SURVEY REFERENCE:
   BOOK 7, PAGE 18
   BOOK 77, PAGE 272
   PLAT OF ROWLEY INDUSTRIAL PARK
   VOL 130 OF PLATS, PAGES 4–7

4. CITY OF ISSAQUAH LOT LINE ADJUSTMENT NUMBER 90.13, RECORDING NO. 9106030554

AMENDMENT NO. 1 ADJUSTS THE BOUNDARIES BETWEEN LOTS 12 & 13 OF THE ORIGINAL HYLA, A BINDING SITE PLAN AS RECORDED UNDER RECORDING NUMBER 20040907001367 RECORDS OF KING COUNTY, WASHINGTON.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# HYLA, A BINDING SITE PLAN
# AMENDMENT NO. 1

## PORTION OF SE 1/4, SECTION 20, T. 24 N., R. 6 E., W.M.
## CITY OF ISSAQUAH, KING COUNTY, WASHINGTON.

**BSP 97-01 (PLN04-00099)**

**SITE PLAN**

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DONALD J. KERN
STATE OF WASHINGTON
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**BSP 97-01 (PLN04-00099)**

**PLAT MAP**

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|---|---|
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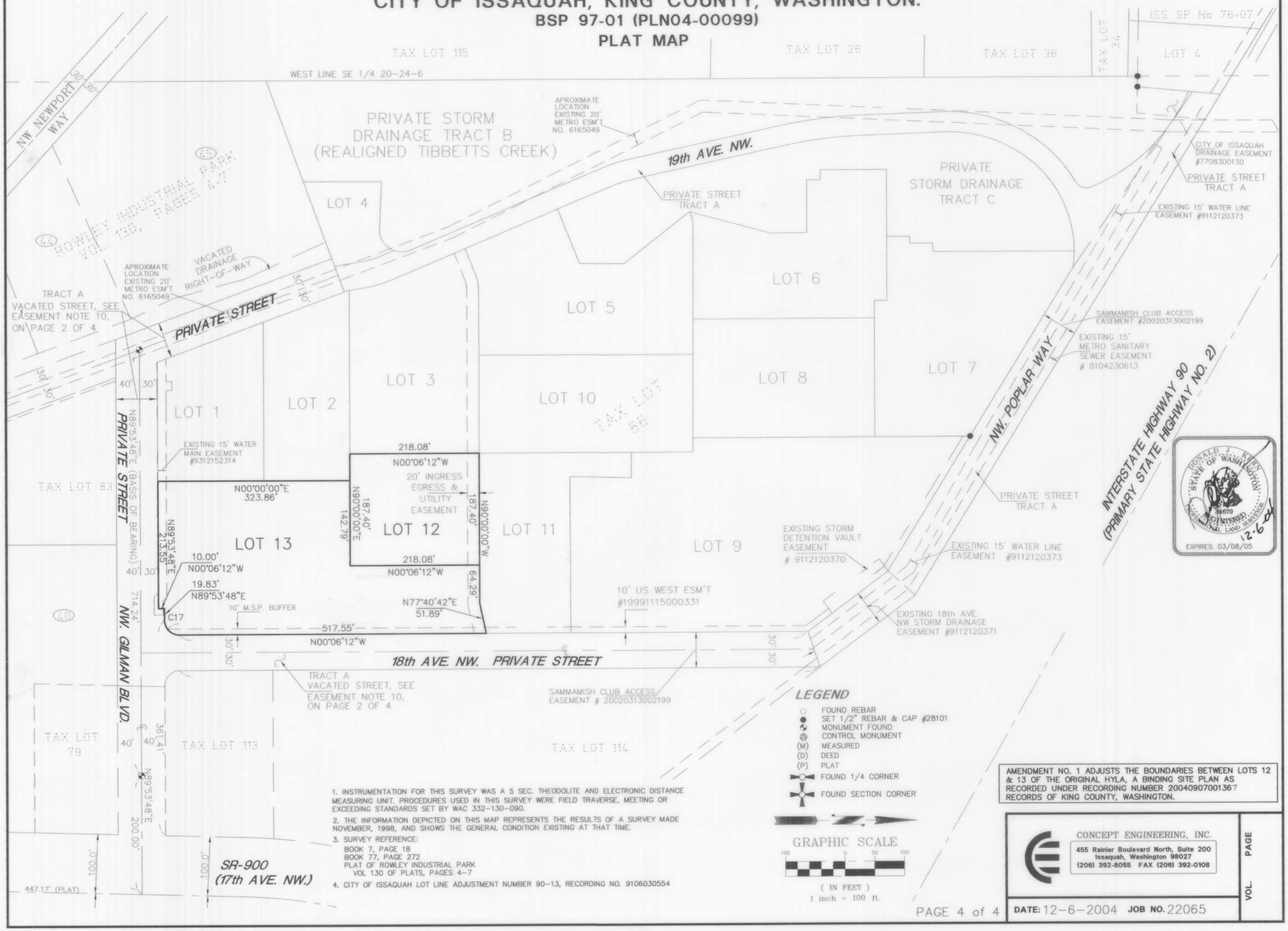


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