

HIGHLAND TERRACES
NE1/4, NE1/4, SEC. 21, TWP. 24 N., R. 6 E., W.M.
PLN 00-00002
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

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 USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND 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 SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, 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 CITY OF ISSAQUAH, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY CITY OF ISSAQUAH.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

JOHN DAY HOMES, INC.
A WASHINGTON CORPORATION

BY: [Signature] TITLE: President
DATE: 12-13-05

KEYBANK NATIONAL ASSOCIATION

BY: [Signature] TITLE: VICE PRESIDENT
DATE: 12/14/05

ACKNOWLEDGEMENTS

STATE OF Washington
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN DAY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OF President of JOHN DAY HOMES INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 12-13-2005

SIGNATURE: [Signature]

(PRINT NAME) Michelle Stewart
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT King County
MY APPOINTMENT EXPIRES 1-19-2006

STATE OF Washington
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TOURAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OF Vice president TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: December 14, 2005

SIGNATURE: [Signature]

(PRINT NAME) Robin Parsons
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Issaquah, WA
MY APPOINTMENT EXPIRES April 26, 2006

LEGAL DESCRIPTION

THE EAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH QUARTER THEREOF; AND

EXCEPT THAT PORTION CONVEYED TO KING COUNTY UNDER DEED RECORDED UNDER RECORDING NUMBER 9011140868 FOR ROAD.

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 FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, EASEMENTS, TRACTS OR FOR OTHER PUBLIC USES, ARE PAID IN FULL.

DATED THIS 12th DAY OF January, 2006
KING COUNTY OFFICE OF FINANCE

Interim Phil Sanders
MANAGER

Lelia C. Yette
DEPUTY

**TREASURER'S CERTIFICATE**

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION, AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, EASEMENTS, TRACTS, OR FOR OTHER PUBLIC USES, ARE PAID IN FULL.

DATED THIS 12th DAY OF January, 2006

SCOTT NOBLE
KING COUNTY ASSESSOR

John E. O'Connell
DEPUTY KING COUNTY ASSESSOR
212406-9104

APPROVALS

EXAMINED AND APPROVED THIS 5th DAY OF JANUARY, 2006.

[Signature]
MARK HINTHORNE, PLANNING DIRECTOR, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 5th DAY OF JANUARY, 2006.

[Signature]
BOB BROCK, PUBLIC WORKS DIRECTOR, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 11th DAY OF January, 2006.

[Signature]
AVA FRISINGER, MAYOR, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 10th DAY OF JANUARY, 2006.

[Signature]
FINANCE DIRECTOR, CITY OF ISSAQUAH



RECEIVED

DEC 14 2005

CITY OF ISSAQUAH

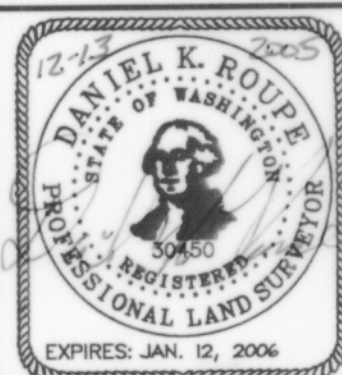
RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Daniel K. Roupe
THIS 12 DAY OF Jan., 2006, AT 12 MINUTES
PAST 3pm AND RECORDED IN VOLUME 232 OF PLATS, PAGES
069-072, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER

[Signature]
SUPERINTENDENT OF RECORDS

**LAND SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT OF HIGHLAND TERRACES IS BASED

UPON ACTUAL SURVEY AND SUBDIVISION OF SECTION 21, TWP. 24 N.,
RGE. 6 E., W.M., THAT THE COURSES AND DISTANCES ARE SHOWN
CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT
AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND AND THAT I
HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

[Signature]
DANIEL K. ROUPE, P.L.S.

30450
CERT. NO.

12/13/05
DATE

Indexing Data: NE 1/4, NE 1/4 SEC. 21, TWP. 24N,
RGE. 6E

GROUP FOUR, Inc.
SURVEYING • ENGINEERING • PLANNING • MANAGEMENT
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(425)775-4581 • (206)362-4244 • FAX (206)362-3819

Date: 12/08/05 Job No: 03-8044 Sheet No: 1 OF 4

HIGHLAND TERRACES

NE1/4, NE1/4, SEC. 21, TWP. 24 N., R. 6 E., W.M.
PLN 00-00002
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

NOTES AND RESTRICTIONS

1) NO FUTURE 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 ZONING IN WHICH LOCATED.

2) FOUNDATIONS OF ANY STRUCTURES MAY NOT BE LOCATED OUTSIDE THE AREA DELINEATED BY THE BUILDING SETBACK LINES (BSBL), EXCEPT MINOR INTRUSIONS MAY BE PERMITTED AS APPROVED BY THE CITY OF ISSAQUAH.

3) NO LINES OR WIRES FOR TRANSMISSIONS OF ELECTRIC CURRENT OR FOR TELEPHONE, CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION USES SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

4) THE LOTS IN THIS PLAT ARE SUBJECT TO KKC 21.A.43 AND ISSAQUAH ORDINANCE NO. 2376 OR AS IT MAY BE AMENDED WHICH IMPOSED IMPACT FEES TO FUND SCHOOL SYSTEM IMPROVEMENTS NEEDED TO SERVE NEW DEVELOPMENT. AS A CONDITION OF FINAL APPROVAL, 50% OF THE IMPACT FEES DUE FOR THE PLAT SHALL BE ASSESSED AND COLLECTED IMMEDIATELY PRIOR TO RECORDING, USING CITY OF ISSAQUAH APPROVED FEE SCHEDULES IN EFFECT WHEN THE PLAT RECEIVES FINAL APPROVAL. THE BALANCE OF THE ASSESSED FEE SHALL BE ALLOCATED TO THE DWELLING UNITS IN THE PLAT AND SHALL BE COLLECTED PRIOR TO BUILDING PERMIT ISSUANCE.

5) ALL FEES REQUIRED BY KING COUNTY CODE 14.75 MITIGATION PAYMENT SYSTEM (MPS) HAVE BEEN PAID.

6) THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO OR FROM SE 48TH STREET OR 228TH AVENUE SE, FROM THOSE LOTS WHICH ABUT THOSE STREETS.

7) RESTRICTIONS FOR SENSITIVE AREA TRACT "D" AND SENSITIVE AREAS AND BUFFERS:
DEDICATION OF A SENSITIVE AREA TRACT CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE 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 SENSITIVE AREA TRACT IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE LAND IN 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, UNLESS OTHERWISE PROVIDED BY LAW.

THE COMMON BOUNDARY BETWEEN THE TRACT AND ANY ADJACENT AREA OF DEVELOPMENT ACTIVITY IN THE SUBJECT PLAT MUST BE MARKED OR OTHERWISE FLAGGED TO THE SATISFACTION OF THE CITY OF ISSAQUAH PRIOR TO ANY CLEARING, GRADING, BUILDING CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITY. 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 ARE ALLOWED BEYOND THE REQUIRED 15 FOOT BUILDING SETBACK LINE, UNLESS OTHERWISE PROVIDED BY LAW.

8) ALL BUILDING DOWNSPOUTS AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE PERMANENT STORM DRAIN OUTLET. THIS PLAN SHALL BE SUBMITTED WITH APPLICATION OF ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL. FOR THOSE LOTS THAT ARE DESIGNATED FOR INDIVIDUAL LOT INFILTRATION SYSTEMS, THE SYSTEMS SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH THE PLAN ON FILE.

9) ALL INDIVIDUAL STUBOUTS AND INFILTRATION SYSTEM SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.

10) STREET TREES SHALL BE OWNED AND MAINTAINED BY THE ABUTTING LOT OWNERS OR THE HIGHLAND TERRACES ASSOCIATION, UNLESS THE CITY OF ISSAQUAH HAS ADOPTED A MAINTENANCE PROGRAM.

11) TRACT B, SHALL BE IMPROVED AS A PRIVATE JOINT USE DRIVEWAY SERVING A MAXIMUM OF TWO LOTS. LOTS 11 AND 12 SHALL HAVE UNDIVIDED OWNERSHIP OF TRACT B, AND RESPONSIBILITY FOR MAINTAINING THE DRIVEWAY TRACT SHALL BE DIVIDED EQUALLY BETWEEN THE OWNERS OF THE BENEFITED LOTS AS WELL. AND SUBJECT TO A PRIVATE STORM DRAINAGE EASEMENT, THE PRIVATE STORM DRAINAGE EASEMENT IS FOR THE BENEFIT OF LOTS 11, 12, AND 13, AND SHALL BE BY MAINTAINED BY LOTS 11, 12, AND 13.

12) TRACT C, SHALL BE IMPROVED AS A PRIVATE JOINT USE DRIVEWAY SERVING A MAXIMUM OF TWO LOTS. LOTS 5 AND 6 SHALL HAVE UNDIVIDED OWNERSHIP OF TRACT B, AND RESPONSIBILITY FOR MAINTAINING THE DRIVEWAY TRACT SHALL BE DIVIDED EQUALLY BETWEEN THE OWNERS OF THE BENEFITED LOTS AS WELL. TRACT C IS ALSO SUBJECT TO A PRIVATE SANITARY SEWER AND PUBLIC WATER EASEMENT, AND A PUBLIC STORM DRAINAGE EASEMENT.

13) TRACT D, IS A SENSITIVE AREA TRACT HEREBY CONVEYED TO HIGHLAND TERRACE ASSOCIATION UPON RECORDING AND THE ASSOCIATION SHALL MAINTAIN TRACT D IN ACCORDANCE WITH NOTE 7 ABOVE.

14) TRACT E, IS A JOINT USE TRACT FOR THE PLACEMENT OF THE STORM DRAINAGE FACILITIES AND THE PLAT RECREATION IMPROVEMENTS. THIS TRACT IS DEDICATED TO THE CITY OF ISSAQUAH FOR THE USE AND MAINTENANCE OF THE STORMWATER FACILITIES. THE RECREATION IMPROVEMENTS PLACED WITHIN THE TRACT HOWEVER, SHALL BE PRIVATELY-OWNED BY AND THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

15) KCC 16.82.150D APPLIES TO THE SUBJECT PROPERTY. THEREFORE CONSTRUCTION WORK INVOLVING SOIL DISTURBANCE, GRADING, AND FILLING OF THE SITE, INCLUDING INDIVIDUAL RESIDENTIAL BUILDING PAD PREPARATION, IS PROHIBITED FROM OCTOBER 1 THROUGH MARCH 31, UNLESS OTHERWISE APPROVED BY KING COUNTY DDES OR ITS SUCCESSOR AGENCY, CONSISTENT WITH THE PROVISIONS OF KCC 16.82.150D.

16) THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 2, 3, 4, AND 5, IS FOR THE BENEFIT OF LOTS 2, 3, 4, 5, AND 6. LOTS 2, 3, 4, 5, AND 6 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.

17) THE TEMPORARY TURN-AROUND EASEMENT WITHIN TRACT D, IS GRANT TO THE CITY OF ISSAQUAH, AND THE PUBLIC AND SHALL AUTOMATICALLY EXPIRES WHEN THE PUBLIC STREET IS EXTENDED TO THE EAST, AND ACCEPTED AND MAINTAINED BY THE CITY OF ISSAQUAH.

18) SUBJECT TO COMMUNICATION LINES EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 5945365. EASEMENT AMENDS, CANCELS AND SUPERSEDES THAT CERTAIN EASEMENT RECORDED UNDER RECORDING NUMBER 5756538. (PLOTTED)

19) SUBJECT TO INGRESS, EGRESS AND UTILITIES EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 7301260413. (PLOTTED)

20) SUBJECT TO UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 8408170667. (NOT PLOTTED)

21) SUBJECT TO ALL COAL, OIL, GAS, AND MINERAL RIGHTS, AS RECORDED UNDER RECORDING NUMBER 3577941. (NOT PLOTTED)

22) SUBJECT TO NOTICE OF ADOPTION OF CONNECTION CHARGES FOR SAMMAMISH PLATEAU WATER AND SEWER DISTRICT RECORDED UNDER RECORDING NUMBERS 9307301617, 9811051363, AND 9901150609. (NOT PLOTTED)

23) SUBJECT TO RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED IN DEED, RECORDED UNDER RECORDING NUMBER 9011140868. (PLOTTED)

24) SUBJECT TO MATTERS DISCLOSED BY SURVEY RECORDED UNDER RECORDING NUMBER 8809239001. (NOT PLOTTED)

25) TERMS AND CONDITIONS OF NOTICE OF CHANGES BY WATER, SEWER AND/OR STORM AND SURFACE WATER UTILITIES, RECORDED UNDER RECORDING NUMBER 20040414002865. (NOT PLOTTED)

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, QUEST COMMUNICATIONS, COMCAST CABLE, CITY OF ISSAQUAH, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND PARCELS IN WHICH TO INSTALL, LAY CONSTRUCT, RENEW OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND PARCELS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT OVER, UNDER, THROUGH AND UPON THE EASEMENTS SHOWN ON THIS PLAT DESCRIBED AS "SANITARY SEWER EASEMENT" (SSE) OR "WATER EASEMENT" (WE) AND AS DESCRIBED BELOW:

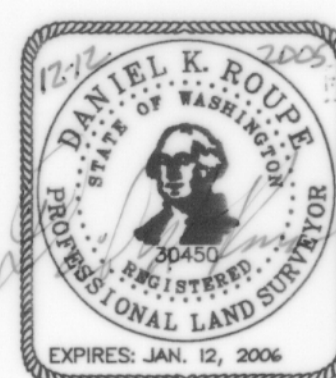
THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND PARCELS (WE & SSE); THE SOUTH 15' OF LOT 11 (WE), THE SOUTH 10' FEET OF LOT 12 (WE), A PORTION OF LOTS 12 AND 13 (SSE), AND THE ENTIRETY OF TRACTS B AND C (WE & SSE), IN WHICH TO INSTALL, LAY, CONSTRUCT, MAINTAIN, 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. NO STRUCTURES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS. THE GRANTOR COVENANTS THAT NO STRUCTURES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS, INCLUDING FENCES OR ROCKERIES, SHALL BE ERECTED OVER, UPON OR WITHIN, AND NO 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.

FOR EASEMENTS ACROSS THE ENTIRETY OF TRACTS B AND C, JOINT USE DRIVEWAY TRACTS, THE DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY COST OF PAVEMENT REPLACEMENT OR REPAIR NECESSITATED BY DAMAGE INCURRED THROUGH THE NORMAL OPERATION OR MAINTENANCE OF THE WATER AND/OR SEWER FACILITIES, EXCEPT THAT IN THE EVENT THAT THE SURFACING IS REMOVED BY THE GRANTEE FOR ANY UNDERGROUND CONSTRUCTION, UNDERGROUND REPAIR OR REPLACEMENT OF THE WATER AND/OR SEWER LINES, THE SURFACING SHALL BE RESTORED AS NEARLY AS REASONABLY POSSIBLE TO ITS CONDITIONS PRIOR TO PLACEMENT OF THE WATER OR SEWER.

RECEIVED

UEC 14 2005

CITY OF ISSAQUAH



GROUP FOUR, Inc.
 SURVEYING • ENGINEERING • PLANNING • MANAGEMENT
 16030 JUANITA-WOODINVILLE WAY NE
 BOTHELL, WASHINGTON 98011
 (425)775-4581 • (206)362-4244 • FAX(206)362-3819

DATE: 12/08/05 JOB NO: 03-8044 SHEET: 2 OF 4

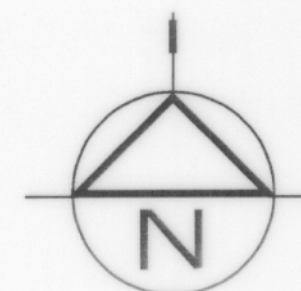
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



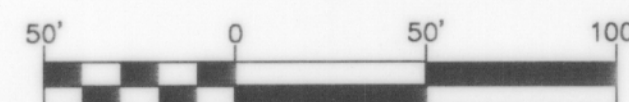
DATE: 12/08/05 JOB NO: 03-8044 SHEET: 3 OF 4

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

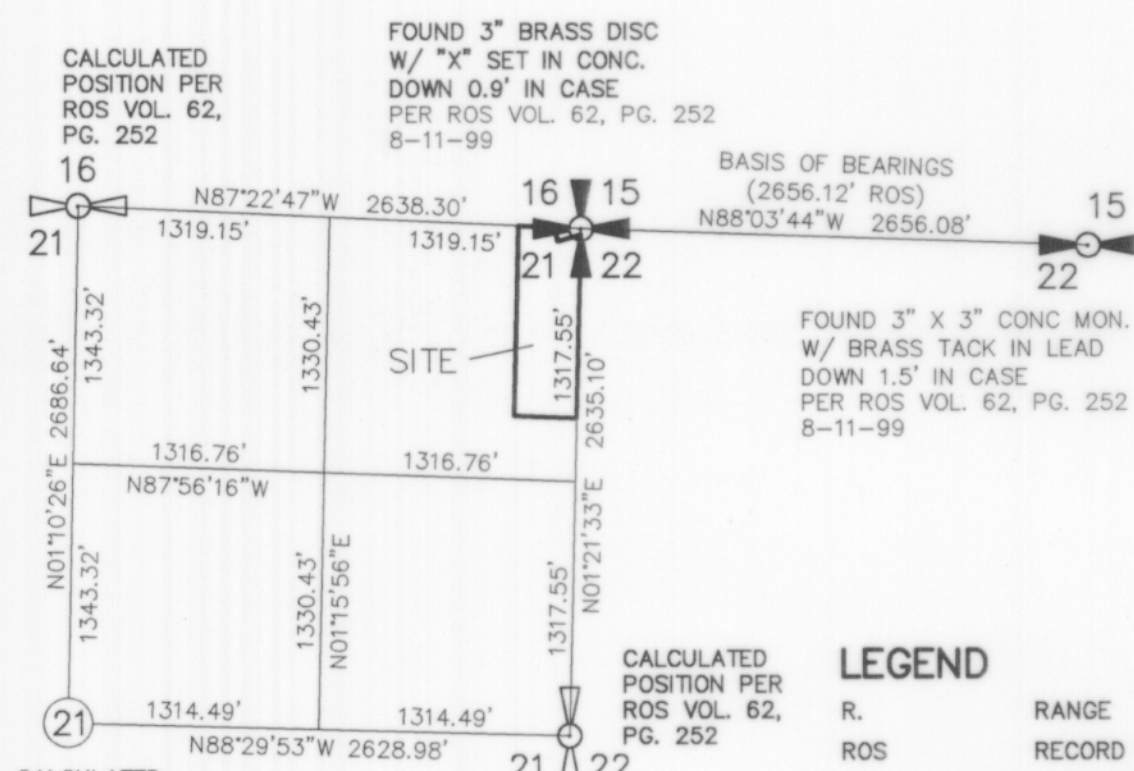
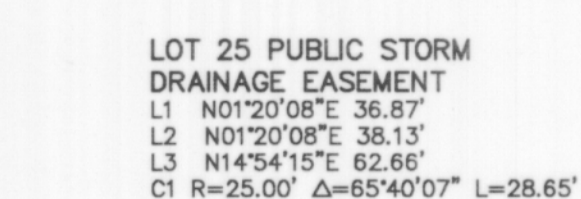
BSBL BUILDING SETBACK LINE
DN DOWN
FND FOUND
MON. MONUMENT
DE PUBLIC DRAINAGE EASEMENT
PDE PRIVATE DRAINAGE EASEMENT
(R) RADIAL BEARING
REC. NO. RECORDING NUMBER
RGE RANGE
ROS. RECORD OF SURVEY VOL. 62, PG. 252
SEC. SECTION
SE,NE, SOUTHEAST, NORTHEAST,
NW,SW NORTHWEST, SOUTHWEST
S.,N.,E.,W., SOUTH, NORTH, EAST, WEST
SF SQUARE FEET
UE UTILITY EASEMENT
SSE SANITARY SEWER EASEMENT
WE WATER EASEMENT
TWP. TOWNSHIP
VOL. VOLUME
W.M. WILLAMETTE MERIDIAN
⊕ EXISTING MONUMENT AS NOTED
• EXISTING REBAR OR IRON PIPE
AS NOTED
⊕ SET STANDARD KING COUNTY
MONUMENT/CASE & BRASS CAP
W/PUNCH MARK LS NO. 30450
○ SET 1/2" X 24" REBAR WITH
PLASTIC CAP, LS NO. 30450





SCALE 1" = 50'



BASIS OF BEARINGS: FROM N1/4 CORNER, OF SEC. 22,
T. 24 N., R. 6 E., W.M. TO THE NE CORNER OF
NE CORNER OF SEC. 21, PER RECORD OF SURVEY
RECORDED IN VOLUME 62 OF SURVEYS, PAGE 252,
= N88°03'44"W.



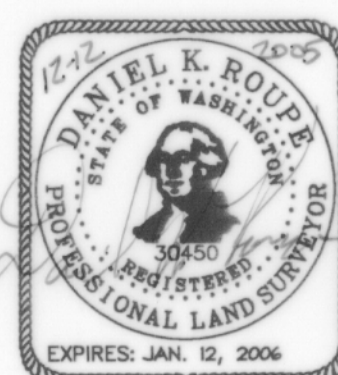
R.	RANGE
ROS	RECORD OF SURVEY
SEC.	SECTION
NW,NE, SW,SE	NORTHWEST, NORTHEAST, SOUTHWEST, SOUTHEAST
S.,N.,E.,W.,	SOUTH, NORTH, EAST, WEST
T.	TOWNSHIP
W.M.	WILLAMETTE MERIDIAN
	SUBDIVISION CORNER / FOUND
	SUBDIVISION CORNER /NOT FOUND

INSTRUMENT DATA: LEICA TCR 703 AUTO
(1" DIRECT READING THEODOLITE WITH E.D.M)

PRECISION OF CONTROL TRAVERSE IS AT HIGHER
LEVEL THAN MINIMUM STANDARDS REQUIRED
BY WAC, 332-130-090.

NE1/4, SEC.21,T.24N.,R.6E.,W.M.

BASIS OF BEARINGS: FROM N1/4 CORNER, SEC. 22, T. 24 N., R. 6 E., W.M. TO THE NE CORNER OF SEC. 21, PER RECORD OF SURVEY RECORDED IN VOLUME 62 OF SURVEYS, PAGE 252. = N88°03'44"W.



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DATE: 12/08/05 JOB NO: 03-8044 SHEET: 4 OF 4