FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 24 AND 25
(REPLAT OF TRACT 'V')

A PORTION OF THE SOUTH 1/2 OF SECTION 23, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

APPROVALS

Examined and approved this 18 day of DECEMBER 2001 A.D.

~~Bill Hoffman~~, City of Issaquah M.D.R.T.
KEITH NAWEG

12/19/01
Bob Brock – Public Works Director, City of Issaquah M.D.R.T.

Examined and approved this 19th day of December 2001 A.D.

Ava Frisinger
Ava Frisinger, Mayor, City of Issaquah

Examined and approved this 19th day of December 2001 A.D.

~~Bill McGill, General Services Director~~, City of Issaquah
Marcia Corum, city clerk

Examined and approved this 19th day of December 2001 A.D.

Fred ~~Kompe~~ Butler, City Council President, City of Issaquah

Examined and approved this 19TH day of DECEMBER 2001 A.D.

SCOTT NOBLE
King County Assessor

Deputy King County Assessor

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

On this 9th day of November, 2001, before me, a Notary Public in and for the State of Washington, personally appeared Judd Kirk, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who signed the instrument; on oath stated that he was authorized to execute this instrument as the authorized Agent of WARJONE INVESTMENTS, INC., the corporation that executed the instrument; acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned; and on oath stated that he was duly elected, qualified, and acting as said officer of the corporation; that said corporation is the general partner of GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), a Washington limited partnership; that said corporation was authorized to execute the said instrument on behalf of said partnership; and that said instrument was the free and voluntary act and deed of said partnership for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

CLAUDIA S. NELSON NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 8-1-02

Claudia S. Nelson
NOTARY PUBLIC in and for the State of Washington,
residing at Bellevue
My appointment expires 8-1-02
Print Name Claudia S. Nelson

State of Washington)
) s.s.
County of King)

I certify that I have satisfactory evidence that Douglas B. Elliott signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute this instrument and acknowledge it as the Senior Vice President of Bank of America, N.A., a ~~Washington Corporation~~ national association to be the free and voluntary act of such (party)/parties) for the uses and purposes mentioned in the instrument.

Date: November 13, 2001

Signature of Notary Public: Tracey D. Elliott

Title: Notary Public

My Appointment Expires: December 14, 2003

TRACEY D. ELLIOTT NOTARY PUBLIC STATE OF WASHINGTON COMM. EXP. DECEMBER 14, 2003

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 20th day of December 2001 A.D.

Garry Holmes
Manager, King County Office of Finance

Lilian C. Yetta
Deputy

KING COUNTY FINANCE DEPARTMENT OFFICIAL WASHINGTON

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 19 day of DECEMBER 2001 A.D.

Deputy Fin. Dir.
Finance Director, City of Issaquah

SURVEYOR'S CERTIFICATE

I hereby certify that this replat of Tract 'V', Issaquah Highlands, is based upon an actual survey of Section 23, Township 24 North, Range 6 East, W.M., that the courses and distances are shown correctly that the centerline street monuments as graphically delineated will be set and the lot and block 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.

Richard A. Dickman PLS No. 26252

RECORDING CERTIFICATE

Filed for record at the request of the City of Issaquah this 21 day of DEC 2001, at 30 minutes past 9:00 A.m., in Volume 204 of Plats at pages 38-42, Records of King County, Washington.

Recording No. 20011220000390
DIVISION OF RECORDS AND ELECTION

Bob Roegner
Manager

Walt Washington
Superintendent of Records

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, as owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the public all of those roads, alleys, easements and rights of way which are shown hereon for public use (excluding any private roads shown on this plat) also the right to make necessary slopes for cuts and fills upon the lots and blocks shown on the face of this plat in the original reasonable grading of the public streets and avenues shown hereon; and dedicate to the City of Issaquah free and clear of all encumbrances, except as shown hereon; and dedicate all publicly–designated easements for public utilities in favor of the City of Issaquah and grant to the City of Issaquah authority to assign last said publicly–designated easements to other public utilities at its discretion.

{In witness whereof we set our hands and seals.}

GRAND RIDGE PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP
BY WARJONE INVESTMENTS, INC. ITS GENERAL PARTNER

BY: Judd Kirk ITS: Authorized Agent

Bank of America, N.A., Successor to
BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION.

BY: Douglas B. Elliott ITS: Senior Vice-President

RICHARD A. DICKMAN STATE OF WASHINGTON 26252 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 5/21/02

DAVID EVANS AND ASSOCIATES, INC
415 - 118TH AVENUE S.E.
BELLEVUE, WA. 98005-3518 (425) 519-6500
3700 Pacific Highway East
TACOMA, WA. 98424 (253-922-9780)

SHEET 1 OF 5

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FINAL PLAT OF DIV. 25B
ISSAQUAH HIGHLANDS

A REPLAT OF DIVISION 24 AND FUTURE DEVELOPMENT TRACT XA OF FINAL PLAT OF DIV. 25A ISSAQUAH HIGHLANDS

A PORTION OF THE SOUTH 1/2 OF SECTION 23, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC ALL OF THOSE ROADS, ALLEYS, EASEMENTS AND RIGHTS OF WAY WHICH ARE SHOWN HEREON FOR PUBLIC USE (EXCLUDING ANY PRIVATE ROADS SHOWN ON THIS PLAT) ALSO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS, SHOWN ON THE FACE OF THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE PUBLIC STREETS AND AVENUES SHOWN HEREON; AND DEDICATE TO THE CITY OF ISSAQUAH FREE AND CLEAR OF ALL ENCUMBRANCES, EXCEPT AS SHOWN HEREON; AND DEDICATE ALL PUBLICLY-DESIGNATED EASEMENTS FOR PUBLIC UTILITIES IN FAVOR OF THE CITY OF ISSAQUAH AND GRANT TO THE CITY OF ISSAQUAH AUTHORITY TO ASSIGN LAST SAID PUBLICLY-DESIGNATED EASEMENTS TO OTHER PUBLIC UTILITIES AT ITS DISCRETION.

FURTHER, WE WAIVE FOR OURSELVES, OUR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF ISSAQUAH AND 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.

THIS SUBDIVISION, DEDICATION, AND WAIVER OF CLAIMS IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

CROFTON ISSAQUAH I LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: THE DWELLING COMPANY, LL., MEMBER

BY: Linda Stalzer ITS: MANAGING MEMBER

for BOB BALDWIN
FOR BALDWIN PARTNERS, LLC
LINDA STALZER, Director

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Linda Stalzer, Director for BOB BALDWIN 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 MANAGING MEMBER OF BALDWIN PARTNERS, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DIANA R. OSBORNE NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 1-30-06

DATED February 21, 2003

SIGNATURE OF NOTARY PUBLIC Diana R. Osborne

MY APPOINTMENT EXPIRES 1-30-2006

ACKNOWLEDGMENTS

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 FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, EASEMENTS, TRACTS, OR FOR PUBLIC USES, ARE PAID IN FULL DATED THIS 13th DAY OF March, 2003 A.D.

Garry Holmes
MANAGER, KING COUNTY OFFICE OF FINANCE

Tilma E Hatt
DEPUTY

KING COUNTY TREASURY OPERATIONS OFFICIAL SEAL WASHINGTON

CITY OF ISSAQUAH FINANCE DEPARTMENT 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 10 DAY OF MARCH, 2003 A.D.

FINANCE DIRECTOR, CITY OF ISSAQUAH

APPROVALS

EXAMINED AND APPROVED THIS 21st DAY OF Feb, 2003

KEITH NIVEN – PROGRAM MANAGER, CITY OF ISSAQUAH M.D.R.T.

BOB BROCK – PUBLIC WORKS DIRECTOR, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 5th DAY OF March, 2003 A.D.

AVA FRISINGER, MAYOR, CITY OF ISSAQUAH ATTEST: CITY CLERK

EXAMINED AND APPROVED THIS 13th DAY OF MARCH, 2003 A.D.

SCOTT NOBLE
KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

362990-0010 & 0020

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

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS REPLAT OF 24 AND 25, ISSAQUAH HIGHLANDS IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, EXCEPT AS NOTED, THAT I FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

DAVID A. ROBERTSON STATE OF WASHINGTON 33149 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 05/21/03 2/28/03

DAVID A. ROBERTSON, PROFESSIONAL LAND SURVEYOR. CERTIFICATE NO. 33149
TRIAD ASSOCIATES
11814 115TH AVE. NE.
KIRKLAND, WASHINGTON 98034
PHONE: (425) 821-8448

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY THIS 14 DAY OF MAR, 2003, AT 30 MINUTES PAST 8:00 P M. AND RECORDED IN VOLUME 213 OF PLATS, PAGE(S) 15-31, RECORDS OF KING COUNTY, WASHINGTON.
DIVISION OF RECORDS AND ELECTIONS

Bob Cooper
MANAGER

Walt Washington
SUPERINTENDENT OF RECORDS

PORTION OF THE SOUTH 1/2 OF SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN THE CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

JOB NO 01-236

SHEET 1 OF 17

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CITY OF ISSAQUAH FILE NO. FP03-001IH

TRIAD ASSOCIATES
11814 115th Ave. NE
Kirkland, WA 98034-6923
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassoc.com

FINAL PLAT OF DIV. 25B
ISSAQUAH HIGHLANDS
A REPLAT OF DIVISION 24 AND FUTURE DEVELOPMENT TRACT XA OF FINAL PLAT OF DIV. 25A ISSAQUAH HIGHLANDS

A PORTION OF THE SOUTH 1/2 OF SECTION 23, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LAND DESCRIPTION

DIVISION 24, REPLAT OF TRACT 'V', ISSAQUAH HIGHLANDS VOL. 204 PAGES 38–42, AND FUTURE DEVELOPMENT TRACT "XA" OF FINAL PLAT OF DIV. 25A ISSAQUAH HIGHLANDS VOL. 211 PAGES 56–59, BEING A PORTION OF THE SOUTH 1/2 OF SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON.

NOTES

1. ALL MONUMENTS DELINEATED AS FOUND WERE FIELD VISITED AS STATED.

2. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING 3 AND 5 SECOND ELECTRONIC THEODOLITES WITH INTEGRAL ELECTRONIC DISTANCE MEASURING UNITS. THE LINEAR AND ANGULAR CLOSURE OF THE TRAVERSE MET OR EXCEEDED THE STANDARDS OF W.A.C. 332–130–090.

3. NO FUTURE LOT OR PORTION OF A FUTURE 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.

4. ALL CONSTRUCTION SHALL COMPLY WITH THE WASHINGTON STATE PLUMBING CODE.

5. ALL FUTURE PRIVATE UTILITY STUB–OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.

6. FUTURE FOUNDATIONS OF ANY STRUCTURES MAY NOT EXTEND BEYOND THE BUILDING SETBACK LINES (B.S.B.L.), EXCEPT MINOR STRUCTURAL INTRUSIONS MAY BE PERMITTED AS DEFINED IN THE ISSAQUAH HIGHLANDS CRITICAL AREA DEVELOPMENT STANDARDS UPON APPROVAL OF THE CITY OF ISSAQUAH.

7. STRUCTURES, OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, FENCES, OUTBUILDINGS) SHALL NOT BE PERMITTED WITHIN THE ACCESS EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON AND DEDICATED TO THE CITY, WITHOUT PRIOR APPROVAL FROM THE CITY OF ISSAQUAH.

8. NO LINES OR WIRES FOR TRANSMISSION 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.

9. DELETED – LEFT INTENTIONALLY BLANK

10. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES OR NON–ORGANIC, NON–SLOW RELEASE FERTILIZERS IS PROHIBITED IN THE 15–FOOT BUILDING SETBACK AREA FROM STREAM BUFFER IN THIS PLAT.

11. UPON DEVELOPMENT OF THIS PLAT, ANY APPLICANT FOR DEVELOPMENT SHALL ADOPT TESTING STANDARDS THAT VERIFY THAT THE LOW I/I DESIGN VALUES ARE ACHIEVED, TEST MANHOLES AND SIDE SEWERS, AND LOCATE SEWERS IN AREAS THAT DO NOT ENCOURAGE INFLOW.

12. THIS PLAT IS SUBJECT TO AN EASEMENT 5 FEET IN WIDTH TO THE BENEFIT OF PUGET SOUND ENERGY, U.S. WEST COMMUNICATIONS AND SUMMIT COMMUNICATIONS FOR THE PURPOSE OF UTILITIES AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9710091546, AND AS PLOTTED HEREON.

13. THIS PLAT IS SUBJECT TO AN EASEMENT 5 FEET IN WIDTH TO THE BENEFIT OF PUGET SOUND ENERGY, U.S. WEST COMMUNICATIONS AND SUMMIT COMMUNICATIONS FOR THE PURPOSE OF UTILITIES AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9812142621, AND AS PLOTTED HEREON.

14. THIS PLAT IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 211 OF PLATS AT PAGE(S) 56–59, RECORDS OF KING COUNTY, WASHINGTON – RECORDING NO. 20021230001742, EXCEPT AS MODIFIED HEREIN BY THIS PLAT.

15. A SCHOOL MITIGATION PAYMENT IN THE AMOUNT OF ONE THOUSAND THREE HUNDRED NINETY–SIX AND NO/100 DOLLARS ($1,396) PER SINGLE FAMILY DWELLING UNIT OR, FIVE HUNDRED SEVENTY THREE AND NO/100 DOLLARS ($573) PER MULTI–FAMILY DWELLING UNIT SHALL BE PAID TO ISSAQUAH SCHOOL DISTRICT NO. 411 AT THE TIME THE BUILDING PERMIT FOR EACH DWELLING UNIT IN THE PLAT IS ISSUED.

16. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER A.F.N. 9508160202 (SCHOOL MITIGATION AGREEMENT REGARDING THE GRAND RIDGE URBAN PLANNED DEVELOPMENT) AND AS MODIFIED BY INSTRUMENT FILED UNDER RECORDING NO. 9712121468 AND SUBJECT TO THE TERMS AND CONDITIONS OF NOTICE AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9806232215.

17. THIS PLAT IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND/OR EASEMENTS" AS AMENDED FOR THIS PLAT; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES: RECORDED APRIL 28, 1997 UNDER RECORDING NO. 9704281806 AND MODIFIED AND/OR AMENDED BY INSTRUMENT: RECORDED DECEMBER 12, 1997; DECEMBER 14, 1998; AUGUST 12, 1999; OCTOBER 11, 1999; NOVEMBER 13, 2000; NOVEMBER 19, 2001; NOVEMBER 28, 2001; JANUARY 18, 2002 AND MAY 8, 2002; UNDER RECORDING NO: 9712121469, 9812142680, 19990812000176, 19991011000727, 20001113000116, 20011119002073, 200111280000870, 20020118001735 AND 20020508000733.

18. THIS PLAT IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND/OR EASEMENTS" AS AMENDED FOR THIS PLAT; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES: RECORDED APRIL 28, 1997 UNDER RECORDING NO. 9704281807 AND MODIFIED AND/OR AMENDED BY INSTRUMENT: RECORDED DECEMBER 19, 1997; DECEMBER 14, 1998; AUGUST 12, 1999; OCTOBER 11, 1999; NOVEMBER 13, 2000; NOVEMBER 19, 2001; NOVEMBER 28, 2001; JANUARY 18, 2002 AND MAY 8 2002; UNDER RECORDING NO: 9712190675, 9812142681, 19990812000177, 19991011000726, 20001113000115, 20011119002072, 200111280000871, 20020118001734 AND 20020508000733.

19. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN DOCUMENT RECORDED UNDER A.F.N. 9606180756 (RECORDED TO GIVE NOTICE OF THE JOINT AGREEMENT INCLUDING THE EASTERN ACCESS COVENANTS [THREE–PARTY]), AND AS MODIFIED BY INSTRUMENTS FILED UNDER RECORDING NO'S. 9805110405 AND 9712190677.

20. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN DOCUMENT RECORDED UNDER A.F.N. 9606251228 (RECORDED TO GIVE NOTICE OF THE ANNEXATION AND DEVELOPMENT AGREEMENT [TWO–PARTY]), AND AS MODIFIED BY INSTRUMENTS FILED UNDER RECORDING NO. 9805110405 AND 9712190677.

21. THIS PLAT IS SUBJECT TO THE AGREEMENT AND ITS TERMS AND CONDITIONS BY AND BETWEEN THE GRAND RIDGE PARTNERSHIP, GLACIER RIDGE PARTNERSHIP AND SUMMIT COMMUNICATIONS REGARDING AN EASEMENT AGREEMENT FOR CABLE TELEVISION SERVICE AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9709091546.

22. THIS PLAT IS SUBJECT TO TERM DEED OF DEVELOPMENT RIGHTS, CONSERVATION AND TRAIL EASEMENT COVENANTS, OBLIGATIONS AND CONDITIONS, BY AND BETWEEN THE GRAND RIDGE PARTNERSHIP AND KING COUNTY AS DISCLOSED BY INSTRUMENTS FILED UNDER RECORDING NO'S. 9612030694, 9612030695 AND 9612030696.

23. THIS PLAT IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 191 OF PAGES AT PAGE(S) 85–91, RECORDS OF KING COUNTY, WASHINGTON – RECORDING NO. 199910110089, EXCEPT AS MODIFIED HEREIN BY THIS PLAT.

24. THIS PLAT IS SUBJECT TO ISSAQUAH HIGHLANDS SUMMARY OF NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9805110404.

25. THIS PLAT IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 183 OF PLATS AT PAGE(S) 88–98, RECORDS OF KING COUNTY, WASHINGTON – RECORDING NO. 9712171813, EXCEPT AS MODIFIED HEREIN BY THIS PLAT.

26. THIS PLAT IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 187 OF PLATS AT PAGE(S) 57–62, RECORDS OF KING COUNTY, WASHINGTON – RECORDING NO. 9812142621, EXCEPT AS MODIFIED HEREIN BY THIS PLAT.

27. THIS PLAT ENCOMPASSES A PORTION OF A COAL MINE HAZARD AREA. ALL DEVELOPMENT IN THE HAZARD AREA SHALL ADHERE TO AND BE CONSISTENT WITH THE AMENDED (AM00–015IH) APPENDIX B–PART 4, SUPPLEMENTAL DEVELOPMENT MITIGATION ZONES 1, 2, AND 3, OR AS SUBSEQUENTLY MODIFIED, (SEE ACTION MEMO DATED 2/5/03 REGARDING DEVELOPMENT MITIGATION ZONE 0). A NOTICE OF RISK AND CITY WAIVER FORM MUST BE EXECUTED OR BE ON FILE FOR ALL TRACTS OR LOTS WITHIN THE COAL MINE HAZARD AREA PRIOR TO ISSUANCE OF ANY DEVELOPMENT PERMIT.

28. THIS PLAT IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES EASEMENTS AND PROVISIONS, IF ANY, CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 204 OF PAGES AT PAGE(S) 38–42, RECORDS OF KING COUNTY, WASHINGTON – RECORDING NO. 20011220000390, EXCEPT AS MODIFIED HEREIN BY THIS PLAT.

CITY OF ISSAQUAH FILE NO. FP03–001IH

NOTES CONT.

29. THIS PLAT IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND/OR EASEMENTS;" BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES: RECORDED JUNE 28, 2002 UNDER RECORDING NO. 20020628003055.

30. TRACTS XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV AND XW ARE HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION SUBJECT BUT NOT LIMITED TO THE FOLLOWING PURPOSES:

MAINTAINED LANDSCAPING –ALL TRACTS
PEDESTRIAN ACCESS – XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XV
VEHICULAR ACCESS – XK, XL, XN, XR
RECREATION – XM, XR
PARKING – XN

THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR ALL SAID TRACTS, AND THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL PRIVATE FACILITIES CONTAINED THEREIN. TRACTS ARE ALSO SUBJECT TO EASEMENT PROVISIONS CONTAINED HEREIN.

SECTION SUBDIVISION

NOTE:
SECTION SUBDIVISION PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 24 AND 25 (REPLAT OF TRACT 'V'), AS FILED IN VOLUME 204 OF PLATS, PAGES 38 THROUGH 42, UNDER RECORDING NO. 20011220000390, RECORDS OF KING COUNTY, WASHINGTON, SAID PLAT SITUATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH OR ITS ASSIGNS OVER AND UPON THE LOTS AND TRACTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PUBLIC SANITARY SEWER EASEMENT". THE EASEMENT IS FOR THE PURPOSE OF CITY ACCESS WITHIN THE EASEMENT AREA FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF SUCH IMPROVEMENT BY THE CITY OF ISSAQUAH. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.

2. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH OR ITS ASSIGNS OVER AND UPON THE LOTS AND TRACTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PUBLIC WATER LINE EASEMENT". THE EASEMENT IS FOR THE PURPOSE OF CITY ACCESS WITHIN THE EASEMENT AREA FOR METER READING, MAINTENANCE, REPAIR, AND REPLACEMENT OF SUCH IMPROVEMENT BY THE CITY OF ISSAQUAH. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.

3. A NON–EXCLUSIVE ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON A 2.00 FOOT WIDE STRIP OF PRIVATE LAND LYING PARALLEL WITH AND ADJACENT TO 18TH AVENUE NORTHEAST, 17TH AVENUE NORTHEAST AND NORTHEAST KATSURA STREET FRONTAGE (i.e. THE 2' ADJACENT TO THE RIGHT OF WAY WITHIN THE 5' EASEMENT REFERENCED IN NOTES 12 & 13) AND DESCRIBED HEREIN AS "SIDEWALK MAINTENANCE EASEMENT". THE EASEMENT IS FOR THE PURPOSE OF CITY ACCESS TO ANY PUBLIC IMPROVEMENT WITHIN THE RIGHT–OF–WAY WHICH ADJOINS THE EASEMENT AREA FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF SUCH IMPROVEMENT BY THE CITY OF ISSAQUAH. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.

4. AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS IS HEREBY RESERVED FOR AND GRANTED OVER AND UPON THE LOTS AND TRACTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PUBLIC PEDESTRIAN ACCESS EASEMENT". THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF THE IMPROVEMENTS CONTAINED THEREIN AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

5. AN EASEMENT FOR PRIVATE STORM DRAINAGE IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION OR ITS ASSIGNS AND TO OWNERS OF LOTS ADJACENT TO AND SERVED BY THE EASEMENT OVER AND UPON THE LOTS AND TRACTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PRIVATE STORM DRAINAGE EASEMENT". THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF THE PRIVATE IMPROVEMENTS CONTAINED THEREIN AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

6. AN EASEMENT FOR PRIVATE UTILITIES IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION OR ITS ASSIGNS AND TO THE OWNERS OF LOTS ADJACENT TO AND SERVED BY THE EASEMENT UPON THE LOTS AND TRACTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PRIVATE UTILITY EASEMENT". THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF THE PRIVATE IMPROVEMENTS CONTAINED THEREIN AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

7. AN EASEMENT FOR PRIVATE WATER LINE IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION OR ITS ASSIGNS AND TO THE OWNERS OF LOTS ADJACENT TO AND SERVED BY THE EASEMENT OVER AND UPON THE LOTS AND TRACTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PRIVATE WATER LINE EASEMENT". THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF THE PRIVATE IMPROVEMENTS CONTAINED THEREIN AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

8. AN EASEMENT FOR EMERGENCY VEHICLE AND FIRE ACCESS IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH OR ITS ASSIGNS OVER AND UPON THE LOTS AND TRACTS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "EMERGENCY VEHICLE AND FIRE ACCESS EASEMENT". THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF THE IMPROVEMENTS CONTAINED THEREIN.

9. AN EASEMENT FOR PRIVATE SANITARY SEWER IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION OR ITS ASSIGNS AND TO THE OWNERS OF LOTS ADJACENT TO AND SERVED BY THE EASEMENT OVER AND UPON THE LOTS AND TRACTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PRIVATE SANITARY SEWER EASEMENT". THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF THE PRIVATE IMPROVEMENTS CONTAINED THEREIN AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

10. AN EASEMENT FOR PRIVATE PEDESTRIAN ACCESS IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION OR ITS ASSIGNS AND TO THE OWNERS OF LOTS ADJACENT TO AND SERVED BY THE EASEMENT OVER AND UPON THE LOTS AND TRACTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PRIVATE PEDESTRIAN ACCESS EASEMENT". THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF THE PRIVATE IMPROVEMENTS CONTAINED THEREIN AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

11. AN EASEMENT FOR PRIVATE LANDSCAPE IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION OR ITS ASSIGNS OVER AND UPON THE LOTS AND TRACTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PRIVATE LANDSCAPE EASEMENT". NO FENCING IS ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY OF ISSAQUAH. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THE IMPROVEMENTS CONTAINED THEREIN AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

12. AN EASEMENT FOR PRIVATE FOUNDATION, DRAIN AND DOWNSPOUT IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION OR ITS ASSIGNS AND TO THE OWNERS OF LOTS ADJACENT TO AND SERVED BY THE EASEMENT OVER AND UPON THE EXTERIOR 5 FEET ADJACENT TO THE BUILDING FOUNDATIONS ON LOTS 25–108 AND ALL TRACTS DESCRIBED HEREIN AS "PRIVATE FOUNDATION, DRAIN AND DOWNSPOUT EASEMENT". THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF THE PRIVATE IMPROVEMENTS CONTAINED THEREIN AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

13. LOTS 64–65 AND LOTS 66–67 ARE SUBJECT TO A RECIPROCAL DRIVEWAY EASEMENT AND SHALL SHARE EQUALLY IN MAINTENANCE COSTS.

14. AN EASEMENT FOR PRIVATE VEHICULAR ACCESS IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS ADJACENT TO AND SERVED BY THE EASEMENT OVER AND UPON THE LOTS AND TRACTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PRIVATE VEHICULAR ACCESS EASEMENT". THE EASEMENT IS FOR USE BY THE OWNERS OF THE LOTS AND THEIR GUESTS, INVITEES AND SERVICE PROVIDERS. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF THE IMPROVEMENTS CONTAINED THEREIN AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

RESTRICTIONS AND CONDITIONS

NO DIRECT VEHICULAR ACCESS IS ALLOWED FROM INDIVIDUAL LOTS (27 THROUGH 36, 83, 84, AND 85) ONTO NORTHEAST PARK DRIVE.

TRIAD ASSOCIATES
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JOB NO 01–236
SHEET 2 OF 17

DAVID A. ROBERTSON
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EXPIRES: 05/21/03

VOL/PG 213 1/2

FINAL PLAT OF DIV. 25B
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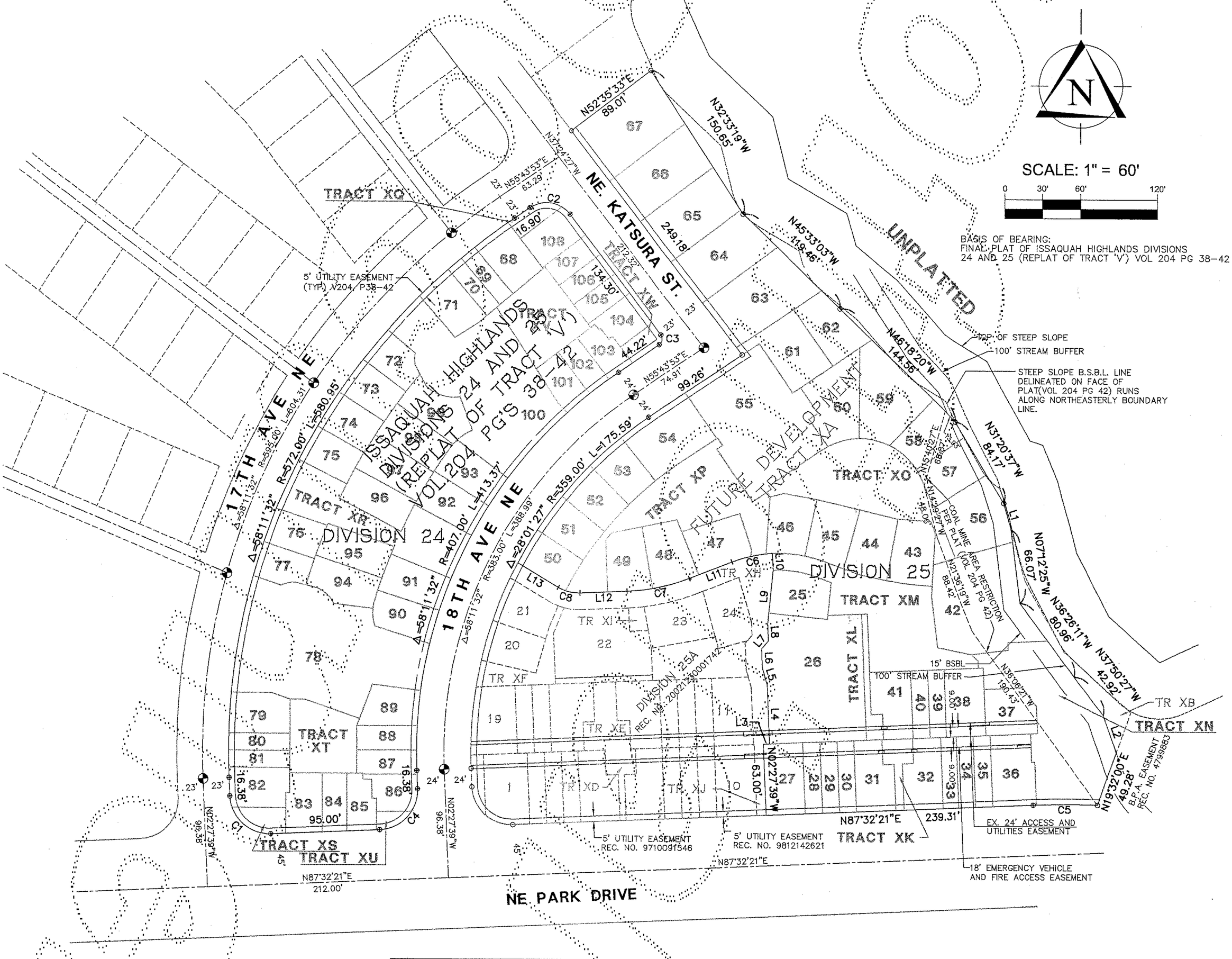

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.34'	N15°35'08"W
L2	34.90'	N19°21'48"W
L3	5.48'	N87°32'21"E
L4	52.27'	N02°27'39"W
L5	16.18'	N15°33'03"W
L6	16.44'	N02°27'39"W
L7	9.17'	N39°47'23"E
L8	15.34'	N02°29'48"W
L9	47.63'	N05°43'00"E
L10	15.00'	N03°09'29"W
L11	40.32'	N68°25'45"E
L12	41.58'	N87°32'21"E
L13	41.92'	N59°07'57"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	54.98'	35.00'	Δ=90°00'00"
C2	39.42'	26.00'	Δ=86°51'40"
C3	9.75'	6.00'	Δ=93°08'20"
C4	54.98'	35.00'	Δ=90°00'00"
C5	56.89'	705.00'	Δ=4°37'25"
C6	35.99'	112.00'	Δ=18°24'45"
C7	56.70'	170.00'	Δ=19°06'36"
C8	20.36'	35.00'	Δ=33°19'42"

LEGEND:

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NOTE:

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CITY OF ISSAQUAH FILE NO. FP03-001IH

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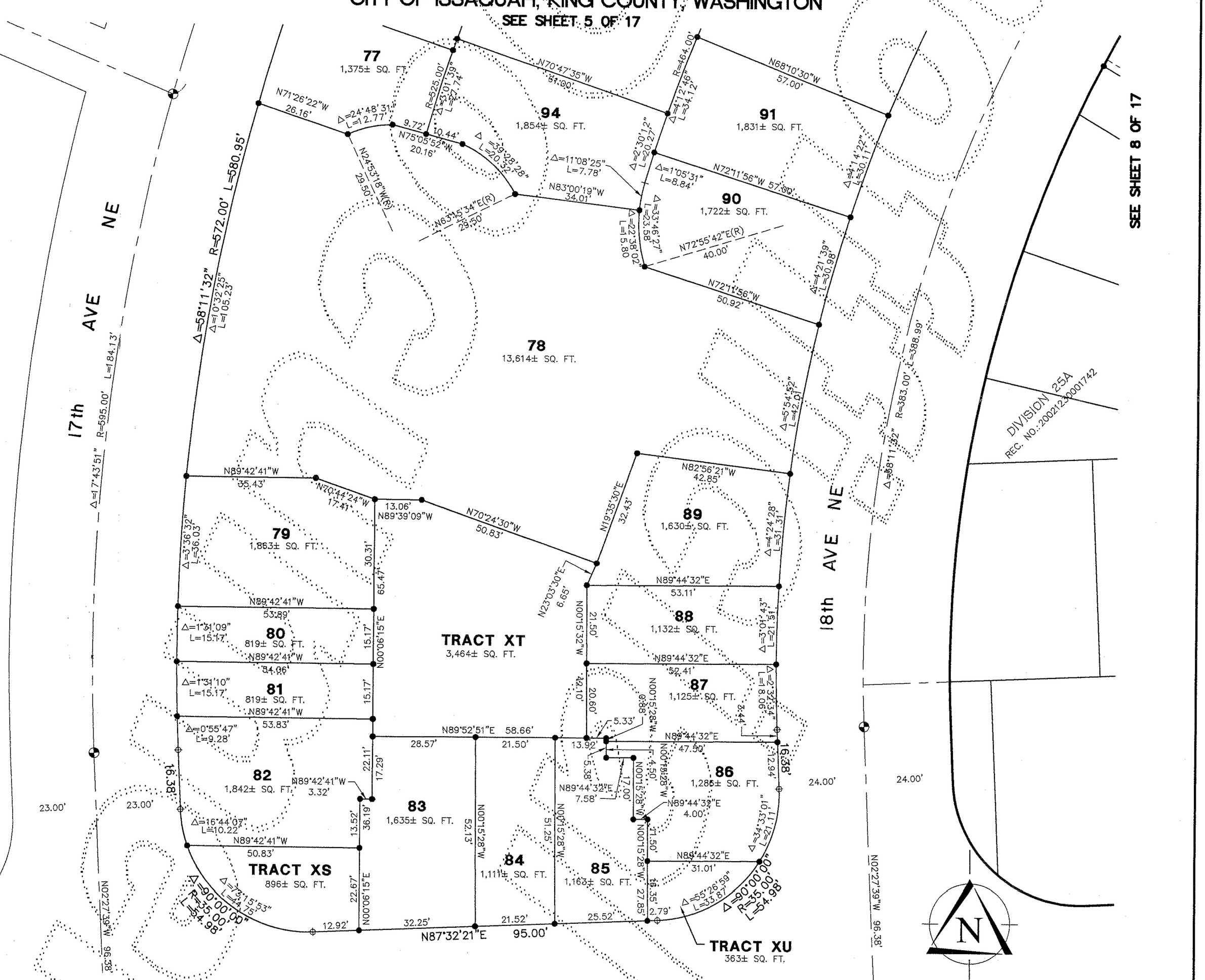

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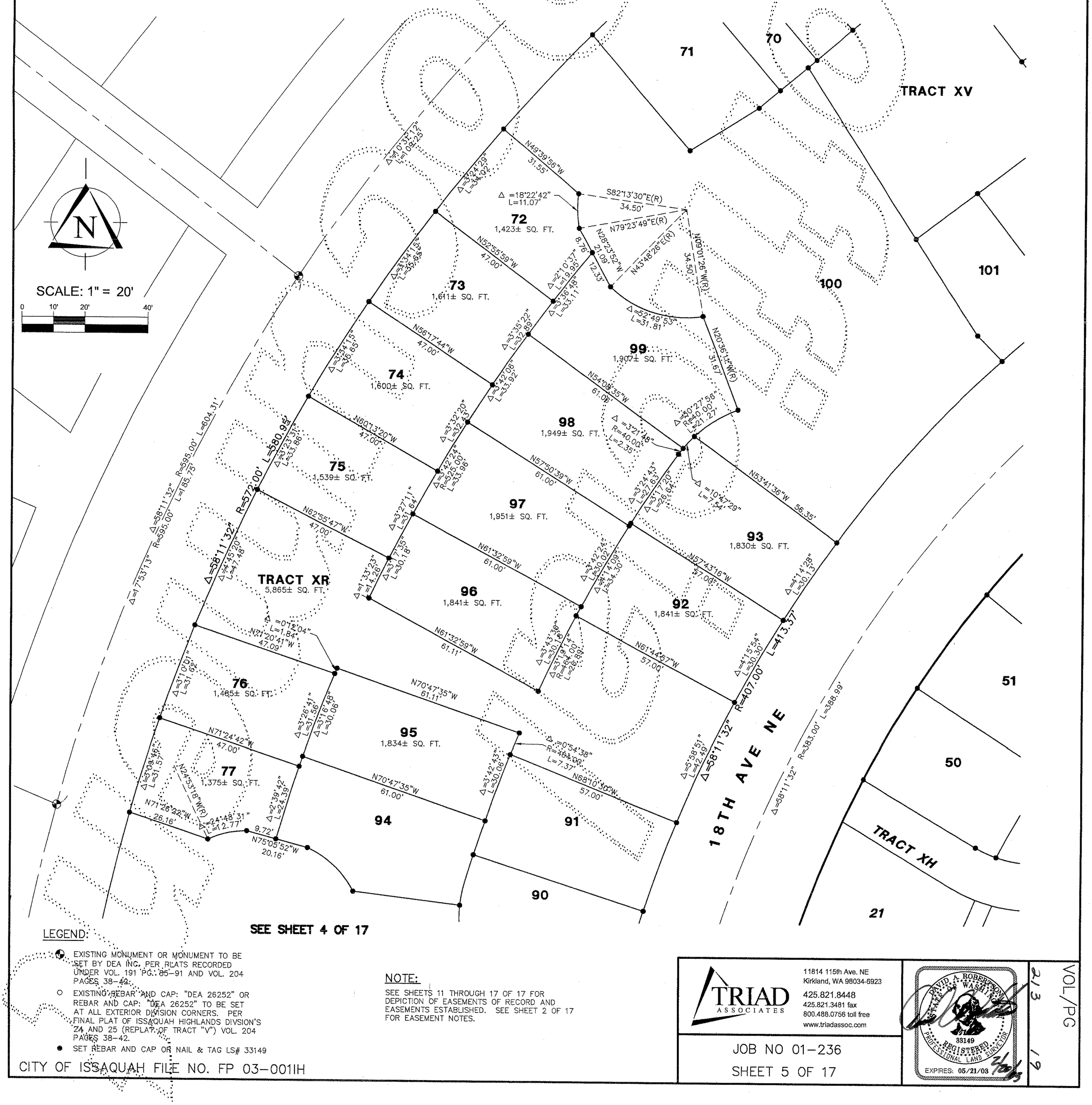

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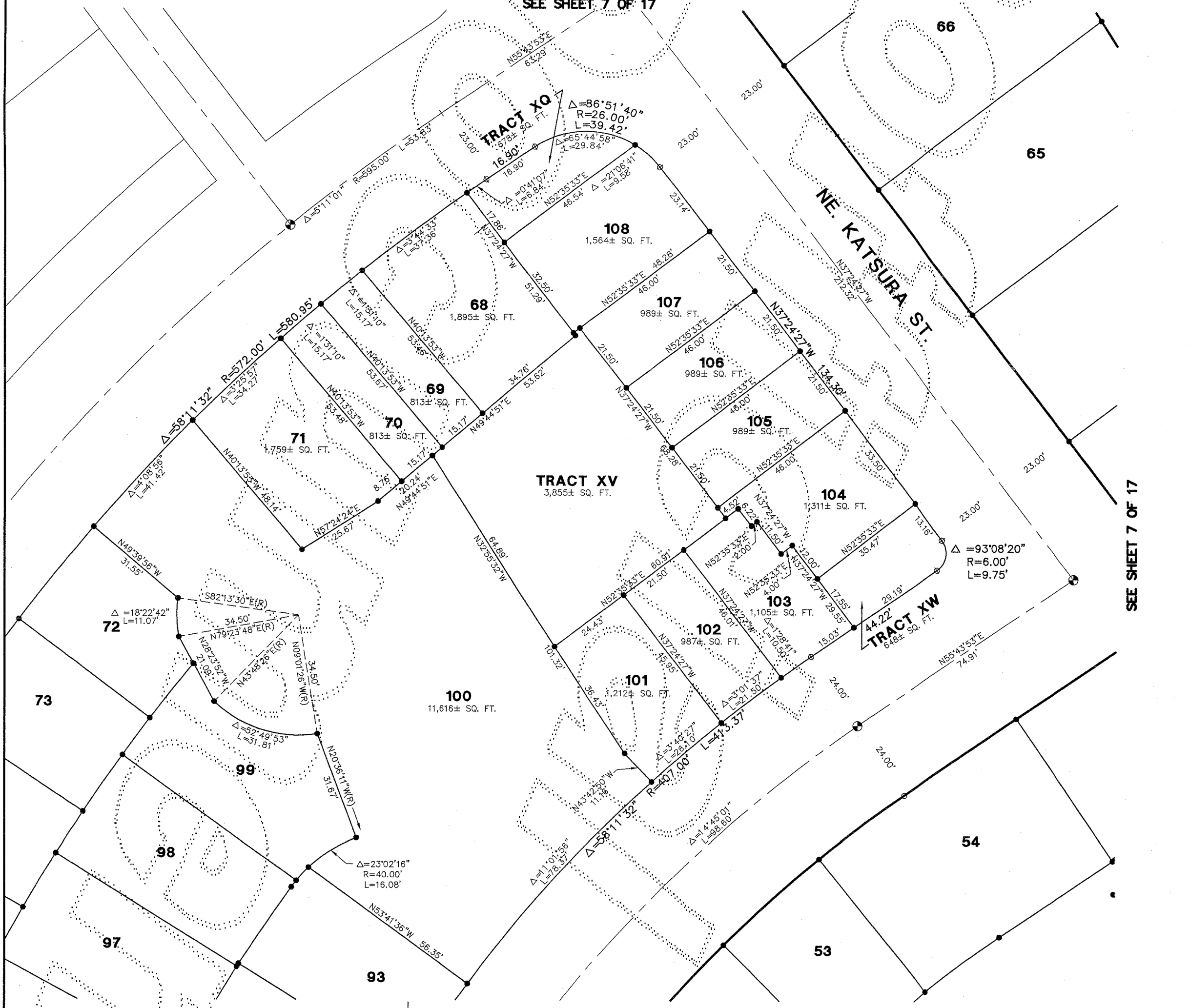

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N

SCALE: 1" = 20'

0 10' 20' 40'

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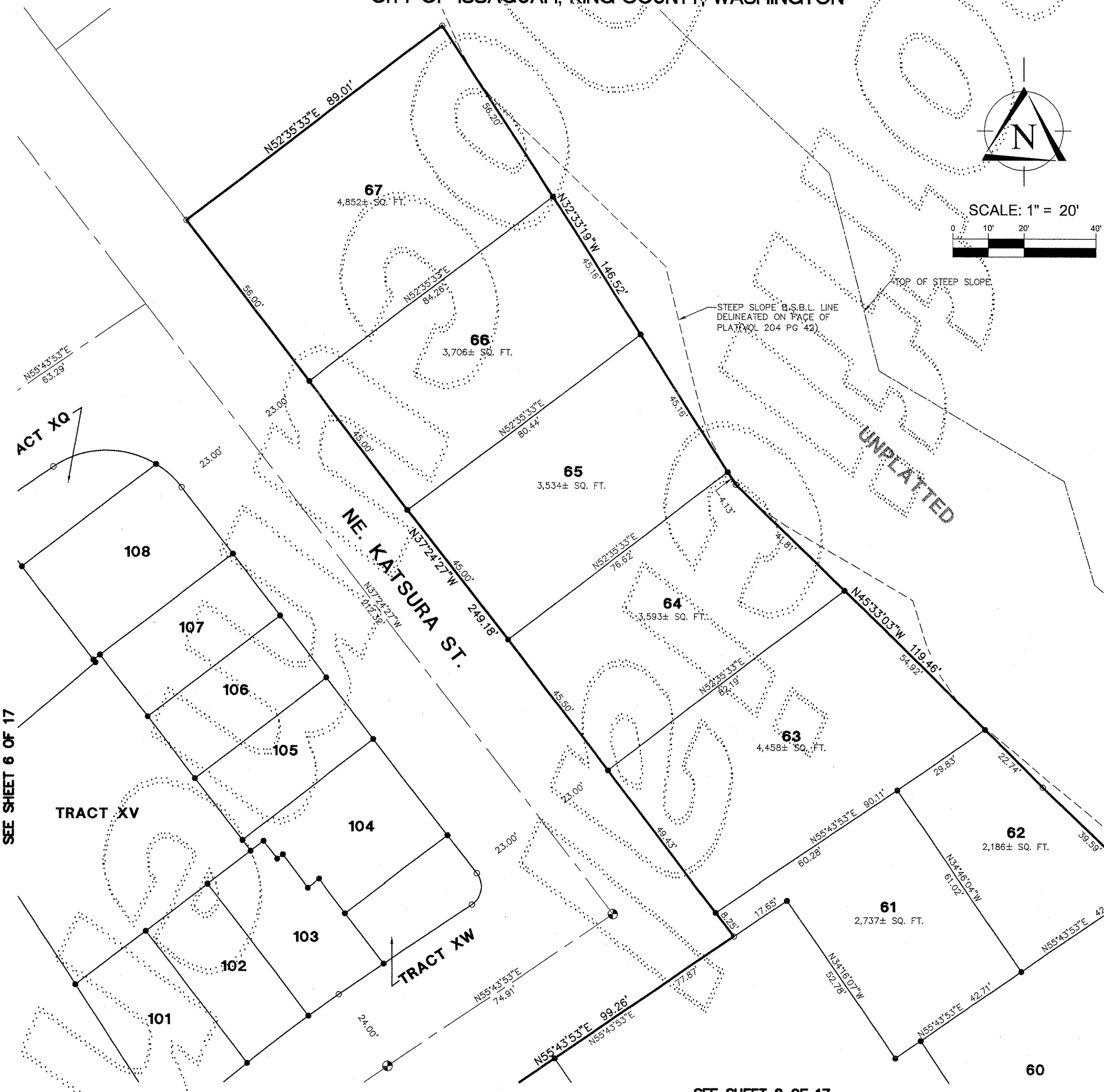

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SEE SHEET 7 OF 17

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TRACT XV
TRACT XW
TRACT XP
TRACT XH
100
101
102
103
104
61
62
60
55
9,038± SQ. FT.
54
3,310± SQ. FT.
53
1,692± SQ. FT.
52
1,691± SQ. FT.
51
1,687± SQ. FT.
50
1,614± SQ. FT.
49
1,959± SQ. FT.
48
2,014± SQ. FT.
47
2,048± SQ. FT.
46
45
25
21
23.00'
24.00'
N55°43'53"E 74.91'
N55°43'53"E 99.26'
77.87'
N34°16'07"W 52.76'
N55°43'53"E 42.71'
8.51'
N34°16'07"W 27.38'
N55°43'53"E 9.51'
N34°16'07"W 29.29'
Δ=5°31'05" R=60.00' L=5.78'
N55°43'53"E 56.70'
N34°16'07"W 3.66'
N55°43'53"E 19.53'
15.04'
N34°16'07"W 5.14'
N34°16'07"W 55.83'
N55°43'53"E 6.00'
8.00'
39.91'
39.04'
N55°43'53"E
0.87'
N34°16'07"W 49.00'
39.04'
Δ=4°53'08" L=30.61'
Δ=4°53'08" L=26.43'
N39°09'15"W 49.00'
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Δ=5°55'28" L=37.12'
R=359.00' L=175.59'
N44°51'32"W 49.00'
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Δ=28°01'27"
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Δ=5°53'49" L=31.91'
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413.37'
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N02°27'39"W 45.86'
N10°17'02"W 55.55'
N21°34'15"W 41.01'
52.18'
N78°31'28"E 59.12'
31.75'
27.37'
N38°48'05"E 8.61'
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N72°19'40"E 53.50'
N17°40'09"W 33.56'
N08°38'33"E 5.95'
N03°49'24"E 50.79'
Δ=7°01'14" L=13.72'
Δ=8°34'06" L=16.75'
Δ=18°24'45" R=112.00' L=35.99'
N03°09'29"W 10.51'
N05°43'00"E 47.63'
Δ=11°44'19" L=7.17'
N59°07'57"W 41.92'
Δ=33°19'42" R=35.00' L=20.36'
Δ=21°35'23" L=13.19'
24.51'
N87°32'21"E 41.58'
17.07'
Δ=7°50'27" L=23.26'
Δ=11°16'08" L=33.44'
L=56.70', R=170.00'
Δ=19°06'36"
8.91'
31.41'
N68°25'45"E 40.32'

DIVISION 25A
REC. NO.: 200212300001742

N

SCALE: 1" = 20'
0 10' 20' 40'

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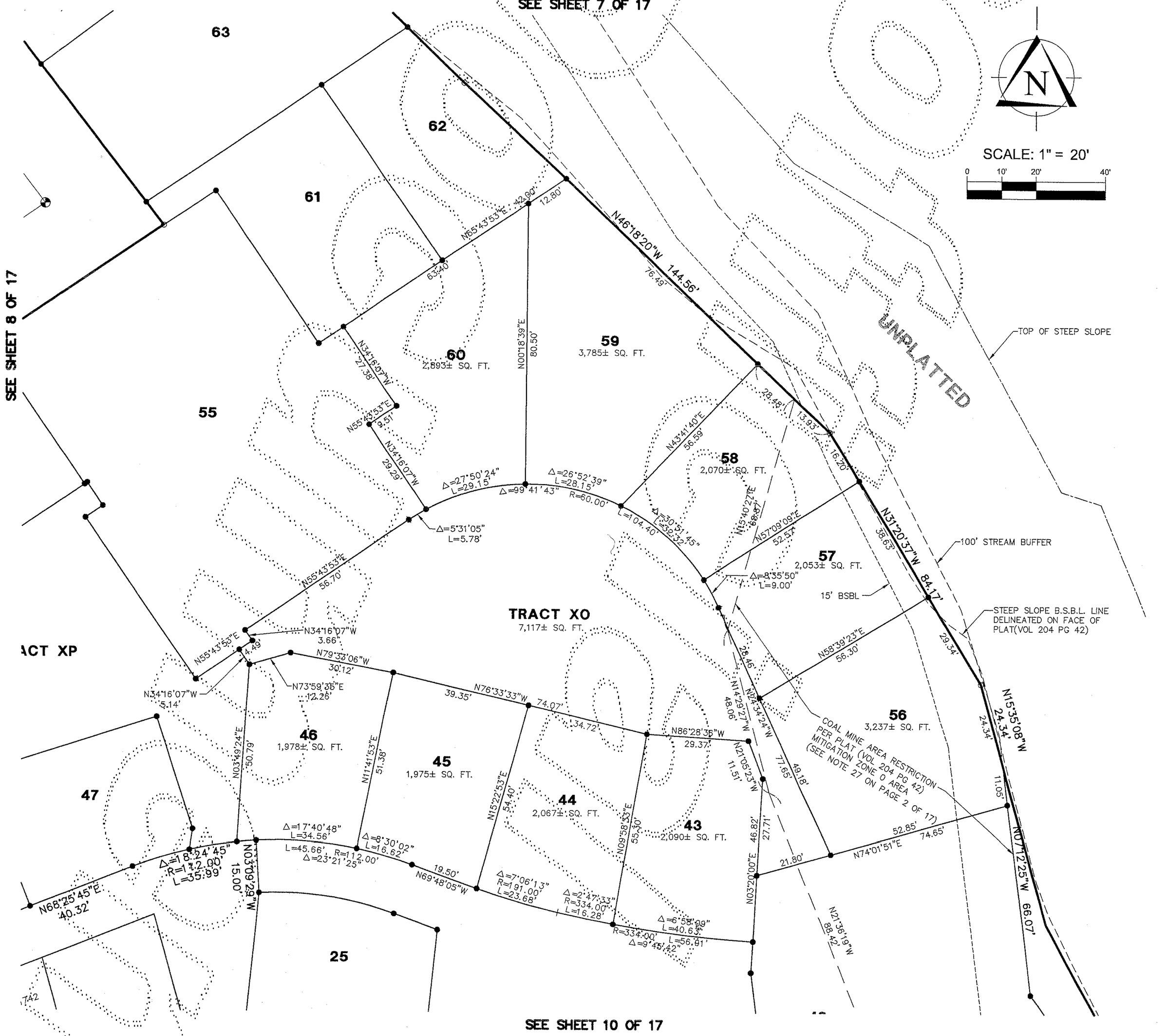

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- ○ EXISTING REBAR AND CAP: "DEA 26252" OR REBAR AND CAP: "DEA 26252" TO BE SET AT ALL EXTERIOR DIVISION CORNERS. PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVSION'S 24 AND 25 (REPLAT OF TRACT "V") VOL. 204 PAGES 38–42.
- ● SET REBAR AND CAP OR NAIL & TAG LS# 33149

CITY OF ISSAQUAH FILE NO. FP 03–001IH

TRIAD ASSOCIATES
11814 115th Ave. NE
Kirkland, WA 98034-6923
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassoc.com

JOB NO 01–236
SHEET 9 OF 17

DAVID A. ROBERTSON
STATE OF WASHINGTON
33149
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 05/21/03

VOL/PG
2/3
23

FINAL PLAT OF DIV. 25B
ISSAQUAH HIGHLANDS

A REPLAT OF DIVISION 24 AND FUTURE DEVELOPMENT TRACT XA OF FINAL PLAT OF DIV. 25A ISSAQUAH HIGHLANDS

A PORTION OF THE SOUTH 1/2 OF SECTION 23, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 9 OF 17

NOTE:

SEE SHEETS 11 THROUGH 17 OF 17 FOR DEPICTION OF EASEMENTS OF RECORD AND EASEMENTS ESTABLISHED. SEE SHEET 2 OF 17 FOR EASEMENT NOTES.

CITY OF ISSAQUAH FILE NO. FP 03-001IH

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SHEET 10 OF 17

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2/3/24

VOL/PG

FINAL PLAT OF DIV. 25B
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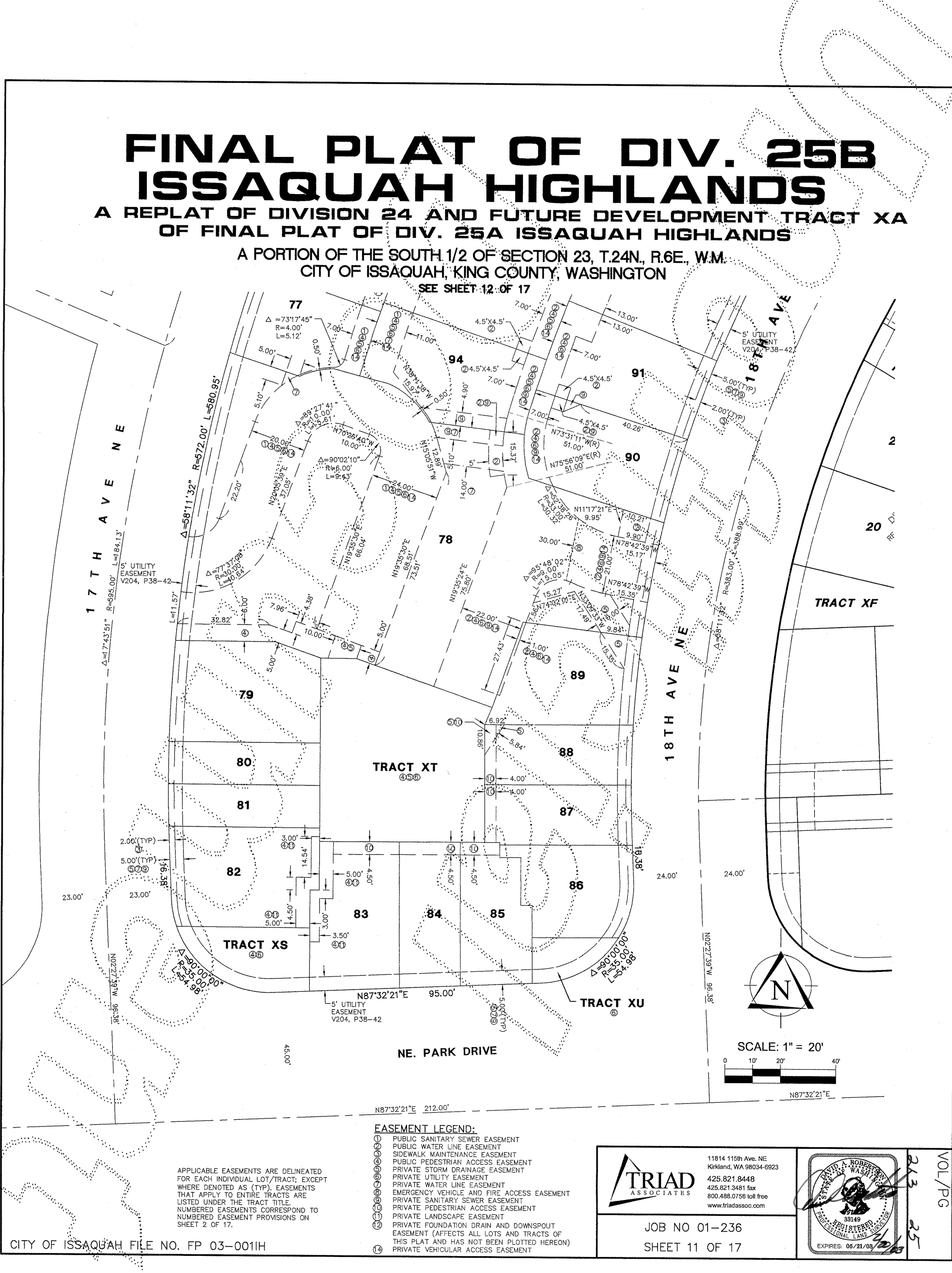
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 12 OF 17



EASEMENT LEGEND:

① PUBLIC SANITARY SEWER EASEMENT
② PUBLIC WATER LINE EASEMENT
③ SIDEWALK MAINTENANCE EASEMENT
④ PUBLIC PEDESTRIAN ACCESS EASEMENT
⑤ PRIVATE STORM DRAINAGE EASEMENT
⑥ PRIVATE UTILITY EASEMENT
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JOB NO 01-236
SHEET 11 OF 17

DAVID A. ROBERTSON STATE OF WASHINGTON 33149 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 05/21/03

VOL/PG 243/27

FINAL PLAT OF DIV. 25B
ISSAQUAH HIGHLANDS

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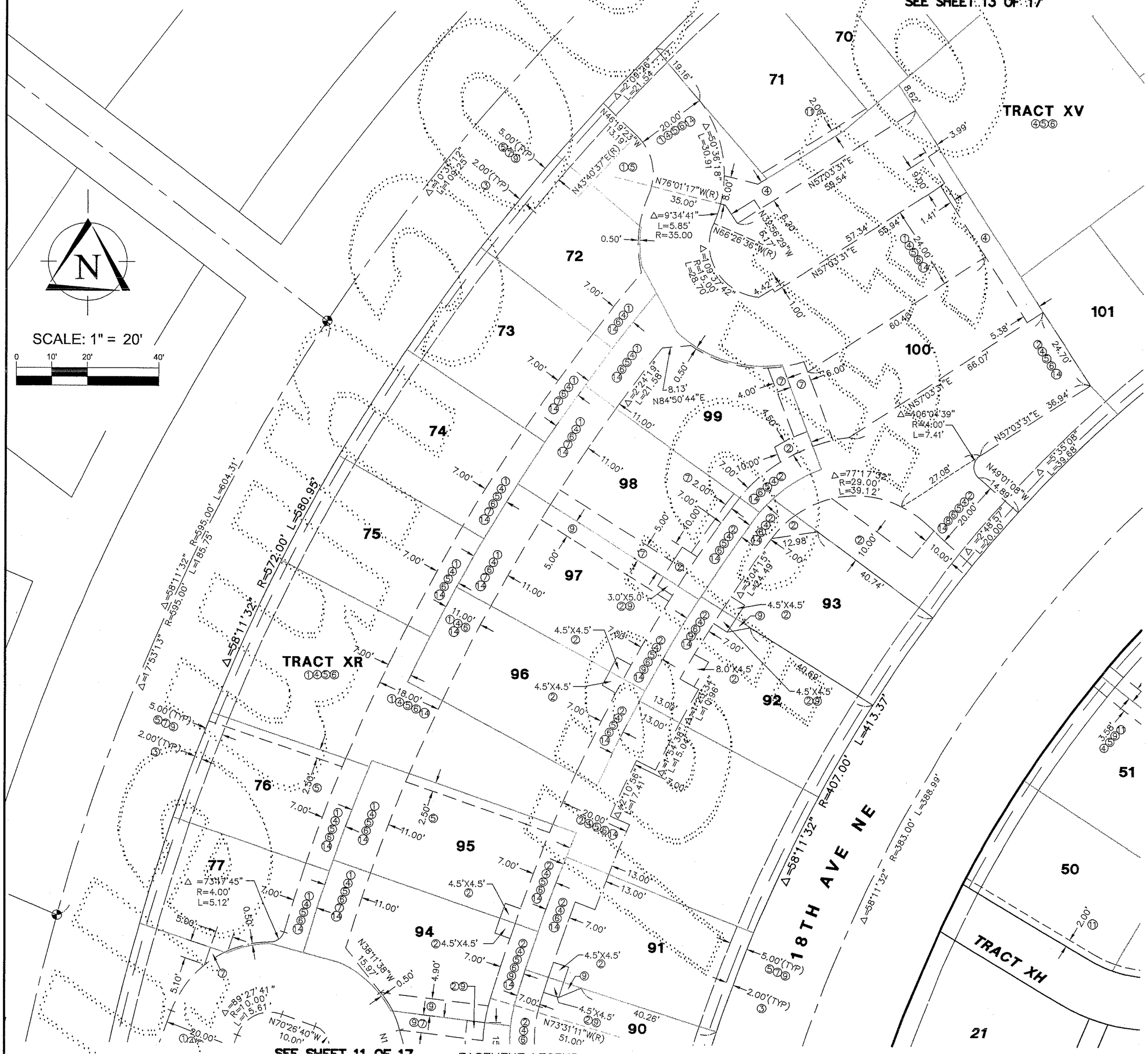
SEE SHEET 13 OF 17



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FINAL PLAT OF DIV. 25B
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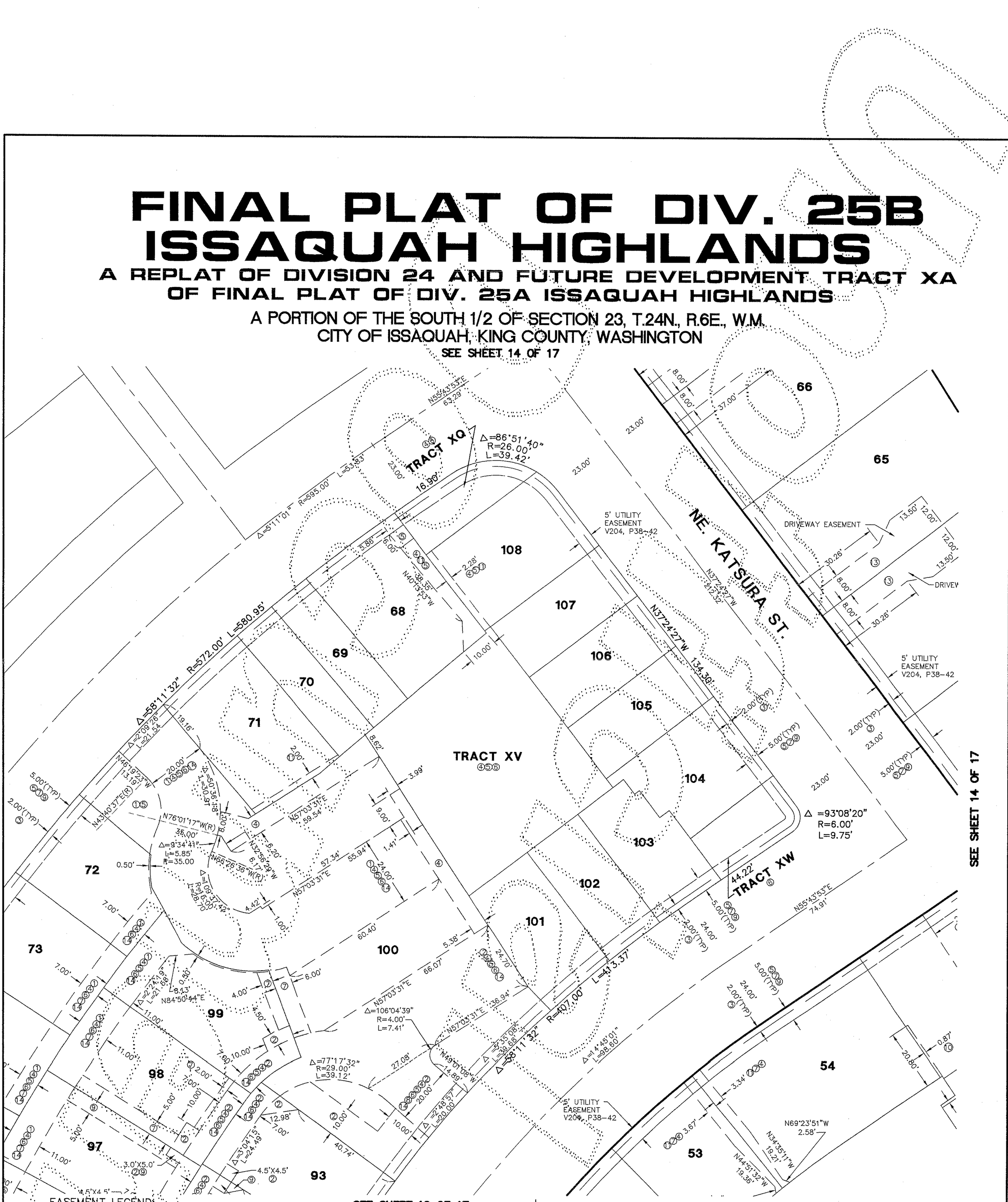
SEE SHEET 14 OF 17



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12. PRIVATE FOUNDATION DRAIN AND DOWNSPOUT EASEMENT (AFFECTS ALL LOTS AND TRACTS OF THIS PLAT AND HAS NOT BEEN PLOTTED HEREON)
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N

SCALE: 1" = 20'

0 10' 20' 40'

CITY OF ISSAQUAH FILE NO. FP 03-001IH

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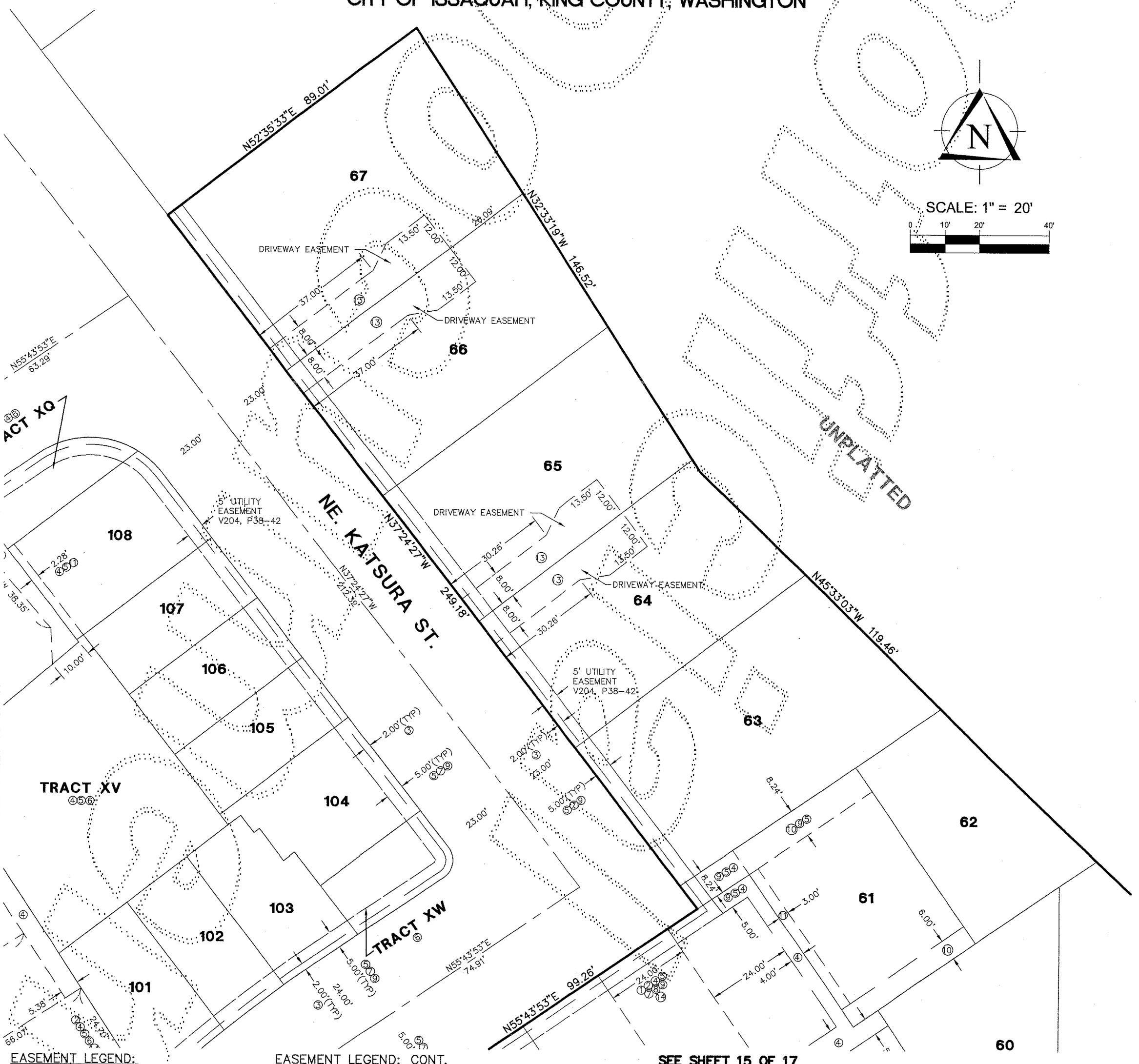

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EASEMENT LEGEND: CONT.

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4/10/03

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FINAL PLAT OF DIV. 25B
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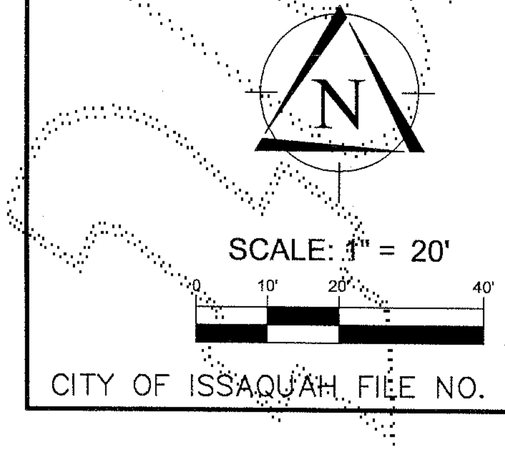
SEE SHEET 14 OF 17



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SHEET 15 OF 17

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FINAL PLAT OF DIV. 25B
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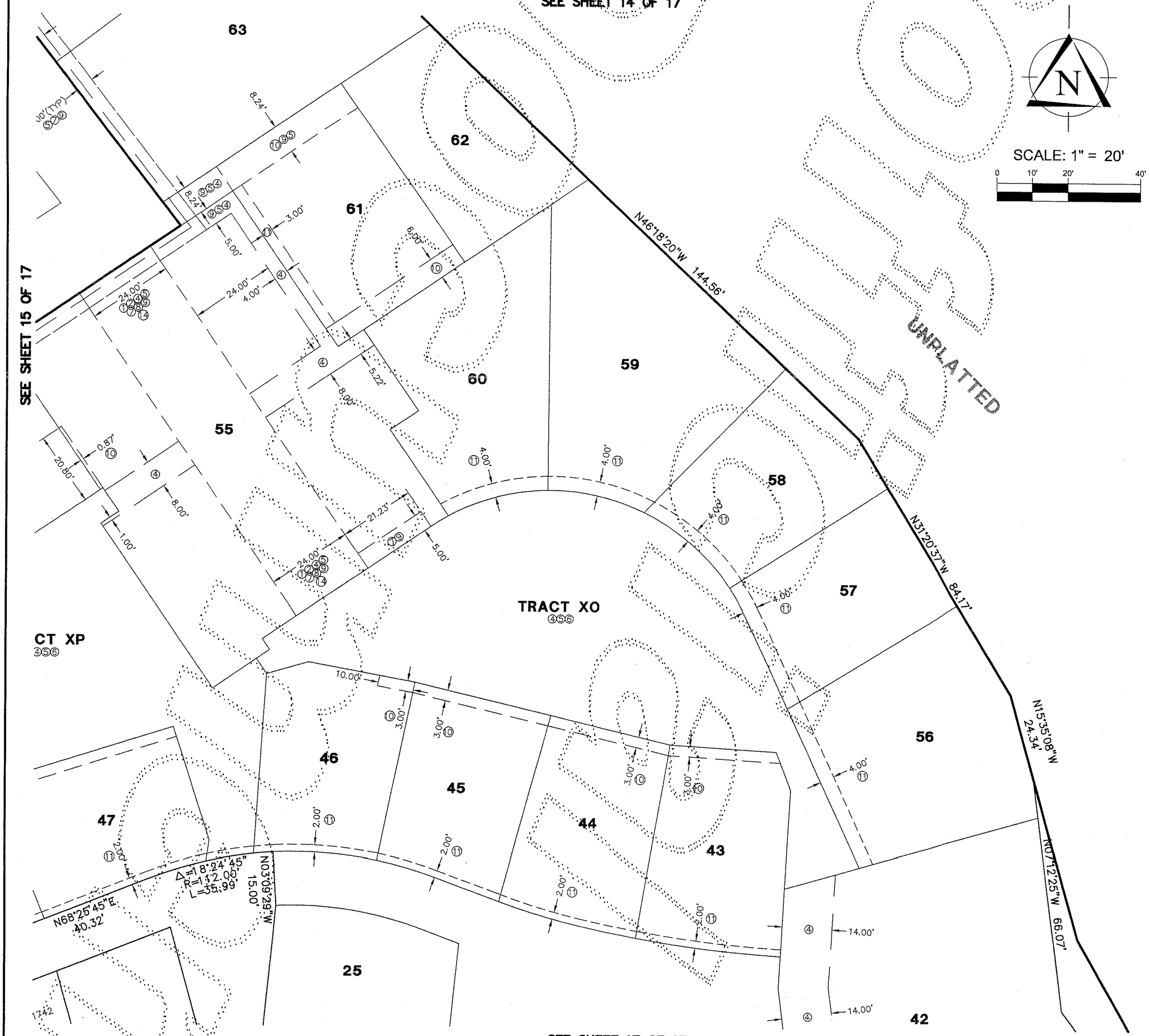

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EXPIRES: 05/21/03
4/20/03

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FINAL PLAT OF DIV. 25B ISSAQUAH HIGHLANDS

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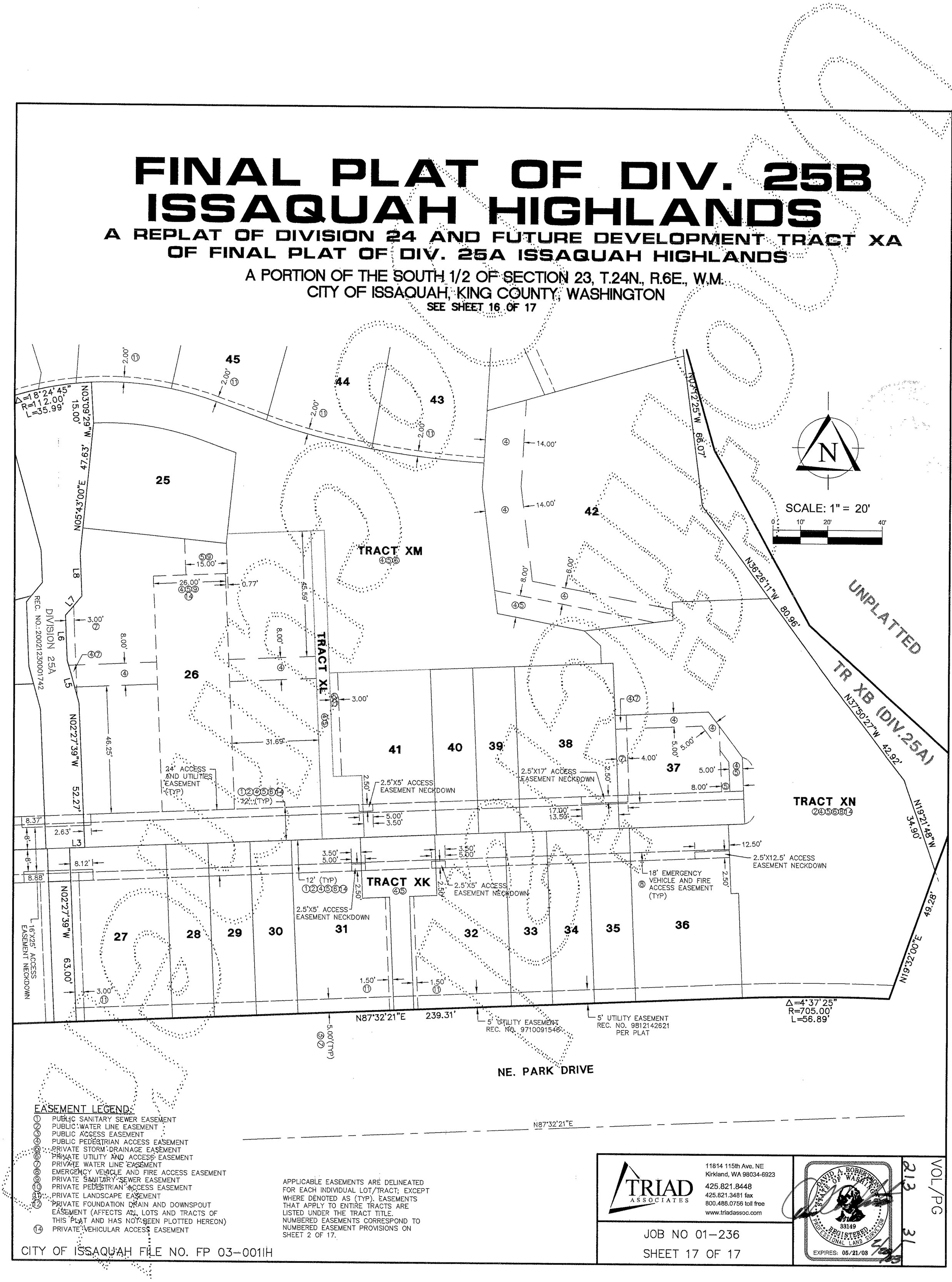
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 16 OF 17



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SHEET 17 OF 17

DAVID A. ROBERTSON
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33149
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 05/21/03

VOL/PG 213 31

FINAL PLAT OF DIV. 25A
ISSAQUAH HIGHLANDS

A REPLAT OF DIVISION 25

A PORTION OF THE SOUTH 1/2 OF SECTION 23, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON
DECEMBER 2002

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC ALL OF THOSE ROADS, ALLEYS, EASEMENTS AND RIGHTS OF WAY WHICH ARE SHOWN HEREON FOR PUBLIC USE (EXCLUDING ANY PRIVATE ROADS SHOWN ON THIS PLAT) ALSO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS, SHOWN ON THE FACE OF THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE PUBLIC STREETS AND AVENUES SHOWN HEREON; AND DEDICATE TO THE CITY OF ISSAQUAH FREE AND CLEAR OF ALL ENCUMBERANCES, EXCEPT AS SHOWN HEREON; AND DEDICATE ALL PUBLICLY-DESIGNATED EASEMENTS FOR PUBLIC UTILITIES IN FAVOR OF THE CITY OF ISSAQUAH AND GRANT TO THE CITY OF ISSAQUAH AUTHORITY TO ASSIGN LAST SAID PUBLICLY-DESIGNATED EASEMENTS TO OTHER PUBLIC UTILITIES AT ITS DISCRETION.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

~~SP ISSAQUAH HIGHLANDS I, L.L.C.~~ CROFTON ISSAQUAH I, LLC DELAWARE, A ~~WASHINGTON~~ LIMITED LIABILITY COMPANY

BY: _____ ITS: Manager

RAINIER CAPITAL GROUP, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____ ITS: ADMINISTRATOR

SCHNITZER FAMILY INVESTMENT, L.L.C. II, A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____ ITS: ADMINISTRATOR

HOMESTREET BANK

BY: _____ ITS: Vice President

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

ON THIS 17TH DAY OF DECEMBER, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED ROBERT BALLWIN PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO SIGNED THE INSTRUMENT; ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AS THE manager OF ~~SP ISSAQUAH HIGHLANDS I, L.L.C.~~ * THE CORPORATION THAT EXECUTED THE INSTRUMENT; ACKNOWLEDGED THE SAID INSTRUMENT TO THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED; AND ON OATH STATED THAT HE WAS DULY ELECTED, QUALIFIED, AND ACTING AS SAID OFFICER OF THE CORPORATION; THAT SAID CORPORATION IS THE GENERAL PARTNER OF ~~SP ISSAQUAH HIGHLANDS I, L.L.C.~~, A WASHINGTON LIMITED PARTNERSHIP; THAT SAID CORPORATION WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF SAID PARTNERSHIP; AND THAT SAID INSTRUMENT WAS THE FREE AND VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP FOR THE USES AND PURPOSES THEREIN MENTIONED. * Crofton Issaquah I LLC

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Norbe T. Milligan
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT SAMMAMISH
MY APPOINTMENT EXPIRES 10-29-05
PRINT NAME NORBE T. MILLIGAN

NORBE T. MILLIGAN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES OCTOBER 29, 2005

STATE OF WASHINGTON)
) SS
COUNTY OF Pierce)

ON THIS 9TH DAY OF December, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED Ann C. Schnitzer PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO SIGNED THE INSTRUMENT; ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AS THE Representative OF RAINIER CAPITAL GROUP, L.L.C., THE CORPORATION THAT EXECUTED THE INSTRUMENT; ACKNOWLEDGED THE SAID INSTRUMENT TO THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED; AND ON OATH STATED THAT HE WAS DULY ELECTED, QUALIFIED, AND ACTING AS SAID OFFICER OF THE CORPORATION; THAT SAID CORPORATION IS THE GENERAL PARTNER OF RAINIER CAPITAL GROUP, A WASHINGTON LIMITED PARTNERSHIP; THAT SAID CORPORATION WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF SAID PARTNERSHIP; AND THAT SAID INSTRUMENT WAS THE FREE AND VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN

Judy R. Catalano
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Edgewood
MY APPOINTMENT EXPIRES 8-27-06
PRINT NAME Judy R. Catalano

JUDY R. CATALANO NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 8-27-06

STATE OF WASHINGTON)
) SS
COUNTY OF Pierce)

ON THIS 9TH DAY OF December, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED Ann C. Schnitzer PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO SIGNED THE INSTRUMENT; ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AS THE Representative OF SCHNITZER FAMILY INVESTMENT, L.L.C., THE CORPORATION THAT EXECUTED THE INSTRUMENT; ACKNOWLEDGED THE SAID INSTRUMENT TO THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED; AND ON OATH STATED THAT HE WAS DULY ELECTED, QUALIFIED, AND ACTING AS SAID OFFICER OF THE CORPORATION; THAT SAID CORPORATION IS THE GENERAL PARTNER OF SCHNITZER FAMILY INVESTMENT, A WASHINGTON LIMITED PARTNERSHIP; THAT SAID CORPORATION WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF SAID PARTNERSHIP; AND THAT SAID INSTRUMENT WAS THE FREE AND VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP FOR THE USES AND PURPOSES THEREIN MENTIONED.

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Judy R. Catalano
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Edgewood
MY APPOINTMENT EXPIRES 8-27-06
PRINT NAME Judy R. Catalano

JUDY R. CATALANO NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 8-27-06

CITY OF ISSAQUAH FILE NO. FP02-0031H

ACKNOWLEDGMENTS CONT.

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

ON THIS 13TH DAY OF DECEMBER, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED ROBERT F. PASCAL PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO SIGNED THE INSTRUMENT; ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AS THE VICE PRESIDENT OF HOMESTREET BANK, THE CORPORATION THAT EXECUTED THE INSTRUMENT; ACKNOWLEDGED THE SAID INSTRUMENT TO THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED; AND ON OATH STATED THAT HE WAS DULY ELECTED, QUALIFIED, AND ACTING AS SAID OFFICER OF THE CORPORATION; THAT SAID CORPORATION IS THE GENERAL PARTNER OF HOMESTREET BANK, THAT SAID CORPORATION WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF SAID PARTNERSHIP; AND THAT SAID INSTRUMENT WAS THE FREE AND VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Patricia L. Dunlap
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT BREMERTON
MY APPOINTMENT EXPIRES 04-01-2003
PRINT NAME PATRICIA L. DUNLAP

PATRICIA L. DUNLAP NOTARY PUBLIC STATE OF WASHINGTON APPOINTMENT EXPIRES APRIL 1, 2003

PATRICIA L. DUNLAP NOTARY PUBLIC STATE OF WASHINGTON APPOINTMENT EXPIRES APRIL 1, 2003

FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, 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 PUBLIC USES, ARE PAID IN FULL.

DATED THIS 30TH DAY OF December, 2002 A.D.

Garry Holmes
MANAGER, KING COUNTY OFFICE OF FINANCE

Carol Hatch
DEPUTY

KING COUNTY TREASURY OPERATIONS OFFICIAL SEAL WASHINGTON

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 18 DAY OF December, 2002 A.D.

FINANCE DIRECTOR, CITY OF ISSAQUAH

APPROVALS

EXAMINED AND APPROVED THIS 17TH DAY OF December, 2002 A.D.

KEITH NIVEN — PROGRAM DIRECTOR, CITY OF ISSAQUAH M.D.R.T.

BOB BROCK — PUBLIC WORKS DIRECTOR, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 18TH DAY OF December, 2002 A.D.

AVA FRISINGER, MAYOR, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 18th DAY OF December, 2002 A.D.

BILL MCGILL, INFORMATION AND ADMINISTRATION SERVICES DIRECTOR

EXAMINED AND APPROVED THIS 30th DAY OF DEC, 2002 A.D.

SCOTT NOBLE
KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050) 362990-0020

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS REPLAT OF 24 AND 25, ISSAQUAH HIGHLANDS IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, EXCEPT AS NOTED, THAT I FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

GREGORY T. JUNEAU STATE OF WASHINGTON 22335 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 10/19/03

Greg T. Juneau
GREGORY T. JUNEAU, PROFESSIONAL LAND SURVEYOR. CERTIFICATE NO. 22335
TRIAD ASSOCIATES
11814 115TH AVE. NE.
KIRKLAND, WASHINGTON 98034
PHONE: (425) 821-8448

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY THIS 30 DAY OF Dec, 2002, AT 55 MINUTES PAST 11:00AM. AND RECORDED IN VOLUME 211 OF PLATS, PAGE(S) 56-59, RECORDS OF KING COUNTY, WASHINGTON.
DIVISION OF RECORDS AND ELECTIONS

MANAGER

Walt Washington
SUPERINTENDENT OF RECORDS

PORTION OF THE SOUTH 1/2 OF SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG 211/56

JOB NO 01-236

SHEET 1 OF 4

TRIAD ASSOCIATES
11814 115th Ave. NE
Kirkland, WA 98034-6923
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassoc.com

2002 2130 00174 2

FINAL PLAT OF DIV. 25A
ISSAQUAH HIGHLANDS

A REPLAT OF DIVISION 25

A PORTION OF THE SOUTH 1/2 OF SECTION 23, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LAND DESCRIPTION

DIVISION 25 OF FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 24 AND 25 (REPLAT OF TRACT 'V'), ACCORDING TO PLAT RECORDED DECEMBER 20, 2001 IN VOLUME 204 OF PLATS, PAGE(S) 38 THROUGH 42, INCLUSIVE, UNDER RECORDING NO. 20011220000390, IN KING COUNTY, WASHINGTON.

NOTES

1. ALL MONUMENTS DELINEATED AS FOUND WERE FIELD VISITED AS STATED.

2. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING 3 AND 5 SECOND ELECTRONIC THEODOLITES WITH INTEGRAL ELECTRONIC DISTANCE MEASURING UNITS. THE LINEAR AND ANGULAR CLOSURE OF THE TRAVERSE MET OR EXCEEDED THE STANDARDS OF W.A.C. 332-130-090.

3. NO FUTURE LOT OR PORTION OF A FUTURE 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.

4. ALL CONSTRUCTION SHALL COMPLY WITH THE WASHINGTON STATE PLUMBING CODE.

5. ALL FUTURE PRIVATE UTILITY STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.

6. FUTURE FOUNDATIONS OF ANY STRUCTURES MAY NOT EXTEND BEYOND THE BUILDING SETBACK LINES (B.S.B.L.), EXCEPT MINOR STRUCTURAL INTRUSIONS MAY BE PERMITTED AS DEFINED IN THE ISSAQUAH HIGHLANDS CRITICAL AREA DEVELOPMENT STANDARDS UPON APPROVAL OF THE MAJOR DEVELOPMENT REVIEW TEAM (M.D.R.T.).

7. STRUCTURES, OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, FENCES, OUTBUILDINGS) SHALL NOT BE PERMITTED WITHIN THE ACCESS EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON AND DEDICATED TO THE CITY, WITHOUT PRIOR APPROVAL FROM THE M.D.R.T.

8. NO LINES OR WIRES FOR TRANSMISSION 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.

9. BUILDINGS ADJACENT TO THE WETLANDS TO THE EAST SHALL DISCHARGE ROOF DRAINAGE TO ADJACENT WETLAND NF20 (AFFECTS FUTURE DEVELOPMENT TRACT XA UNLESS OTHERWISE APPROVED BY THE MDRT).

10. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES OR NON-ORGANIC, NON-SLOW RELEASE FERTILIZERS IS PROHIBITED IN THE 15-FOOT BUILDING SETBACK AREA FROM STREAM AND WETLAND BUFFERS IN THIS PLAT.

11. UPON DEVELOPMENT OF THIS PLAT, ANY APPLICANT FOR DEVELOPMENT SHALL ADOPT TESTING STANDARDS THAT VERIFY THAT THE LOW I/I DESIGN VALUES ARE ACHIEVED, TEST MANHOLES AND SIDE SEWERS, AND LOCATE SEWERS IN AREAS THAT DO NOT ENCOURAGE INFLOW.

12. THIS PLAT IS SUBJECT TO AN EASEMENT 5 FEET IN WIDTH TO THE BENEFIT OF PUGET SOUND ENERGY, U.S. WEST COMMUNICATIONS AND SUMMIT COMMUNICATIONS FOR THE PURPOSE OF UTILITIES AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9710091546, AND AS PLOTTED HEREON.

13. THIS PLAT IS SUBJECT TO AN EASEMENT 5 FEET IN WIDTH TO THE BENEFIT OF PUGET SOUND ENERGY, U.S. WEST COMMUNICATIONS AND SUMMIT COMMUNICATIONS FOR THE PURPOSE OF UTILITIES AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9812142621, AND AS PLOTTED HEREON.

14. TRACT XB IS A CRITICAL AREA TRACT FOR STREAM BUFFER AND MUST COMPLY WITH THE REQUIREMENTS OF THE ISSAQUAH HIGHLANDS CRITICAL AREAS STANDARDS, INCLUDING THE BUFFER AND SETBACK REQUIREMENTS OF APPENDIX "E" OF THE TWO PARTY AGREEMENT, UNLESS SUCH REQUIREMENTS ARE MODIFIED PURSUANT TO SAID APPENDIX "E".

15. A SCHOOL MITIGATION PAYMENT IN THE AMOUNT OF ONE THOUSAND THREE HUNDRED NINETY-SIX AND NO/100 DOLLARS ($1,396) PER SINGLE FAMILY DWELLING UNIT OR FIVE HUNDRED SEVENTY THREE AND NO/100 DOLLARS ($573) PER MULTI-FAMILY DWELLING UNIT SHALL BE PAID TO ISSAQUAH SCHOOL DISTRICT NO. 411 AT THE TIME THE BUILDING PERMIT FOR EACH DWELLING UNIT IN THE PLAT IS ISSUED.

16. THIS PLAT IS SUBJECT TO AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER A.F.N. 9508160202 (SCHOOL MITIGATION AGREEMENT REGARDING THE GRAND RIDGE URBAN PLANNED DEVELOPMENT) AND AS MODIFIED BY INSTRUMENT FILED UNDER RECORDING NO. 9712121468 AND SUBJECT TO THE TERMS AND CONDITIONS OF NOTICE AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9806232215.

17. THIS PLAT IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND/OR EASEMENTS" AS AMENDED FOR THIS PLAT; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES: RECORDED APRIL 28, 1997 UNDER RECORDING NO. 9704281806 AND MODIFIED AND/OR AMENDED BY INSTRUMENT: RECORDED DECEMBER 12, 1997; DECEMBER 14, 1998; AUGUST 12, 1999; OCTOBER 11, 1999; NOVEMBER 13, 2000; NOVEMBER 19, 2001; NOVEMBER 28, 2001; JANUARY 18, 2002 AND MAY 8, 2002; UNDER RECORDING NO: 9712121469, 9812142680, 19990812000176, 19991011000727, 20001113000116, 20011119002073, 20011280000870, 20020118001735 AND 20020508000733.

18. THIS PLAT IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND/OR EASEMENTS" AS AMENDED FOR THIS PLAT; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES: RECORDED APRIL 28, 1997 UNDER RECORDING NO. 9704281807 AND MODIFIED AND/OR AMENDED BY INSTRUMENT: RECORDED DECEMBER 19, 1997; DECEMBER 14, 1998; AUGUST 12, 1999; OCTOBER 11, 1999; NOVEMBER 13, 2000; NOVEMBER 19, 2001; NOVEMBER 28, 2001; JANUARY 18, 2002 AND MAY 8 2002; UNDER RECORDING NO: 9712190675, 9812142681, 19990812000177, 19991011000726, 20001113000115, 20011119002072, 20011280000871, 20020118001734 AND 20020508000733.

19. THIS PLAT IS SUBJECT TO AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN DOCUMENT RECORDED UNDER A.F.N. 9606180756 (RECORDED TO GIVE NOTICE OF THE JOINT AGREEMENT INCLUDING THE EASTERN ACCESS COVENANTS [THREE-PARTY]), AND AS MODIFIED BY INSTRUMENTS FILED UNDER RECORDING NO'S. 9805110405 AND 9712190677.

20. THIS PLAT IS SUBJECT TO AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN DOCUMENT RECORDED UNDER A.F.N. 9606251228 (RECORDED TO GIVE NOTICE OF THE ANNEXATION AND DEVELOPMENT AGREEMENT [TWO-PARTY]), AND AS MODIFIED BY INSTRUMENTS FILED UNDER RECORDING NO. 9805110405 AND 9712190677.

21. THIS PLAT IS SUBJECT TO THE AGREEMENT AND ITS TERMS AND CONDITIONS BY AND BETWEEN THE GRAND RIDGE PARTNERSHIP, GLACIER RIDGE PARTNERSHIP AND SUMMIT COMMUNICATIONS REGARDING AN EASEMENT AGREEMENT FOR CABLE TELEVISION SERVICE AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9709091546.

22. THIS PLAT IS SUBJECT TO TERM DEED OF DEVELOPMENT RIGHTS, CONSERVATION AND TRAIL EASEMENT COVENANTS, OBLIGATIONS AND CONDITIONS, BY AND BETWEEN THE GRAND RIDGE PARTNERSHIP AND KING COUNTY AS DISCLOSED BY INSTRUMENTS FILED UNDER RECORDING NO'S. 9612030694, 9612030695 AND 9612030696 (AFFECTS TRACT XB).

23. THIS PLAT IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES EASEMENTS AND PROVISIONS, IF ANY, CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 191 OF PAGES AT PAGE(S) 85-91, RECORDS OF KING COUNTY, WASHINGTON - RECORDING NO. 199910110089, EXCEPT AS MODIFIED HEREIN BY THIS PLAT.

24. THIS PLAT IS SUBJECT TO ISSAQUAH HIGHLANDS SUMMARY OF NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9805110404.

25. THIS PLAT IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 183 OF PLATS AT PAGE(S) 88-98, RECORDS OF KING COUNTY, WASHINGTON - RECORDING NO. 9712171813, EXCEPT AS MODIFIED HEREIN BY THIS PLAT.

26. THIS PLAT IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES EASEMENTS AND PROVISIONS, IF ANY, CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 187 OF PAGES AT PAGE(S) 57-62, RECORDS OF KING COUNTY, WASHINGTON - RECORDING NO. 9812142621, EXCEPT AS MODIFIED HEREIN BY THIS PLAT.

27. THIS PLAT ENCOMPASSES A PORTION OF A COAL MINE HAZARD AREA. ALL DEVELOPMENT IN THE HAZARD AREA SHALL ADHERE TO AND BE CONSISTENT WITH THE AMENDED (AM00-0151H) APPENDIX B-PART 4, SUPPLEMENTAL DEVELOPMENT MITIGATION ZONES 1, 2, AND 3, OR AS SUBSEQUENTLY MODIFIED. A NOTICE OF RISK AND CITY WAIVER FORM MUST BE EXECUTED OR BE ON FILE FOR ALL TRACTS OR DIVISIONS WITHIN THE COAL MINE HAZARD AREA PRIOR TO ISSUANCE OF ANY DEVELOPMENT PERMIT.

28. THIS PLAT IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES EASEMENTS AND PROVISIONS, IF ANY, CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 204 OF PAGES AT PAGE(S) 38-42, RECORDS OF KING COUNTY, WASHINGTON - RECORDING NO. 20011220000390, EXCEPT AS MODIFIED HEREIN BY THIS PLAT.

CITY OF ISSAQUAH FILE NO. FP02-0031H

NOTES CONT.

29. THIS PLAT IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND/OR EASEMENTS;" BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES: RECORDED JUNE 28, 2002 UNDER RECORDING NO: 20020628003055.

30. TRACT XA IS A FUTURE DEVELOPMENT TRACT. UPON RECORDING OF THIS PLAT, THE DEVELOPER RETAINS OWNERSHIP OF TRACT XA. THE DEVELOPER HAS THE RIGHT TO SELL, TRANSFER OR CONVEY OWNERSHIP OF SAID TRACT, SUBJECT TO CONFORMANCE WITH RULES AND RESTRICTIONS OF THE CITY OF ISSAQUAH. SAID TRACT XA IS SUBJECT TO A TEMPORARY PRIVATE EMERGENCY VEHICLE AND FIRE ACCESS EASEMENT (SEE EASEMENT PROVISION 2). THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TEMPORARY EASEMENT.

31. TRACT XI AND XC ARE LANDSCAPING TRACTS AND ARE HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS. TRACT XC IS ALSO SUBJECT TO A PUBLIC STORM DRAINAGE EASEMENT.

32. TRACT XD IS A LANDSCAPING, PEDESTRIAN ACCESS AND UTILITIES TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT AND ALL PRIVATE FACILITIES CONTAINED THEREIN.

33. TRACT XE IS A LANDSCAPING, VEHICULAR AND PEDESTRIAN ACCESS AND UTILITIES TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT AND ALL PRIVATE FACILITIES CONTAINED THEREIN.

34. TRACTS XF AND XG ARE LANDSCAPING, PEDESTRIAN ACCESS, UTILITIES, AND STORM DRAINAGE TRACTS AND ARE HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS AND ALL PRIVATE FACILITIES CONTAINED THEREIN.

35. TRACT XH IS A LANDSCAPING, PEDESTRIAN ACCESS AND UTILITIES TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT, ALL PRIVATE FACILITIES AND THE SIDEWALK CONTAINED THEREIN. TRACT XH IS ALSO SUBJECT TO A PUBLIC PEDESTRIAN ACCESS EASEMENT (SEE EASEMENT PROVISION 6).

36. TRACT XJ IS A LANDSCAPING, PEDESTRIAN ACCESS AND UTILITIES TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION. TRACT XJ IS ALSO SUBJECT TO A PUBLIC PEDESTRIAN EASEMENT (SEE EASEMENT PROVISION 6). THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT AND ALL FACILITIES CONTAINED THEREIN.

37. THE PRIVATE ACCESS AND UTILITIES EASEMENT WITHIN LOTS 1 THROUGH 19 AND WITHIN TRACTS XA, XC, XE, XF, XG AND XH AS SHOWN ON THIS PLAT IS FOR THE BENEFIT OF ALL LOTS AND TRACTS IN THIS PLAT (SEE EASEMENT PROVISION 5). THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT AND ALL PRIVATE FACILITIES CONTAINED THEREIN INCLUDING INDIVIDUAL LOT UTILITIES. THESE LOTS AND TRACTS ARE ALSO SUBJECT TO A PUBLIC WATER LINE AND PUBLIC SANITARY SEWER EASEMENT (SEE EASEMENT PROVISION NO. 4).

38. LOTS 1 THROUGH 22 AND ALL TRACTS ARE SUBJECT TO A PRIVATE FOUNDATION DRAIN AND DOWNSPOUT DRAIN EASEMENT LOCATED IN THE EXTERIOR 5 FEET ADJACENT TO THE BUILDING FOOTPRINT (SEE EASEMENT PROVISION 7).

39. LOT 22 IS SUBJECT TO A PRIVATE ACCESS, AND UTILITIES EASEMENT AS SHOWN ON THE PLAT FOR THE BENEFIT OF ALL LOTS AND TRACTS IN THIS PLAT. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT AND ALL PRIVATE FACILITIES CONTAINED THEREIN.

40. THE PRIVATE LANDSCAPE EASEMENT ON LOT 10 AND TRACT XA IS FOR THE BENEFIT OF ALL LOTS AND TRACTS IN THIS PLAT. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT (SEE EASEMENT PROVISION 8).

41. LOTS 2, 3, 4, 7, 8, 9, 12, 13, 14, 17 AND 18 ARE INTENDED FOR ATTACHED STRUCTURES.

SECTION SUBDIVISION

NOTE:
SECTION SUBDIVISION PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 24 AND 25 (REPLAT OF TRACT 'V'), AS FILED IN VOLUME 204 OF PLATS, PAGES 38 THROUGH 42, UNDER RECORDING NO. 20011220000390, RECORDS OF KING COUNTY, WASHINGTON, SAID PLAT SITUATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH OR ITS ASSIGNS OVER AND UPON THE LOTS AND TRACTS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "EMERGENCY VEHICLE AND FIRE ACCESS EASEMENT"

2. A TEMPORARY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH OR ITS ASSIGNS OVER AND UPON FUTURE DEVELOPMENT TRACT XA, AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "TEMPORARY EMERGENCY VEHICLE AND FIRE ACCESS EASEMENT". SAID EASEMENT TERMINATES WITH THE DEVELOPMENT OF SAID TRACT.

3. A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON A 2.00 FOOT WIDE STRIP OF PRIVATE LAND LYING PARALLEL WITH AND ADJACENT TO THE 18TH AVENUE NORTHEAST FRONTAGE (i.e. THE 2' ADJACENT TO THE RIGHT OF WAY WITHIN THE 5' EASEMENT REFERENCED IN NOTES 12 & 13). THE EASEMENT IS FOR THE PURPOSE OF CITY ACCESS TO ANY PUBLIC IMPROVEMENT WITHIN THE RIGHT-OF-WAY WHICH ADJOINS THE EASEMENT AREA FOR MAINTENANCE, REPAIR, OR REPLACEMENT OF SUCH IMPROVEMENT. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.

4. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH, UNDER AND UPON ALL PUBLIC STREETS, ALLEYS, LANES, AVENUES, AND PLACES WHICH ARE HEREIN DEDICATED AND UPON THE EASEMENTS SHOWN ON THIS PLAT AND DESCRIBED HEREIN FOR PUBLIC WATER LINES, PUBLIC SANITARY SEWER AND PUBLIC STROM DRAINAGE. THE CITY OF ISSAQUAH SHALL HAVE THE RIGHT TO CONSTRUCT, MAINTAIN, REPLACE, REPAIR AND OPERATE WATER LINES, SANITARY SEWER LINES, STORM DRAINAGE LINES AND APPURTENANCES WITHIN AND TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSES STATED. STRUCTURES (EXCLUDING OVERHANGS) SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR SAID EASEMENTS, EXCEPT THAT ROCKERIES, STRUCTURE OVERHANGS, WALKWAYS, AND RETAINING WALLS MAY BE CONSTRUCTED WITHIN EASEMENTS AS APPROVED BY THE M.D.R.T.

5. A PRIVATE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION, UNDER AND UPON THE PRIVATE ACCESS AND UTILITIES EASEMENT AS SHOWN ON THIS PLAT, FOR PEDESTRIAN AND VEHICULAR ACCESS TO ALL LOTS AND TRACTS IN THIS PLAT AND ALL PRIVATE FACILITIES CONTAINED WITHIN SAID EASEMENT. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT AND ALL PRIVATE FACILITIES CONTAINED THEREIN. ON LOTS 20 AND 21 THIS EASEMENT IS FOR UTILITIES ONLY

6. A PUBLIC PEDESTRIAN ACCESS EASEMENT IS GRANTED OVER AND UPON TRACTS XH AND XJ. THIS EASEMENT SHALL ALLOW FOR GENERAL PUBLIC PEDESTRIAN ACCESS AS WELL AS PEDESTRIAN ACCESS TO LOTS 21, 22, 23, 24 AND FUTURE DEVELOPMENT WITHIN TRACT XA.

7. THE PRIVATE FOUNDATION DRAIN AND DOWNSPOUT DRAIN EASEMENT (LOTS 1 THROUGH 22 AND ALL TRACTS) IS GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION WHICH IS RESPONSIBLE FOR OPERATION, MAINTENANCE, AND REPAIR OF SAID FACILITIES.

8. A PRIVATE LANDSCAPE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION, UNDER AND UPON THE LANDSCAPING EASEMENT ACROSS LOT 10 AND TRACT XA, LANDSCAPING NOT TO EXCEED 48 INCHES IN HEIGHT OR FENCING UNLESS APPROVED BY THE M.D.R.T. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT.

RESTRICTIONS AND CONDITIONS

NO DIRECT VEHICULAR ACCESS IS ALLOWED FROM INDIVIDUAL LOTS ONTO NORTHEAST PARK DRIVE.

TRIAD ASSOCIATES
11814 115th Ave. NE
Kirkland, WA 98034-6923
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassoc.com

JOB NO 01-236

SHEET 2 OF 4

GREGORY T. JUNEAU
STATE OF WASHINGTON
22365
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 10/19/03

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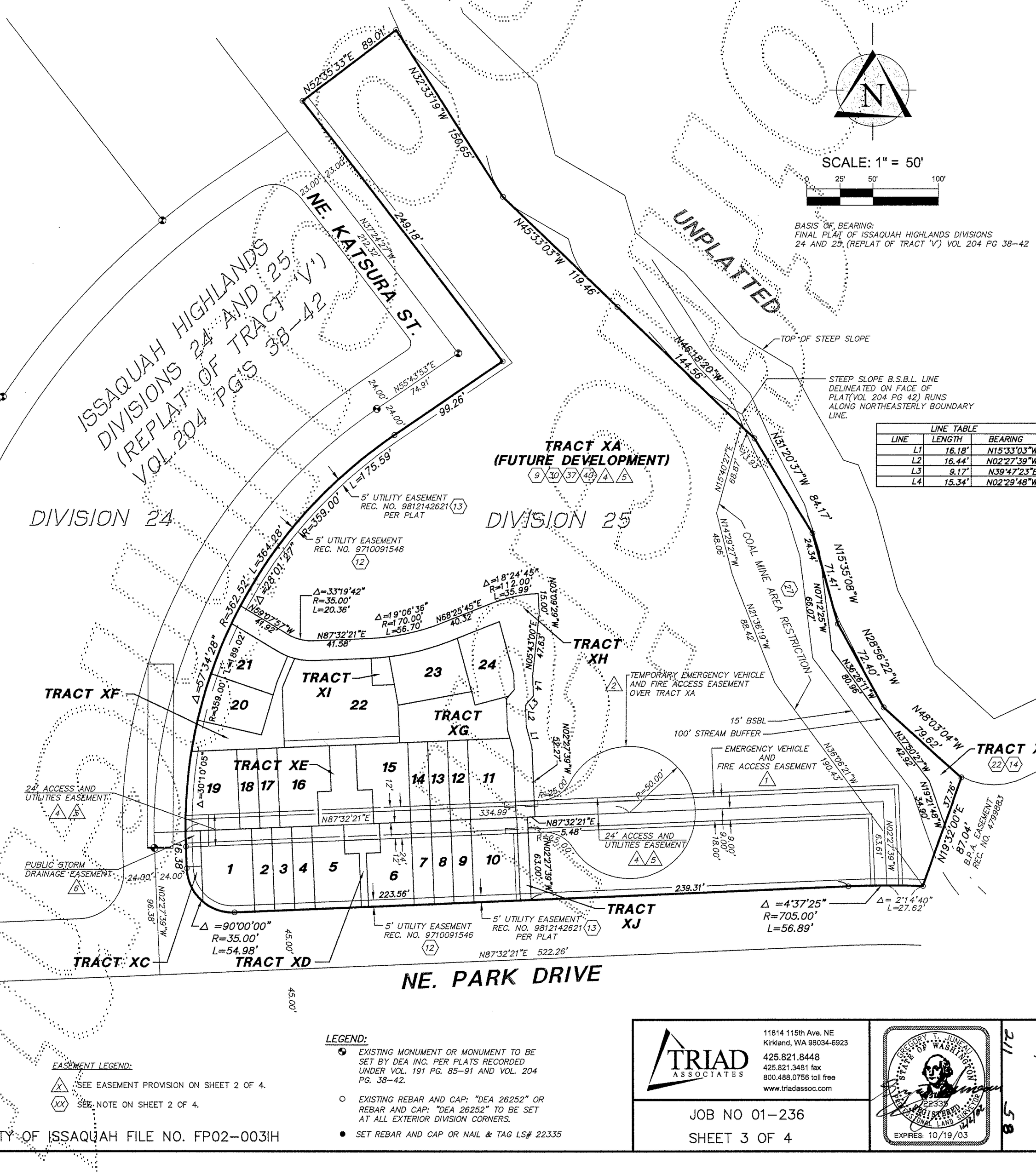
FINAL PLAT OF DIV. 25A
ISSAQUAH HIGHLANDS

A REPLAT OF DIVISION 25

A PORTION OF THE SOUTH 1/2 OF SECTION 23, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



BASIS OF BEARING:
FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 24 AND 25 (REPLAT OF TRACT 'V') VOL 204 PG 38-42

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.18'	N15°33'03"W
L2	16.44'	N02°27'39"W
L3	9.17'	N39°47'23"E
L4	15.34'	N02°29'48"W

EASEMENT LEGEND:

(X) SEE EASEMENT PROVISION ON SHEET 2 OF 4.

(XX) SEE NOTE ON SHEET 2 OF 4.

CITY OF ISSAQUAH FILE NO. FP02-003IH

LEGEND:

- EXISTING MONUMENT OR MONUMENT TO BE SET BY DEA INC. PER PLATS RECORDED UNDER VOL. 191 PG. 85-91 AND VOL. 204 PG. 38-42.
- ○ EXISTING REBAR AND CAP: "DEA 26252" OR REBAR AND CAP: "DEA 26252" TO BE SET AT ALL EXTERIOR DIVISION CORNERS.
- ● SET REBAR AND CAP OR NAIL & TAG LS# 22335

TRIAD ASSOCIATES
11814 115th Ave. NE
Kirkland, WA 98034-6923
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassoc.com

JOB NO 01-236

SHEET 3 OF 4

GREGORY T. JUNEAU
STATE OF WASHINGTON
22335
REGISTERED PROFESSIONAL LAND SURVEYOR
4/2/02
EXPIRES: 10/19/03

VOL/PG 211 58

FINAL PLAT OF DIV. 25A
ISSAQUAH HIGHLANDS

A REPLAT OF DIVISION 25

A PORTION OF THE SOUTH 1/2 OF SECTION 23, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SCALE: 1" = 20'

0 10' 20' 40'

SEE SHEET 3 OF 4

SEE SHEET 3 OF 4

TRACT XA
(FUTURE DEVELOPMENT)
9 30 37 40 4 5

TRACT XH
6 5 35 37

TRACT XI
31

TRACT XF
34 5

TRACT XG
34 5

TRACT XE
33 37

TRACT XD
32

TRACT XC
31 37

TRACT XJ
6 36

21 (38; 7 5)
20 (38; 7 5)
22 (38 39; 7)
23
24
19 (37; 38; 7; 4 5; 1 2 5 6 12' (TYP))
18 (37; 38; 41; 7)
17 (37; 38; 41; 7)
16 (37; 38; 7)
15 (37; 38; 7)
14 (37; 38; 41; 7)
13 (37; 38; 41; 7)
12 (37; 38; 41; 7)
11 (37; 38; 7; 4 5; 1 2 5 6 12' (TYP))
10 (37; 38; 40; 7)
9 (37; 38; 41; 7)
8 (37; 38; 41; 7)
7 (37; 38; 41; 7)
6 (37; 38; 7)
5 (37; 38; 7)
4 (37; 38; 41; 7)
3 (37; 38; 41; 7)
2 (37; 38; 41; 7)
1 (37; 38; 7)

N59°07'57"W 41.92'
Δ=27°24'04" R=359.00' L=15.04'
Δ=3°19'42" R=35.00' L=20.36'
N87°32'21"E 41.58'
Δ=19°06'36" R=170.00' L=56.70'
N68°25'45"E 40.32'
Δ=18°24'45" R=112.00' L=35.99'
N03°09'29"W 15.00'
N03°09'29"E 47.63'
N02°27'39"W 52.27'
N02°29'48"W 15.34'
N39°47'23"E 9.17'
N02°27'39"W 16.44'
N15°33'03"W 16.18'
N02°27'39"W 52.27'

N59°07'57"W 40.78'
PRIVATE 5' UTILITY EASEMENT
Δ=6°32'34" R=359.00' L=41.00'
Δ=9°49'33" R=50.00' L=8.57'
Δ=6°19'39" R=50.00' L=5.52'
N87°32'21"E 41.58'
Δ=0°18'32" R=185.00' L=1.00
Δ=4°16'35" R=185.00' L=13.81'
Δ=14°31'29" R=185.00' L=46.90'
N68°25'45"E 33.55'
Δ=0°23'11" R=97.00' L=0.65'
N68°25'45"E 6.77'
N15°16'52"W 41.37'
N15°16'52"W 41.92'
N02°29'48"W 11.62'
N39°47'23"E 6.30'
N74°43'08"E 26.26'
N79°27'55"E 56.78'
N10°32'05"W 21.46'
N10°32'05"W 15.94'
N87°32'21"E 16.81'
N02°27'39"W 20.66'
Δ=17°10'30" R=50.00' L=14.99'
N22°37'13"E 24.32'
5.50'
20.74'
N71°07'55"W 49.82'
PRIVATE 5' UTILITY EASEMENT
Δ=5°30'33" R=359.00' L=36.61'
16.89'
42.12'
N16°01'47"E 31.43'
N02°27'39"W 45.29'
N02°27'39"W 28.49'
N77°04'45"W 49.71'
Δ=3°52'27" R=359.00' L=24.27'
5' PRIVATE ACCESS AND UTILITY EASEMENT
N87°32'21"E 86.66'
70.63' 34.44' 15.17' 15.17' 39.39' 19.88' 39.39' 15.17' 15.17' 15.17' 83.76' 32.12' 6.59' 9.59'
R=359.00' Δ=3°10'40" L=19.92'
N02°27'39"W 60.00'
34.50'
N87°32'21"E 10.18'
PUBLIC WATERLINE EASEMENT
N87°32'21"E 11.18'
25.50'
17.5' 12' (TYP) 41.46' 38.87' 29.21' 20.35' 25.79' 4.27' 28.21' 23.94' 34.29' 34.81' 0.52' 5.48' 8.37' 8' 8.88' 8.12' 8.00' 25.00' 50.66'
11.19' 17.5'
Δ=1°51'17" R=359.00' L=11.62'
10.80' 10.76' N87°32'21"E
10.22'
24.00' 24.00'
Δ=47°33'26" L=29.05' R=35.00'
Δ=42°26'34" L=25.93' R=35.00'
15.25' 34.71' 34.69' 5.48'
N02°27'39"W 96.38'
45.00'
16'X25' NECKDOWN ACCESS EASEMENT
3' PRIVATE LANDSCAPE EASEMENT
40 8
24' ACCESS AND UTILITIES EASEMENT
4 5
18' EMERGENCY VEHICLE AND FIRE ACCESS EASEMENT
1

NE. PARK DRIVE

N87°32'21"E 522.26'

EASEMENT LEGEND:

X SEE EASEMENT PROVISION ON SHEET 2 OF 4.

XX SEE NOTE ON SHEET 2 OF 4.

① PUBLIC SANITARY SEWER EASEMENT
② PUBLIC WATER LINE EASEMENT
③ PUBLIC UTILITY EASEMENT
④ PUBLIC PEDESTRIAN SIDEWALK EASEMENT
⑤ PRIVATE STORM DRAINAGE EASEMENT
⑥ PRIVATE UTILITY AND ACCESS EASEMENT
⑦ PUBLIC STORM DRAINAGE EASEMENT

LEGEND:

- EXISTING MONUMENT OR MONUMENT TO BE SET BY DEA INC. PER PLATS RECORDED UNDER VOL. 191 PG. 85–91 AND VOL. 204 PG. 38–42.
- EXISTING REBAR AND CAP: "DEA 26252" OR REBAR AND CAP: "DEA 26252" TO BE SET AT ALL EXTERIOR DIVISION CORNERS.
- SET REBAR AND CAP OR NAIL & TAG LS# 22335

CITY OF ISSAQUAH FILE NO. FP 02–003IH

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11814 115th Ave. NE
Kirkland, WA 98034-6923
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JOB NO 01–236

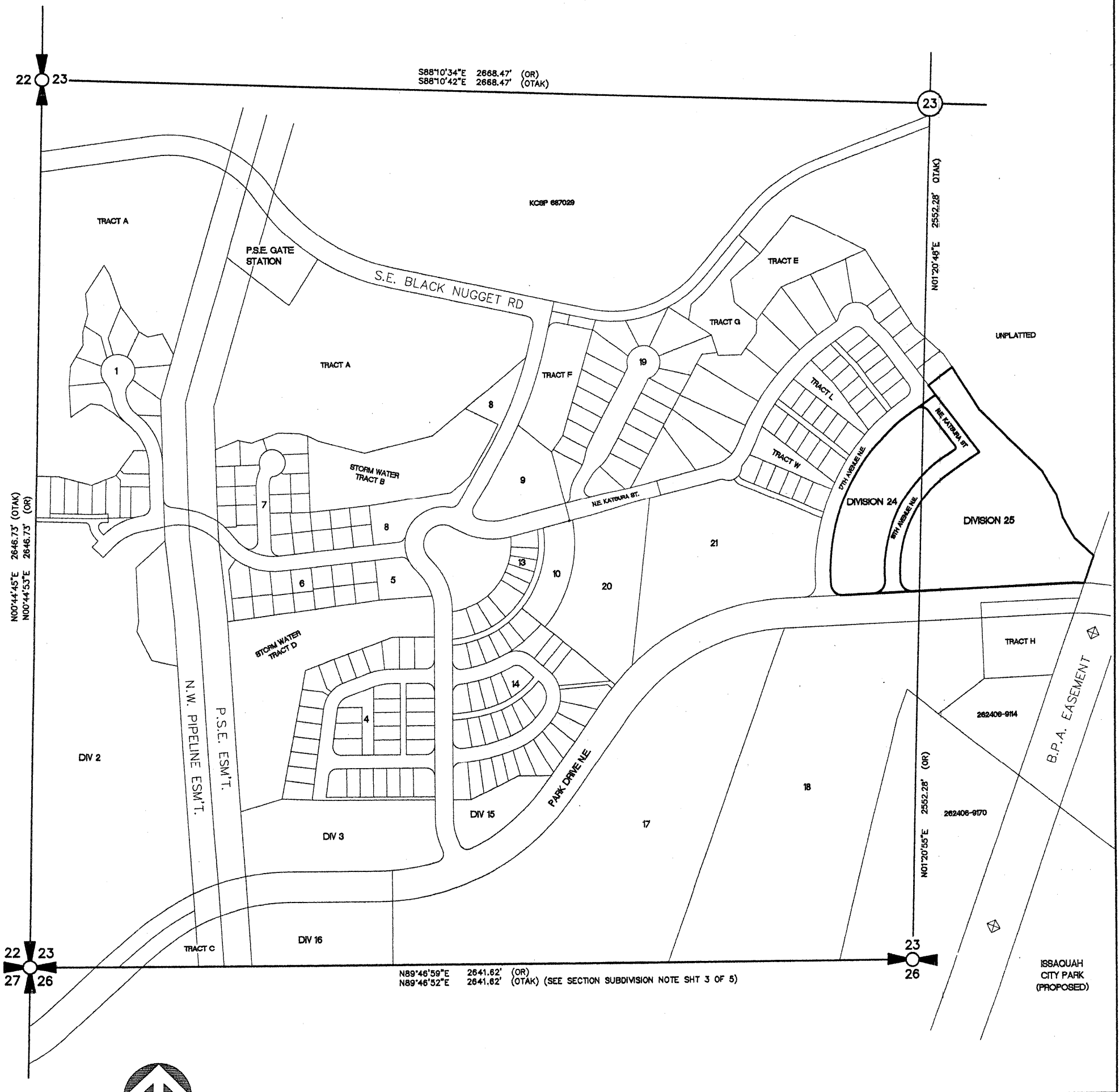
SHEET 4 OF 4

GREGORY T. JUNEAU
STATE OF WASHINGTON
22335
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 10/19/03

VOL/PG 211 59

FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 24 AND 25
(REPLAT OF TRACT 'V')

A PORTION OF THE SOUTH 1/2 OF SECTION 23, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



0 100 200 400

RICHARD A. RICKMAN
STATE OF WASHINGTON
26252
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 5/21/02

DAVID EVANS AND ASSOCIATES, INC
415 - 118TH AVENUE S.E.
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3700 Pacific Highway East
TACOMA, WA. 98424 (253-922-9780)

SHEET 4 OF 5

VOL./PAGE 204 71

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FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 24 AND 25
(REPLAT OF TRACT 'V')

A PORTION OF THE SOUTH 1/2 OF SECTION 23, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

NOTES AND RESTRICTIONS

1. ALL MONUMENTS DELINEATED AS FOUND WERE FIELD VISITED AS STATED.

2. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING 3 AND 5 SECOND ELECTRONIC THEODOLITES WITH INTEGRAL ELECTRONIC DISTANCE MEASURING UNITS. THE LINEAR AND ANGULAR CLOSURE OF THE TRAVERSE MET OR EXCEEDED THE STANDARDS OF W.A.C. 332-130-090.

3. NO FUTURE LOT OR PORTION OF A FUTURE 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.

4. ALL CONSTRUCTION SHALL COMPLY WITH THE WASHINGTON STATE PLUMBING CODE.

5. ALL PRIVATE DRAINAGE EASEMENTS TO BE RECORDED BY SEPARATE DOCUMENT AFTER THE RECORDING OF THIS PLAT.

6. ALL FUTURE PRIVATE UTILITY STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.

7. FUTURE FOUNDATIONS OF ANY STRUCTURES MAY NOT EXTEND BEYOND THE BUILDING SETBACK LINES (B.S.B.L.), EXCEPT MINOR STRUCTURAL INTRUSIONS MAY BE PERMITTED AS DEFINED IN THE ISSAQUAH HIGHLANDS CRITICAL AREA DEVELOPMENT STANDARDS UPON APPROVAL OF THE M.D.R.T.

8. STRUCTURES, OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OVERHANGS) SHALL NOT BE PERMITTED WITHIN THE ACCESS EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON AND DEDICATED TO THE CITY.

9. NO LINES OR WIRES FOR TRANSMISSION 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.

10. DIVISION 25 BUILDINGS ADJACENT TO THE WETLANDS TO THE EAST SHALL DISCHARGE ROOF DRAINAGE TO ADJACENT WETLAND NF20.

11. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES OR CERTAIN FERTILIZERS IS PROHIBITED IN THE 15 FOOT BUILDING SETBACK AREA FROM STREAM AND WETLAND BUFFERS IN DIVISION 25.

12. UPON DEVELOPMENT OF DIVISIONS 24 AND 25, ANY APPLICANT FOR DEVELOPMENT SHALL ADOPT TESTING STANDARDS THAT VERIFY THAT THE LOW I/I DESIGN VALUES ARE ACHIEVED, TEST MANHOLES AND SIDE SEWERS, AND LOCATE SEWERS IN AREAS THAT DO NOT ENCOURAGE INFLOW.

13. DIVISIONS 24 AND 25 ARE SUBJECT TO AN EASEMENT 5 FEET IN WIDTH TO THE BENEFIT OF PUGET SOUND ENERGY, U.S. WEST COMMUNICATIONS AND SUMMIT COMMUNICATIONS FOR THE PURPOSE OF UTILITIES AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO.9709091546, AND AS PLOTTED HEREON.

14. DIVISIONS 25 SUBJECT TO AN EASEMENT 5 FEET IN WIDTH TO THE BENEFIT OF PUGET SOUND ENERGY, U.S. WEST COMMUNICATIONS AND SUMMIT COMMUNICATIONS FOR THE PURPOSE OF UTILITIES AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO.9812142621, AND AS PLOTTED HEREON.

15. ANY DEVELOPMENT IN DIVISION 25 MUST COMPLY WITH THE REQUIREMENTS OF THE ISSAQUAH HIGHLANDS CRITICAL AREAS STANDARDS INCLUDING THE BUFFER AND SETBACK REQUIREMENTS OF APPENDIX 'E' OF THE TWO PARTY AGREEMENT, UNLESS SUCH REQUIREMENTS ARE MODIFIED PURSUANT TO SAID APPENDIX 'E'.

16. A SCHOOL MITIGATION PAYMENT IN THE AMOUNT OF TWO THOUSAND SEVEN HUNDRED NINETY-TWO AND NO/100 DOLLARS ($2,792.00) PER SINGLE FAMILY DWELLING UNIT AND ONE THOUSAND ONE HUNDRED FORTY-SIX AND NO/100 DOLLARS ($1,146.00) PER MULTI- FAMILY DWELLING UNIT, SHALL BE PAID TO ISSAQUAH SCHOOL DISTRICT NO. 411 AT THE TIME THE BUILDING PERMIT FOR EACH DWELLING UNIT IN THE PLAT IS ISSUED.

17. THIS PLAT IS SUBJECT TO AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER A.F.N. 9508160202 (SCHOOL MITIGATION AGREEMENT REGARDING THE GRAND RIDGE URBAN PLANNED DEVELOPMENT). AND AS MODIFIED BY INSTRUMENT FILED UNDER RECORDING NO. 9712121468 AND SUBJECT TO THE TERMS AND CONDITIONS OF NOTICE AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9806232215.

18. DIVISIONS 24 AND 25 ARE SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "ISSAQUAH HIGHLANDS COMMERCIAL AND MULTI-FAMILY (RENTAL) PROPERTIES" AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9712190670 AND AS AMENDED.

19. DIVISIONS 24 AND 25 ARE SUBJECT TO THE "DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR ISSAQUAH HIGHLANDS" RECORDED UNDER A.F.N. 9704281807 AND AS AMENDED

20. THIS PLAT IS SUBJECT TO AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN DOCUMENT RECORDED UNDER A.F.N. 9606180756 (RECORDED TO GIVE NOTICE OF THE JOINT AGREEMENT INCLUDING THE EASTERN ACCESS COVENANTS [THREE-PARTY]). AND AS MODIFIED BY INSTRUMENTS FILED UNDER RECORDING NO'S. 9805110405 AND 9712190677.

21. THIS PLAT IS SUBJECT TO AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN DOCUMENT RECORDED UNDER A.F.N. 9606251228 (RECORDED TO GIVE NOTICE OF THE ANNEXATION AND DEVELOPMENT AGREEMENT [TWO-PARTY]). AND AS MODIFIED BY INSTRUMENTS FILED UNDER RECORDING NO. 9805110405 AND 9712190677.

22. THIS PLAT IS SUBJECT TO THE AGREEMENT AND ITS TERMS AND CONDITIONS BY AND BETWEEN THE GRAND RIDGE PARTNERSHIP AND SUMMIT COMMUNICATIONS REGARDING AN EASEMENT AGREEMENT FOR CABLE TELEVISION SERVICE AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9709091546.

NOTES AND RESTRICTIONS (CONT.)

23. THIS PLAT IS SUBJECT TO TERM DEED OF DEVELOPMENT RIGHTS, CONSERVATION AND TRAIL EASEMENT COVENANTS, OBLIGATIONS AND CONDITIONS, BY AND BETWEEN THE GRAND RIDGE PARTNERSHIP AND KING COUNTY, AS DISCLOSED BY INSTRUMENTS FILED UNDER RECORDING NO'S 9612030694, 9612030695 AND 9612030696.

24. THIS PLAT IS SUBJECT TO PROVISIONS OF ARTICLES OF INCORPORATION AND BY-LAWS OF THE ISSAQUAH HIGHLANDS NON-RESIDENTIAL OWNERS ASSOCIATION, AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION.

25. THIS PLAT IS SUBJECT TO ISSAQUAH HIGHLANDS SUMMARY OF NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9805110404.

26. THIS PLAT IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS CONTAINED AND OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 183 OF PLATS AT PAGE(S) 88-98. RECORDS OF KING COUNTY, WASHINGTON. - RECORDING NO.9712171813, EXCEPT AS MODIFIED HEREIN BY THIS PLAT.

27. THIS PLAT IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, CONTAINED AND OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 187 OF PLATS AT PAGE(S) 57-62. RECORDS OF KING COUNTY, WASHINGTON. - RECORDING NO.9812142621, EXCEPT AS MODIFIED HEREIN BY THIS PLAT.

28. THIS PLAT IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, CONTAINED AND OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 191 OF PLATS AT PAGE(S) 85-91. RECORDS OF KING COUNTY, WASHINGTON. - RECORDING NO.199910110069, EXCEPT AS MODIFIED HEREIN BY THIS PLAT.

29. DIVISION 25 ENCOMPASSES A PORTION OF A COAL MINE HAZARD AREA. ALL DEVELOPMENT IN THE HAZARD AREA SHALL ADHERE TO AND BE CONSISTENT WITH THE AMENDED (AM00-015IH) APPENDIX B-PART 4, SUPPLEMENTAL DEVELOPMENT MITIGATION ZONES 1, 2, AND 3, OR AS SUBSEQUENTLY MODIFIED. A NOTICE OF RISK AND CITY WAVIER FORM MUST BE EXECUTED OR BE ON FILE FOR ALL TRACTS OR DIVISIONS WITHIN THE COAL MINE HAZARD AREA PRIOR TO ISSUANCE OF ANY DEVELOPMENT PERMIT.

EASEMENT PROVISIONS

1. A PRIVATE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY, U.S. WEST COMMUNICATIONS, MILLENNIUM COMMUNICATION, INC., GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON A 5.00 FOOT WIDE STRIP OF PRIVATE LAND AS SHOWN ON SHEET 5 OF 5 HEREON, TOGETHER WITH THAT 5 FOOT STRIP OF LAND FOR UTILITIES AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9710091546 AND 9812142621 IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, REPLACE, REPAIR, 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, TELECOMMUNICATIONS AND DATA TRANSMISSION, AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. FURTHER, THESE ENTITIES ARE GRANTED AN EASEMENT UNDER AND UPON THE PUBLIC STREETS DEDICATED FOR THE SAME UTILITY PURPOSES DESCRIBED ABOVE, SUBJECT TO ANY APPLICABLE CITY REGULATIONS OR FRANCHISE REQUIREMENTS. 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, CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION USES SHALL BE PLACED OR PERMITTED TO BE PLACED WITHIN THIS EASEMENT UNLESS THE SAME SHALL BE UNDERGROUND. NO BUILDING SHALL BE PLACED WITHIN THE EASEMENTS WITHOUT THE PERMISSION FROM EASEMENT OWNERS.

2. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH, UNDER AND UPON ALL PUBLIC STREETS, ALLEYS, LANES, 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, EXCEPT THAT ROCKERIES, WALKWAYS, AND RETAINING WALLS MAY BE CONSTRUCTED WITHIN EASEMENTS OVER PRIVATE PROPERTY WITH PRIOR APPROVAL OF THE M.D.R.T.

3. A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON A 2.00 FOOT WIDE STRIP OF PRIVATE LAND LYING PARALLEL WITH AND ADJACENT TO ALL STREET AND TRACT FRONTAGE (i.e. THE 2' ADJACENT TO THE RIGHT OF WAY OF THE 5' EASEMENT CREATED IN PARAGRAPH 1 ABOVE). THE EASEMENT IS FOR THE PURPOSE OF CITY ACCESS TO ANY PUBLIC IMPROVEMENT WITHIN THE RIGHT-OF-WAY WHICH ADJOINS THE EASEMENT AREA FOR MAINTENANCE, REPAIR, OR REPLACEMENT OF SUCH SIDEWALK. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION AND SHALL INDEMNIFY THE OWNER FOR ANY DAMAGE OR LOSS.

RICHARD A. DICKMAN
STATE OF WASHINGTON
26252
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 5/21/02

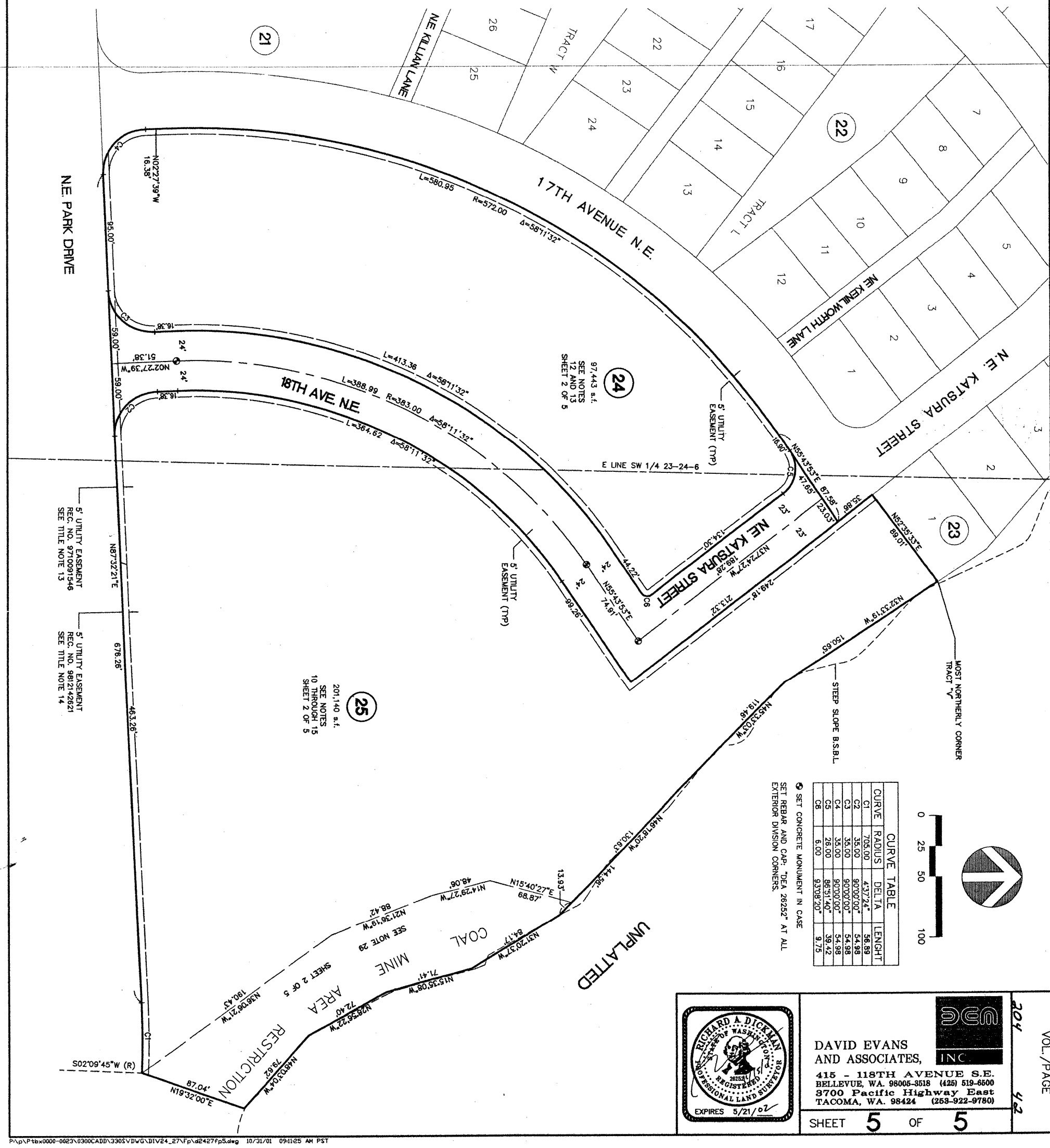
DAVID EVANS AND ASSOCIATES, INC
415 - 118TH AVENUE S.E.
BELLEVUE, WA. 98005-3518 (425) 519-6500
3700 Pacific Highway East
TACOMA, WA. 98424 (253-922-9780)

SHEET 2 OF 5

204 VOL./PAGE 32

FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 24 AND 25
(REPLAT OF TRACT 'V')

A PORTION OF THE SOUTH 1/2 OF SECTION 23, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGHT
C1	705.00	4°37'24"	56.89
C2	35.00	90°00'00"	54.98
C3	35.00	90°00'00"	54.98
C4	35.00	90°00'00"	54.98
C5	28.00	86°51'40"	39.42
C6	6.00	93°08'20"	9.75

0 25 50 100

● SET CONCRETE MONUMENT IN CASE

SET REBAR AND CAP: "DEA 26252" AT ALL EXTERIOR DIVISION CORNERS.

RICHARD A. DICKMAN
STATE OF WASHINGTON
26252
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 5/21/02

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3700 Pacific Highway East
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SHEET 5 OF 5

VOL./PAGE 204 42

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FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 24 AND 25
(REPLAT OF TRACT 'V')

A PORTION OF THE SOUTH 1/2 OF SECTION 23, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LAND DESCRIPTION

TRACT 'V,' ISSAQUAH HIGHLANDS, FINAL PLAT OF LOT 'B,' CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-99-001-IH, FOR THE REPLAT OF TRACT 'V' AND TO ESTABLISH DIVISIONS 22, 23 AND TRACT 'V,' AS FILED IN VOLUME 191 OF PLATS, PAGES 85 THROUGH 91, UNDER RECORDING NO. 19991011000669, RECORDS OF KING COUNTY, WASHINGTON, SAID PLAT SITUATED IN A PORTION OF THE SOUTH HALF, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

DIVISION 24

THAT PORTION OF TRACT 'V,' ISSAQUAH HIGHLANDS, FINAL PLAT OF LOT 'B,' CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-99-001-IH, FOR THE REPLAT OF TRACT 'V' AND TO ESTABLISH DIVISIONS 22, 23 AND TRACT 'V,' AS FILED IN VOLUME 191 OF PLATS, PAGES 85 THROUGH 91, UNDER RECORDING NO. 19991011000669, RECORDS OF KING COUNTY, WASHINGTON, SAID PLAT SITUATED IN A PORTION OF THE SOUTH HALF, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID TRACT 'V;' THENCE SOUTH 52°35'33" WEST ALONG THE WEST LINE OF SAID TRACT 'V' 89.01 FEET TO THE NORTHERLY RIGHT-OF-WAY MARGIN OF N.E. KATSURA STREET AS DEDICATED BY SAID PLAT; THENCE SOUTH 37°24'27" EAST ALONG SAID MARGIN 35.86 FEET TO THE EASTERLY RIGHT-OF-WAY MARGIN OF 17TH AVENUE N.E. AS DEDICATED BY SAID PLAT; THENCE SOUTH 55°43'53" WEST ALONG SAID EASTERLY MARGIN 70.68 FEET TO A POINT OF CUSP AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 26.00 FEET TO AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°51'40" A DISTANCE OF 39.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°24'27" EAST 134.30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 6.00 FEET; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°08'20" A DISTANCE OF 9.75 FEET TO A POINT OF TANGENCY; THENCE SOUTH 55°43'53" WEST 44.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 407.00 FEET; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°11'32" A DISTANCE OF 413.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°27'39" EAST 16.38 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY AND TO THE NORTHERLY RIGHT-OF-WAY MARGIN OF N.E. PARK DRIVE AS DEDICATED BY INSTRUMENT FILED UNDER RECORDING NO. 20000822000369, RECORDS OF SAID COUNTY; THENCE SOUTH 87°32'21" WEST ALONG SAID MARGIN 95.00 FEET TO SAID EASTERLY MARGIN AND TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 35.00 FEET; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE AND EASTERLY MARGIN THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°27'39" WEST ALONG SAID MARGIN 16.38 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 572.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND MARGIN THROUGH A CENTRAL ANGLE OF 58°11'32" A DISTANCE OF 580.95 FEET TO THE POINT OF BEGINNING.

DIVISION 25

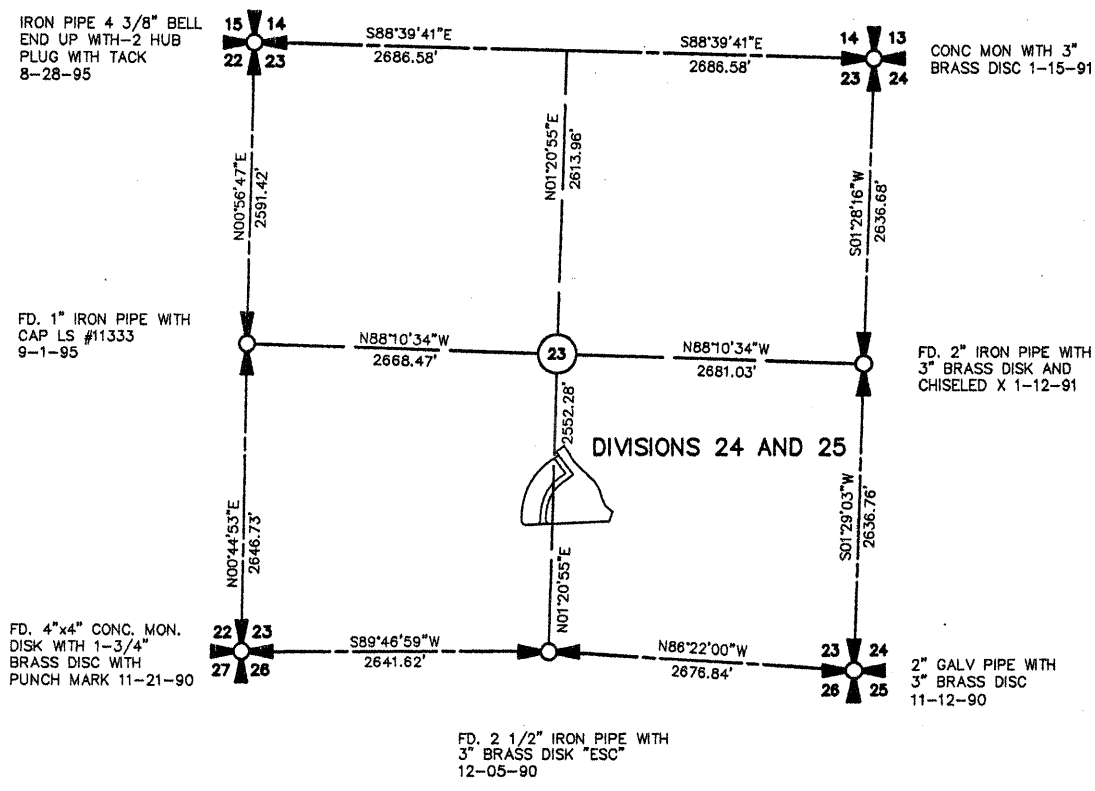
THAT PORTION OF TRACT 'V,' ISSAQUAH HIGHLANDS, FINAL PLAT OF LOT 'B,' CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-99-001-IH, FOR THE REPLAT OF TRACT 'V' AND TO ESTABLISH DIVISIONS 22, 23 AND TRACT 'V,' AS FILED IN VOLUME 191 OF PLATS, PAGES 85 THROUGH 91, UNDER RECORDING NO. 19991011000669, RECORDS OF KING COUNTY, WASHINGTON, SAID PLAT SITUATED IN A PORTION OF THE SOUTH HALF, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., SAID PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID TRACT 'V;' THENCE SOUTH 32°33'19" EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT 'V' 150.65 FEET; THENCE SOUTH 45°33'03" EAST ALONG SAID EAST LINE 119.46 FEET; THENCE SOUTH 46°18'20" EAST ALONG SAID EAST LINE 144.56 FEET THENCE SOUTH 31°20'37" EAST ALONG SAID EAST LINE 84.17 FEET THENCE SOUTH 15°35'08" EAST ALONG SAID EAST LINE 71.41 FEET THENCE SOUTH 28°56'22" EAST ALONG SAID EAST LINE 72.40 FEET THENCE SOUTH 48°03'04" EAST ALONG SAID EAST LINE 79.62 FEET THENCE SOUTH 19°32'00" WEST ALONG SAID EAST LINE 87.04 FEET TO THE NORTHERLY RIGHT-OF-WAY MARGIN OF NORTHEAST PARK DRIVE AS DEDICATED BY INSTRUMENT FILED UNDER RECORDING NO. 20000822000369, RECORDS OF SAID COUNTY, AND TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE SOUTH FROM WHICH ITS CENTER BEARS SOUTH 02°09'45" WEST 705.00 FEET DISTANT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND MARGIN THROUGH A CENTRAL ANGLE OF 04°37'24" A DISTANCE OF 56.89 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°32'21" WEST ALONG SAID MARGIN 463.26 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 35.00 FEET; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°27'39" WEST 16.38 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 359.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°11'32" A DISTANCE OF 364.62 FEET TO A POINT OF TANGENCY; THENCE NORTH 55°43'53" EAST 99.26 FEET TO THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY RIGHT-OF-WAY MARGIN OF NORTHEAST KATSURA STREET AS DEDICATED BY SAID PLAT; THENCE NORTH 37°24'27" WEST ALONG SAID EXTENSION AND ALONG SAID MARGIN 249.18 FEET TO THE WESTERLY LINE OF SAID TRACT 'V;' THENCE NORTH 52°35'33" EAST ALONG SAID LINE 89.01 FEET TO THE POINT OF BEGINNING.

SECTION SUBDIVISION

NOTE:
SECTION SUBDIVISION PER OSTERGAARD-ROBINSON AND ASSOCIATES (OR) RECORD OF SURVEY RECORDED IN VOLUME 106 OF SURVEYS, PAGES 237A-H. THIS PLAT ROTATED 00° 00' 08" COUNTER CLOCKWISE SO BEARINGS MATCH THOSE AS SHOWN PER THE PLAT OF ISSAQUAH HIGHLANDS, PLAT OF DIVISIONS 1,2,3,9,10,12,13,15,16,17 AND 18.

N.T.S.



SECTION 23, T.24N., R.6E., W.M.

RICHARD A. DICKMAN
STATE OF WASHINGTON
28252
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 5/21/02

DAVID EVANS AND ASSOCIATES, INC
415 - 118TH AVENUE S.E.
BELLEVUE, WA. 98005-3518 (425) 519-6500
3700 Pacific Highway East
TACOMA, WA. 98424 (253-922-9780)

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