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, JL., MEMBER

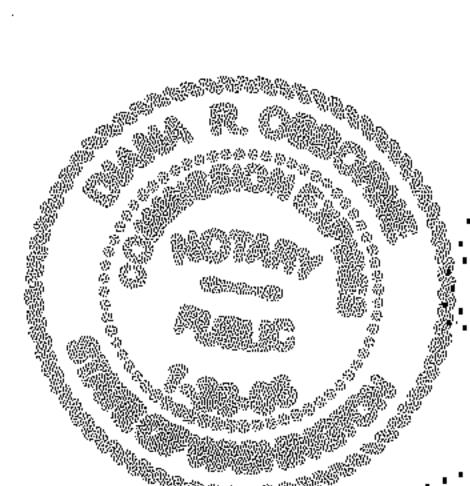
ITS: MANAGING MEMBER!

LINDA STATZEL,
DIRECTOR

#### ACKNOWLEDGMENTS

STATE OF WASHINGTON

CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT 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.



Hebrary 21,2003

MANA E. DAMONA

-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 / DAY OF / DAY OF \_ 2003 A.D

#### CITY OF ISSAGUAH 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.

FINANCE DIRECTOR, CITY OF ISSAQUAH

KEITH NIVEN - PROGRAM MANAGE

BOB BROCK - PUBLIC WORKS DIRECTOR, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 🌉 💆 🕆

FRISINGER, MAYOR, CITY OF ISSAQUAH

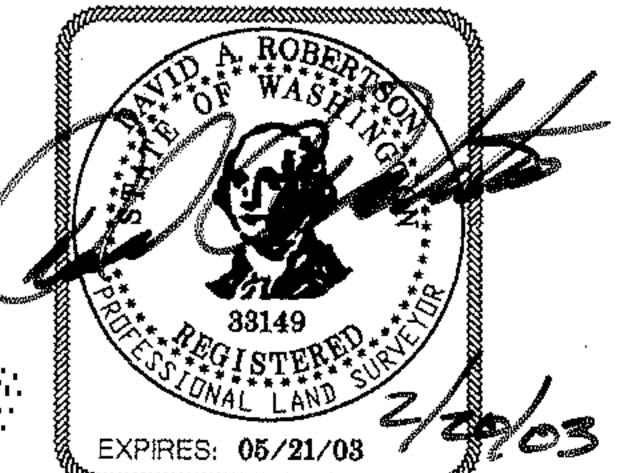
KING COUNTY ASSESSOF

362990-0000 800820

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

#### LAND SURVEYOR'S CERTIFICATE

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, PROFESSIONAL LAND SURVEYOR. CERTIFICATE NO. 33149

TRIAD ASSOCIATES 11814 115TH AVE. NE. KIRKLAND, WASHINGTON 98034 PHONE: (425) 821-8448

#### RECORDING CERTIFICATE

COUNTY, WASHINGTON. DIVISION OF RECORDS AND ELECTIONS

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

11814 115th Ave. NE Kirkland, WA 98034-6923 425.821.8448 425.821.3481 fax 800.488.0756 toil free

www.triadassoc.com

CITY OF ISSAQUAH FILE NO. FP03-0011H

JOB NO 01-236

SHEET 1 OF 17

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

A PORTION OF THE SOUTH 1/2 OF SECTION 23, T.24N., R.6E., W.M. CITY OF ISSAOUAH, 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 FÖR 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, HANDIGAP, 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, 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 BUBJECT 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 (AMOO-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.

#### 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.



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

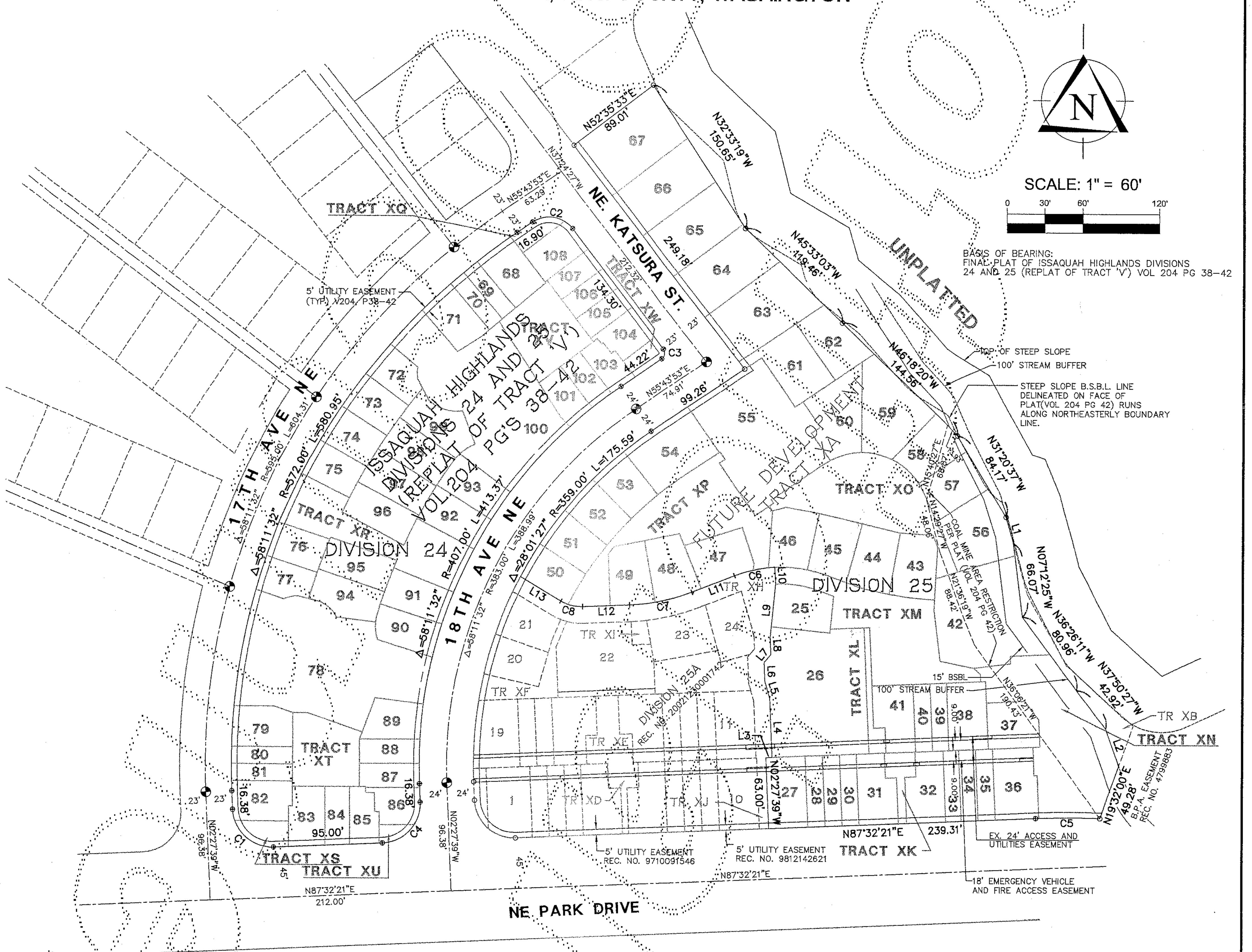
33149 SSTENAL LAND EXPIRES: 05/21/03

JOB NO 01-236

SHEET 2 OF 17

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



#### <u>LEGEND</u>:

EXISTING MONUMENT OR MONUMENT TO BE SET BY DEA INC. PER PLATS RECORDED UNDER VOL. 191 PG. 85-91 AND VOL. 204 PAGES 38-42.

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

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		

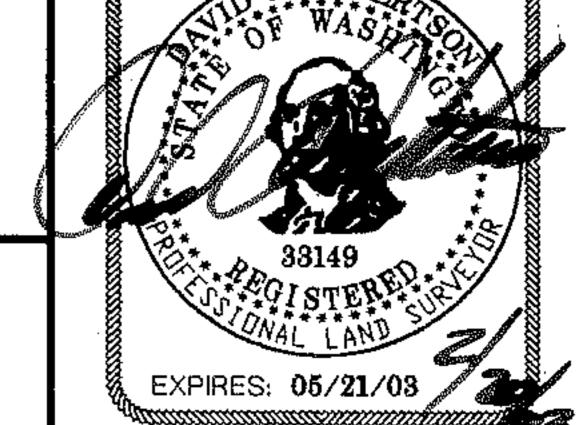
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	
C1	54.98'	35.00'	△=90'00'00"	
C2	39.42'	26.00'	∆=86 <b>'</b> 51'40"	
C3	9.75	6.00	∆=93°08'20"	
C4	54.98'	35.00'	Δ=90*00'00"	
C5	56.89'	705.00'	△=4'37'25"	
C6	35.99'	112.00'	Δ=18 <b>'</b> 24'45"	
C7	56,70	170.00	∆=19 <b>°</b> 06′36″	
C8	20.36	35.00'	△=33 <b>*</b> 19'42"	

#### 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.



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

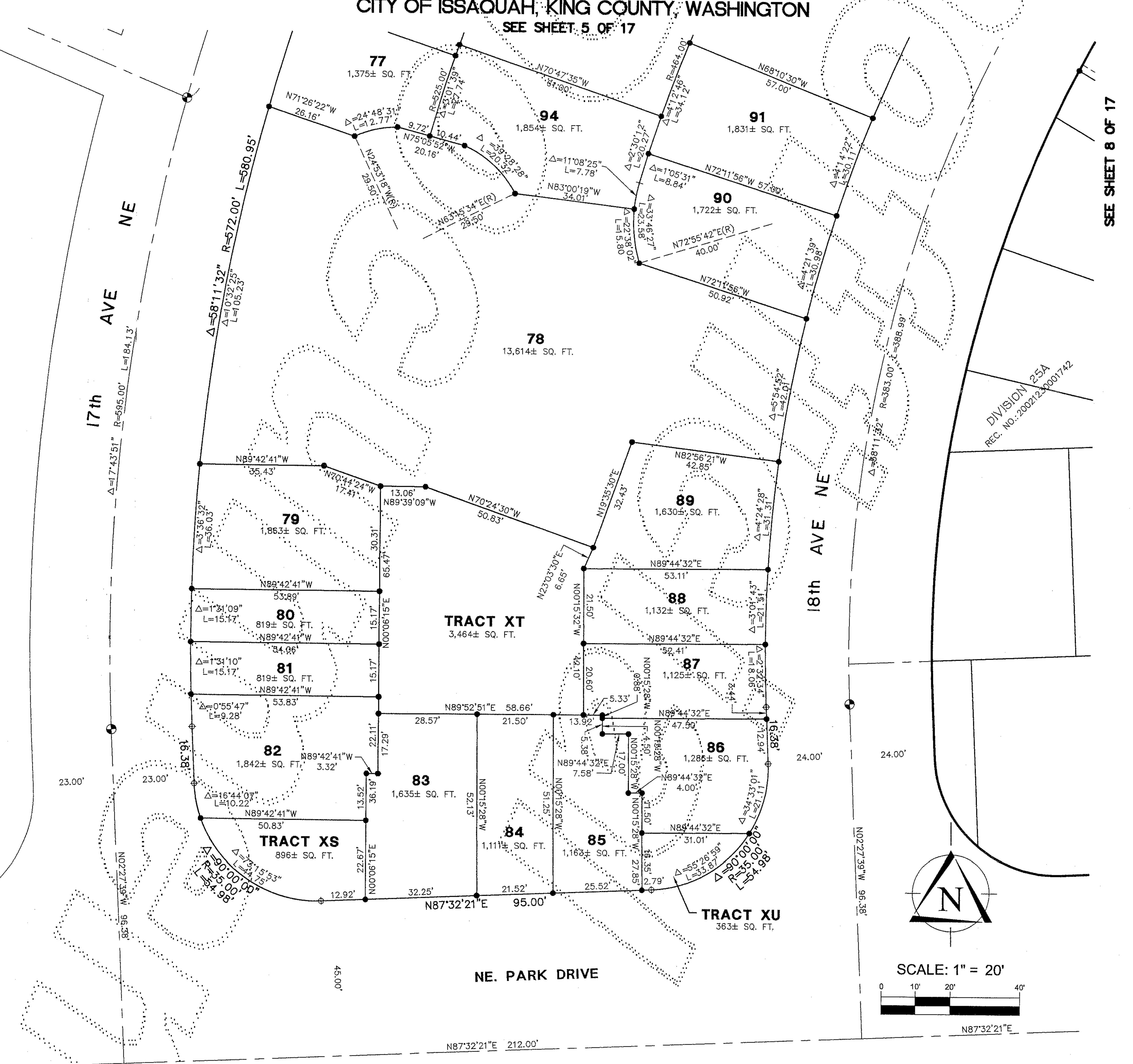


CITY OF ISSAQUAH FILE NO. FP03-001H C8 20.36'

JOB NO 01-236 SHEET 3 OF 17

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 ISSAOUAH, KING COUNTY, WASHINGTON



LEGEND:

EXISTING MONUMENT OR MONUMENT TO BE SET BY DEA INC. PER PLATS RECORDED UNDER VOL. 191 PG. 85-91 AND VOL. 204

O 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

SET REBAR AND CAP OR NAIL & TAG LS# 33149

CITY OF ISSAQUAH FILE NO. FP 03-0011H

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.

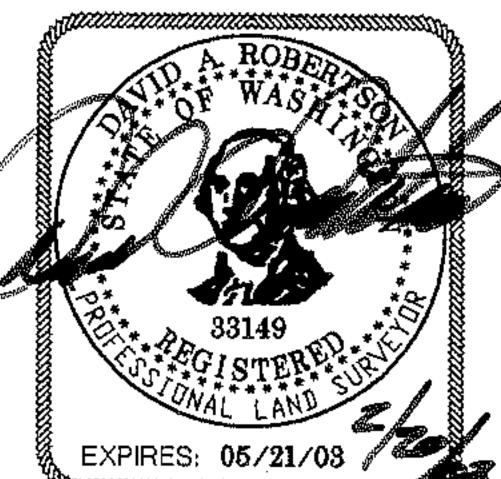


11814 115th Ave. NE
Kirkland, WA 98034-6923
425.821.8448
425.821.3481 fax
800.488.0756 toll free

JOB NO 01-236

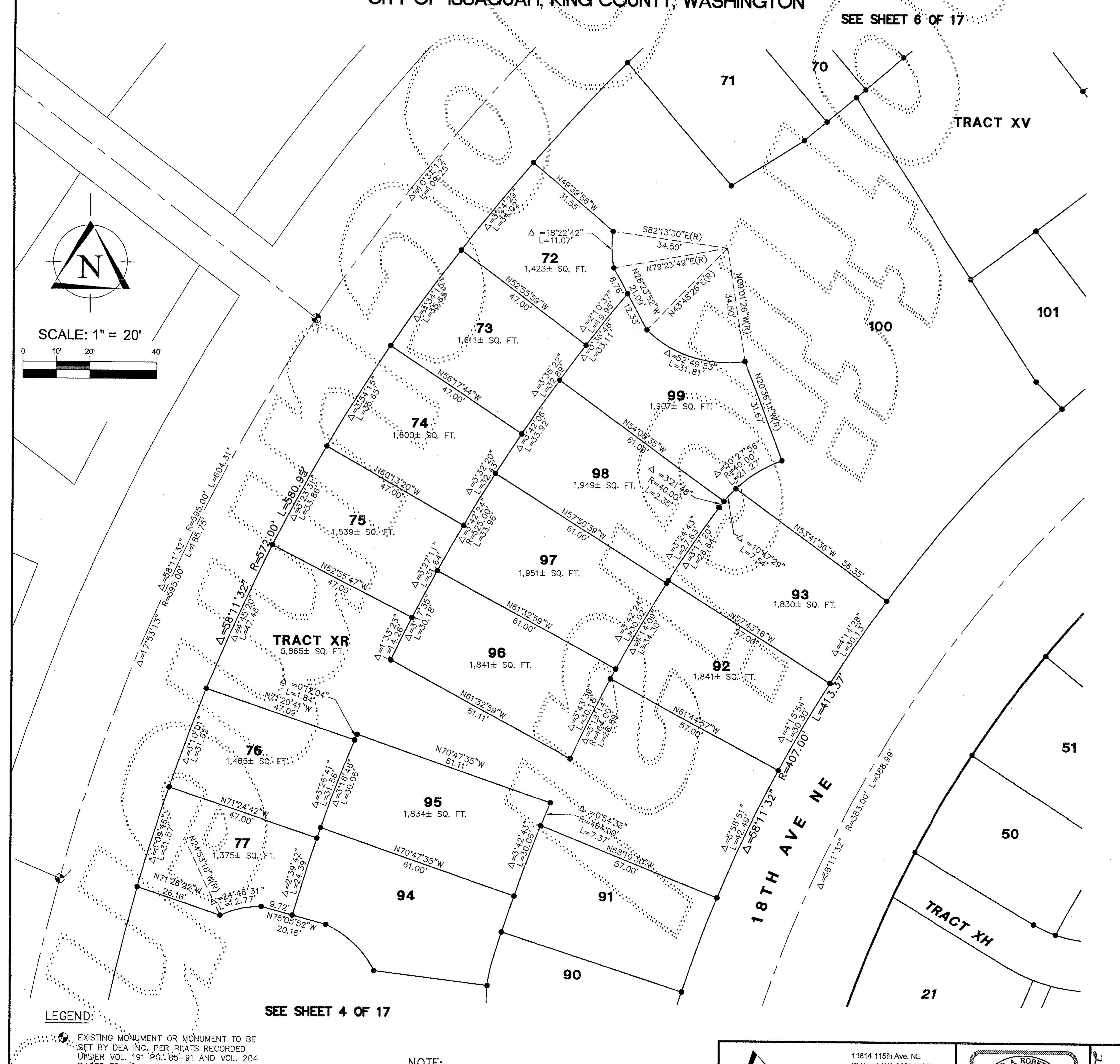
SHEET 4 OF 17

EXPIRE



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



Kirkland, WA 98034-6923

425.821.8448

425.821.3481 fax

800.488.0756 toll free

www.triadassoc.com

JOB NO 01-236

SHEET 5 OF 17

NOTE:

FOR EASEMENT NOTES,

SEE SHEETS 11 THROUGH 17 OF 17 FOR

DEPICTION OF EASEMENTS OF RECORD AND

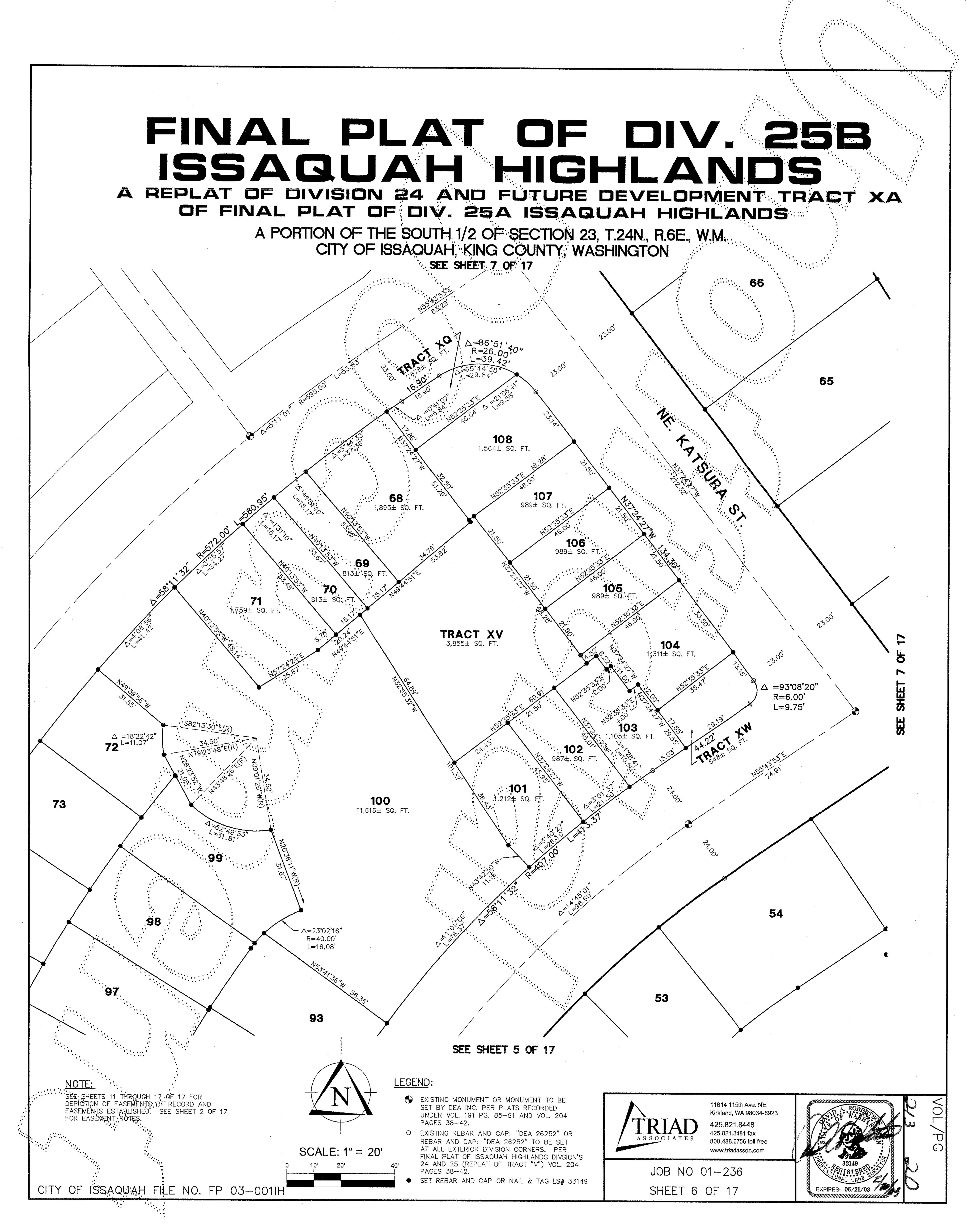
EASEMENTS ESTABLISHED. SEE SHEET 2 OF 17

EXISTINO 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.

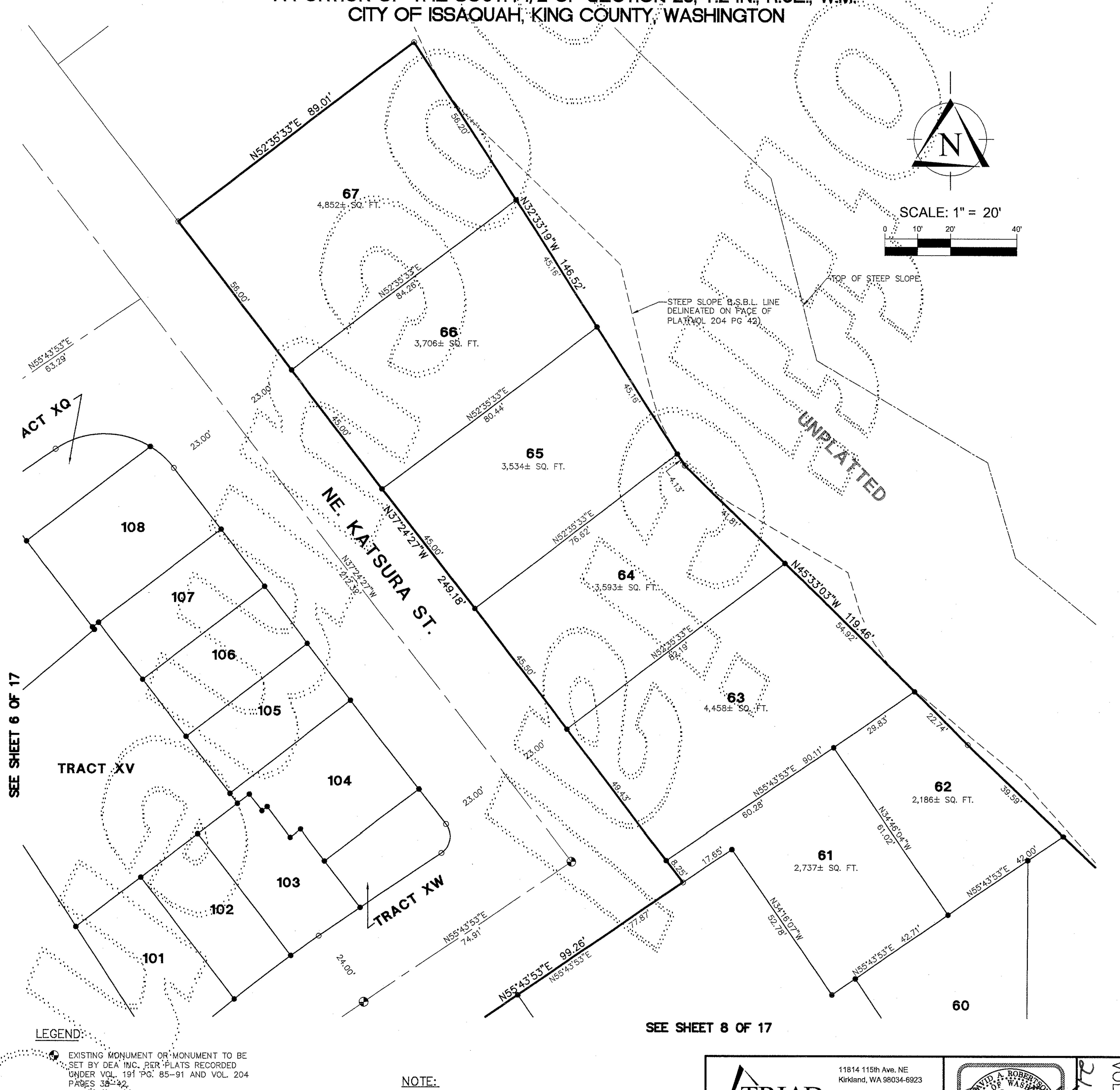
SET REBAR AND CAP OR NAIL & TAG LS# 33149

CITY OF ISSAQUAH FILE NO. FP 03-0011H



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 ISSAOUAH, KING COUNTY, WASHINGTON



Kirkland, WA 98034-6923

425.821.8448

425.821.3481 fax

800.488.0756 toll free

www.triadassoc.com

JOB NO 01-236

SHEET 7 OF 17

NOTE:

FOR EASEMENT NOTES.

DEPICTION OF EASEMENTS OF RECORD AND

EASEMENTS ESTABLISHED. SEE SHEET 2 OF 17

EXISTING REBAR AND CAP: "DEA 26252" OR

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

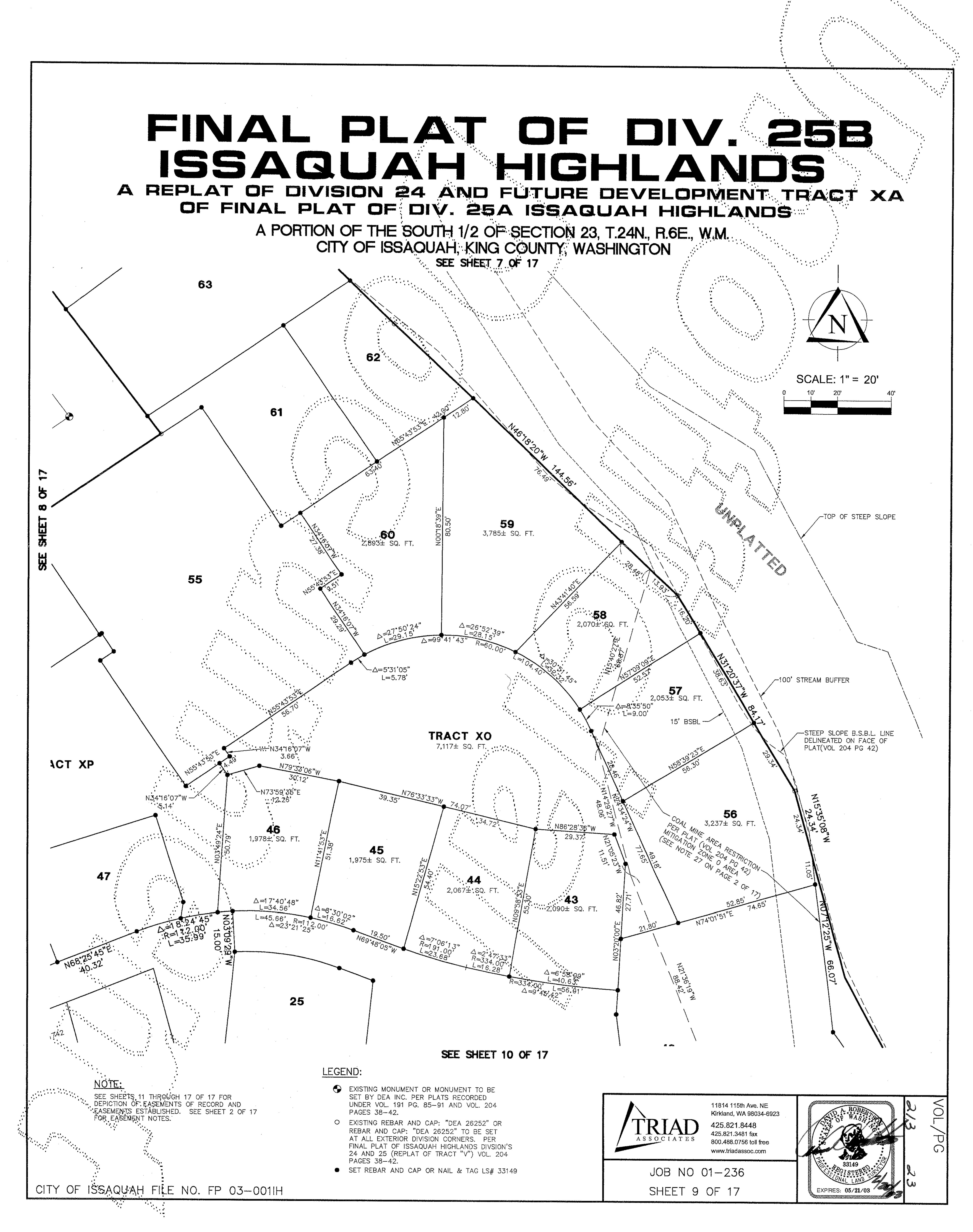
FINAL PLAT OF ISSAQUAH HIGHLANDS DIVSION'S 24 AND 25 (REPLAT OF TRACT "V") VOL. 204 PAGES 38-42.

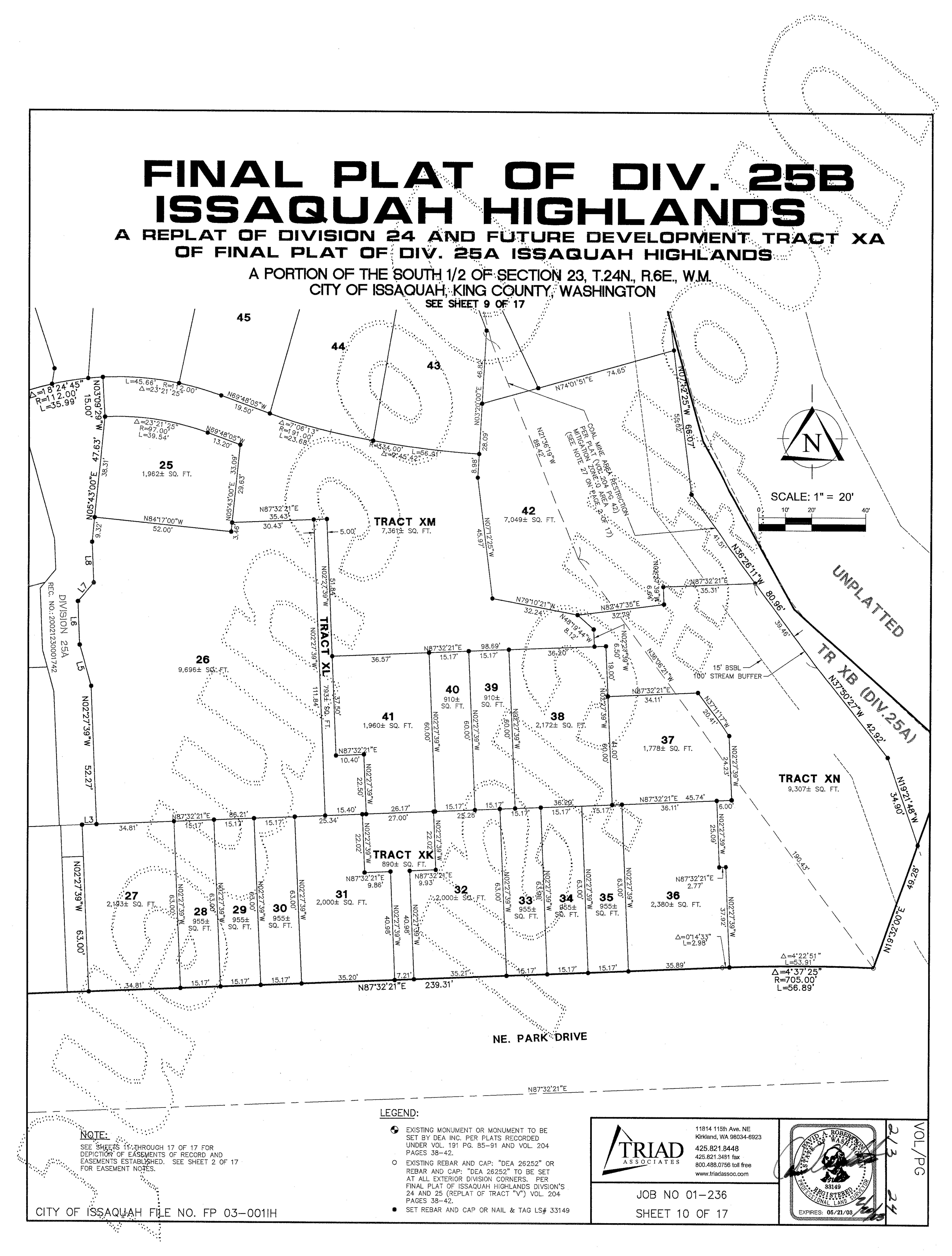
SET REBAR AND CAP OR NAIL & TAG LS# 33149

CITY OF ISSAQUAH FILE NO. FP 03-0011H

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

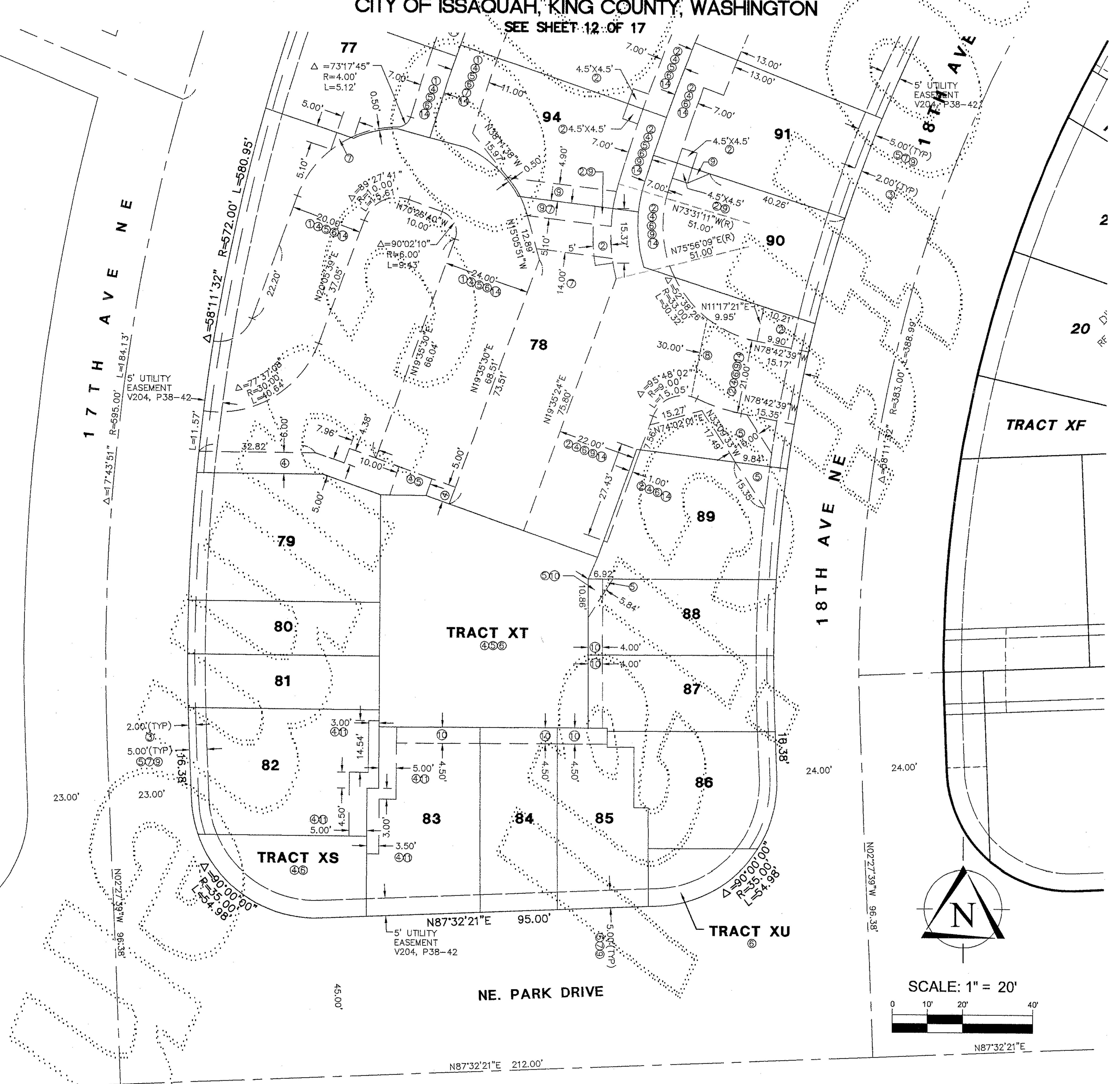
A REPLAT OF DIVISION 24 AND FUTURE DEVELOPMENT TRACT XA OF FINAL PLAT OF DIV. 25A ISSAQUAH HIGHLANDS A PORTION OF THE SOUTH 1/2 OF SECTION 23, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON
SEE SHEET 7 OF 17 TRACT XV 62 102 101 100 **54** 3,310± SQ. FT. **53** 1,692± SQ. FT. 46 45  $\triangle = 21^{35}23$ " L=13.1925 24.51 N87'32'21"E 41.58' LEGEND: EXISTING MONUMENT OR MONUMENT TO BE SET BY DEA INC. PER PLATS RECORDED 11814 115th Ave. NE UNDER VOL. 191 PG. 85-91 AND VOL. 204 Kirkland, WA 98034-6923 SEE SHEETS 11 THROUGH 17 OF 17 FOR DEPICTION OF EASEMENTS OF RECORD AND EASEMENTS ESTABLISHED, SEE SHEET 2 OF 17 PAGES 38-42. 425.821.8448 EXISTING REBAR AND CAP: "DEA 26252" OR 425.821.3481 fax REBAR AND CAP: "DEA 26252" TO BE SET FOR EASEMENT NOTES. 800.488.0756 toll free SCALE: 1" = 20' AT ALL EXTERIOR DIVISION CORNERS. PER www.triadassoc.com FINAL PLAT OF ISSAQUAH HIGHLANDS DIVSION'S 24 AND 25 (REPLAT OF TRACT "V") VOL. 204 PAGES 38-42. JOB NO 01-236 ● SET REBAR AND CAP OR NAIL & TAG LS# 33149 CITY OF ISSAQUAH FILE NO. FP 03-0011H SHEET 8 OF 17





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

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



EASEMENT LEGEND:

① PUBLIC SANITARY SEWER EASEMENT

PUBLIC WATER LINE EASEMENT
SIDEWALK MAINTENANCE EASEMENT
PUBLIC PEDESTRIAN ACCESS EASEMENT
PRIVATE STORM DRAINAGE EASEMENT
PRIVATE UTILITY EASEMENT
PRIVATE WATER LINE EASEMENT
EMERGENCY VEHICLE AND FIRE ACCESS EASEMENT
PRIVATE SANITARY SEWER EASEMENT

PRIVATE PEDESTRIAN ACCESS EASEMENT
PRIVATE LANDSCAPE EASEMENT
PRIVATE FOUNDATION DRAIN AND DOWNSPOUT
EASEMENT (AFFECTS ALL LOTS AND TRACTS OF
THIS PLAT AND HAS NOT BEEN PLOTTED HEREON)
PRIVATE VEHICULAR ACCESS EASEMENT



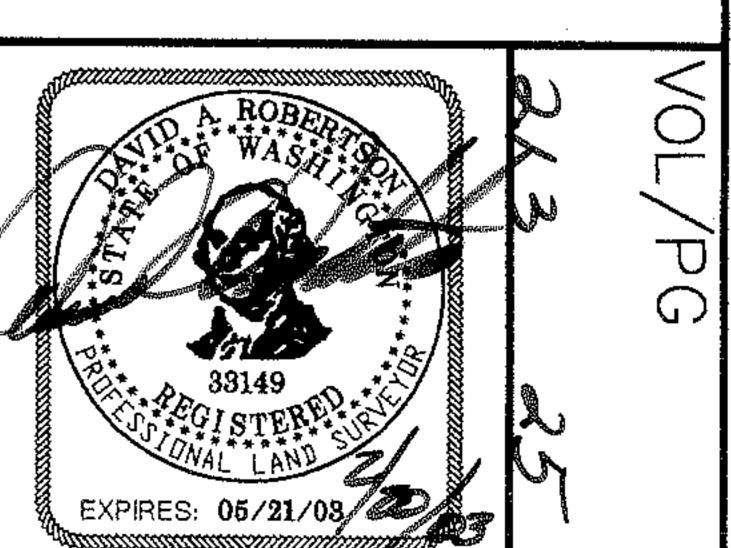
11814 115th Ave. NE Kirkland, WA 98034-6923 425.821.8448 425.821.3481 fax 800.488.0756 toll free

WWW.triadassoc.com

JOB NO 01-236

SHEET 11 OF 17

EXPIRES: 05/21/0



CITY OF ISSAQUAH FILE NO. FP 03-0011H

APPLICABLE EASEMENTS ARE DELINEATED

WHERE DENOTED AS (TYP). EASEMENTS

NUMBERED EASEMENTS CORRESPOND TO

THAT APPLY TO ENTIRE TRACTS ARE

NUMBERED EASEMENT PROVISIONS ON

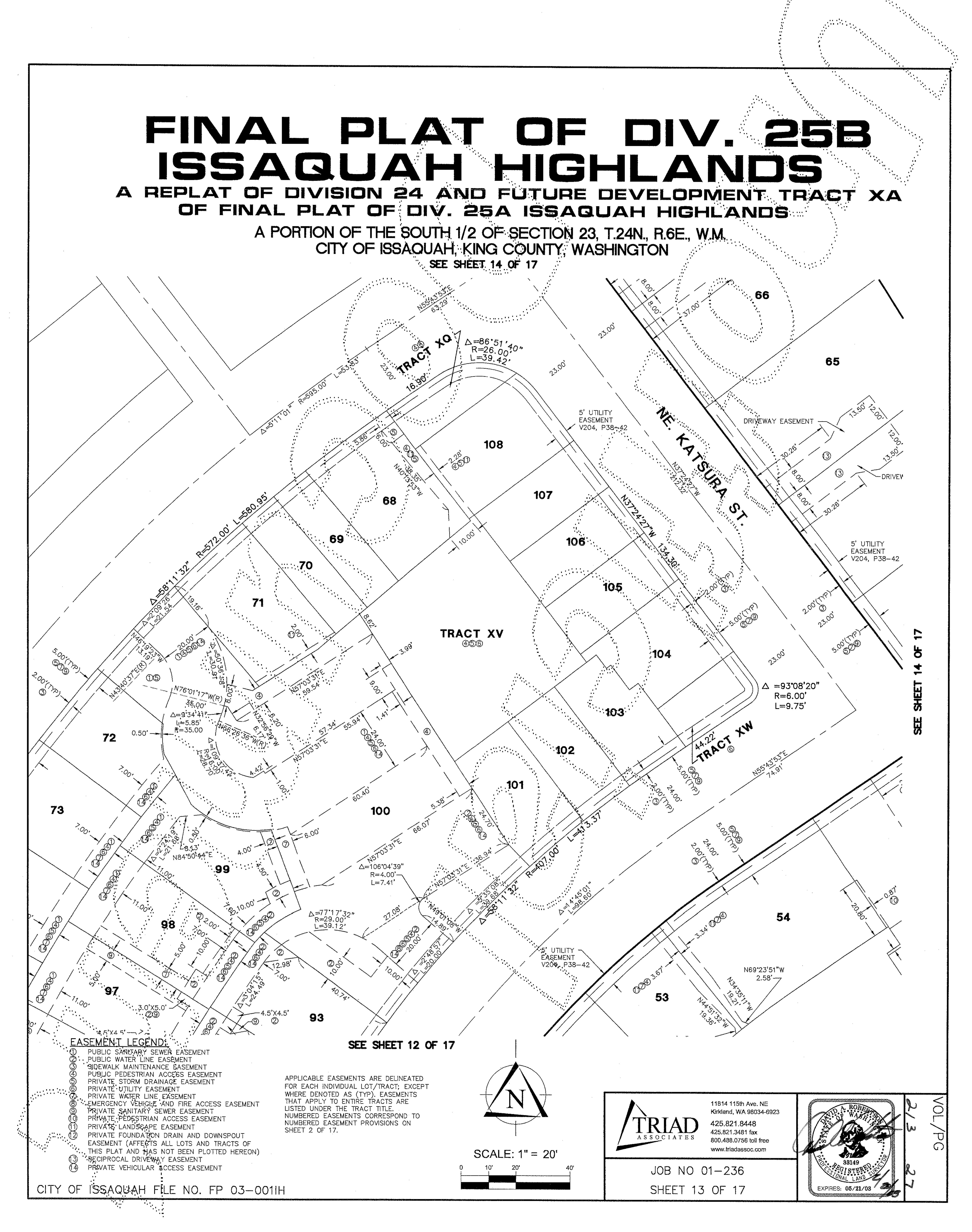
LISTED UNDER THE TRACT TITLE.

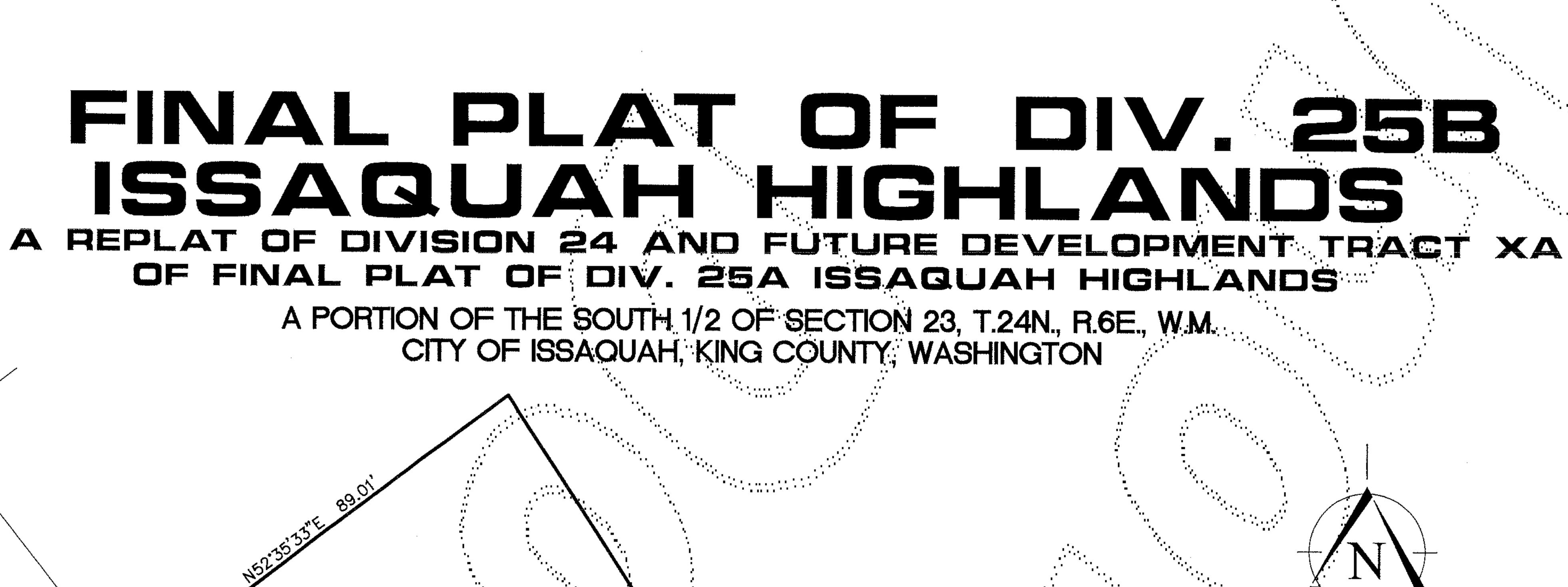
SHEET 2 OF 17.

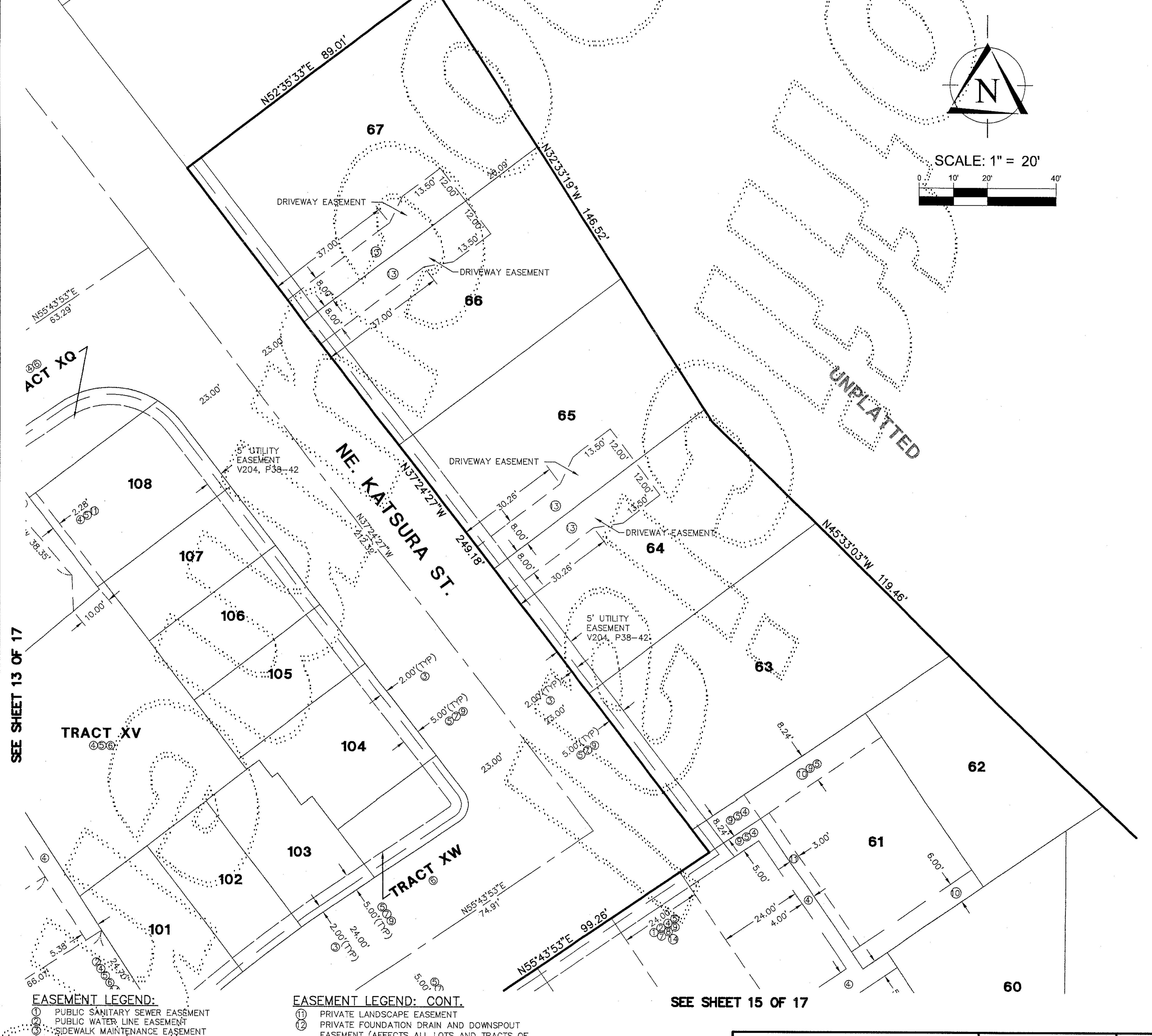
FOR EACH INDIVIDUAL LOT/TRACT; EXCEPT



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 13 OF 17 TRACT XV SCALE: 1" = 20"96 4.5'X4.5'¬ ② SEE SHEET 11 OF 17 EASEMENT LEGEND: PUBLIC SANITARY SEWER EASEMENT PUBLIC WATER LINE EASEMENT SIDEWALK MAINTENANCE EASEMENT 11814 115th Ave. NE APPLICABLE EASEMENTS ARE DELINEATED PUBLIC PEDESTRIAN ACCESS EASEMENT PRIVATE STORM DRAINAGE EASEMENT Kirkland, WA 98034-6923 FOR EACH INDIVIDUAL LOT/TRACT; EXCEPT PRIVATE UTILITY EASEMENT WHERE DENOTED AS (TYP). EASEMENTS 425.821.8448 PRIVATE WATER LINE EASEMENT THAT APPLY TO ENTIRE TRACTS ARE 425.821.3481 fax EMERGENCY VEHICLE AND FIRE ACCESS EASEMENT 800.488.0756 toll free PRIVATE SANITARY SEWER EASEMENT PRIVATE PEDESTRIAN ACCESS EASEMENT NUMBERED EASEMENT PROVISIONS ON www.triadassoc.com SHEET 2 OF 17. PRIVATE LANDSCAPE EASEMENT PRIVATE FOUNDATION DRAIN AND DOWNSPOUT JOB NO 01-236 EASEMENT (AFFECTS ALL LOTS AND TRACTS OF THIS PLAT AND HAS NOT BEEN PLOTTED HEREON) CITY OF ISSAQUAH FILE NO. FP 03-0011H SHEET 12 OF 17 PRIVATE VEHICULAR ACCESS EASEMENT







PUBLIC WATER LINE EASEMENT
SIDEWALK MAINTENANCE EASEMENT
PUBLIC PEDESTRIAN ACCESS EASEMENT
PRIVATE STORM DRAINAGE EASEMENT
PRIVATE UTILITY EASEMENT
PRIVATE WATER LINE EASEMENT

EMERGENCY VEHICLE AND FIRE ACCESS EASEMENT PRIVATE SANITARY SEWER EASEMENT PRIVATE PEDESTRIAN ACCESS EASEMENT

EASEMENT (AFFECTS ALL LOTS AND TRACTS OF THIS PLAT AND HAS NOT BEEN PLOTTED HEREON) RECIPROCAL DRIVEWAY EASEMENT PRIVATE VEHICULAR ACCESS EASEMENT

> APPLICABLE EASEMENTS ARE DELINEATED FOR EACH INDIVIDUAL LOT/TRACT; EXCEPT WHERE DENOTED AS (TYP). EASEMENTS THAT APPLY TO ENTIRE TRACTS ARE LISTED UNDER THE TRACT TITLE. NUMBERED EASEMENTS CORRESPOND TO NUMBERED EASEMENT PROVISIONS ON

SHEET 2 OF 17.



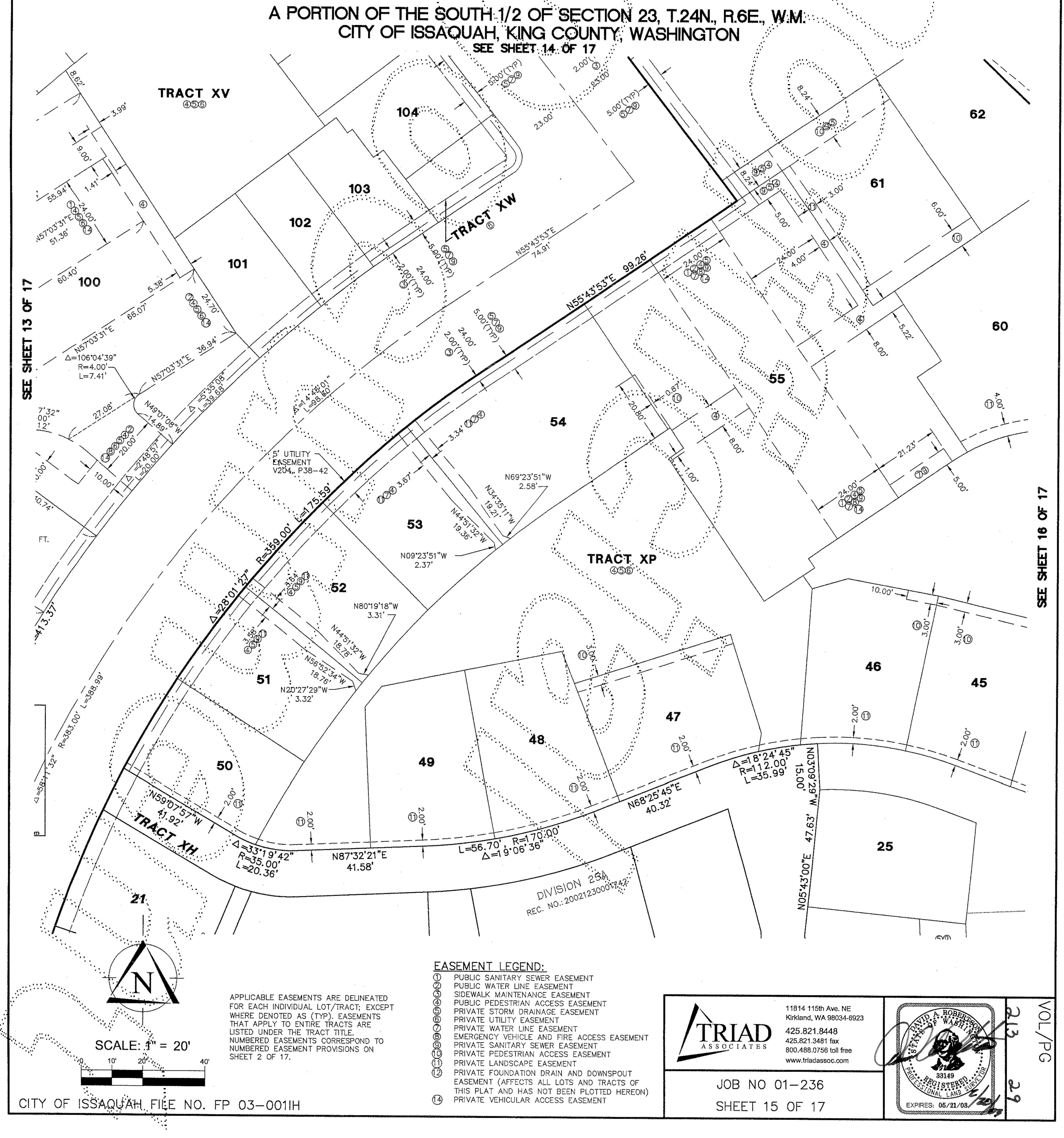
11814 115th Ave. NE Kirkland, WA 98034-6923 425.821.8448 425.821.3481 fax 800.488.0756 toll free www.triadassoc.com

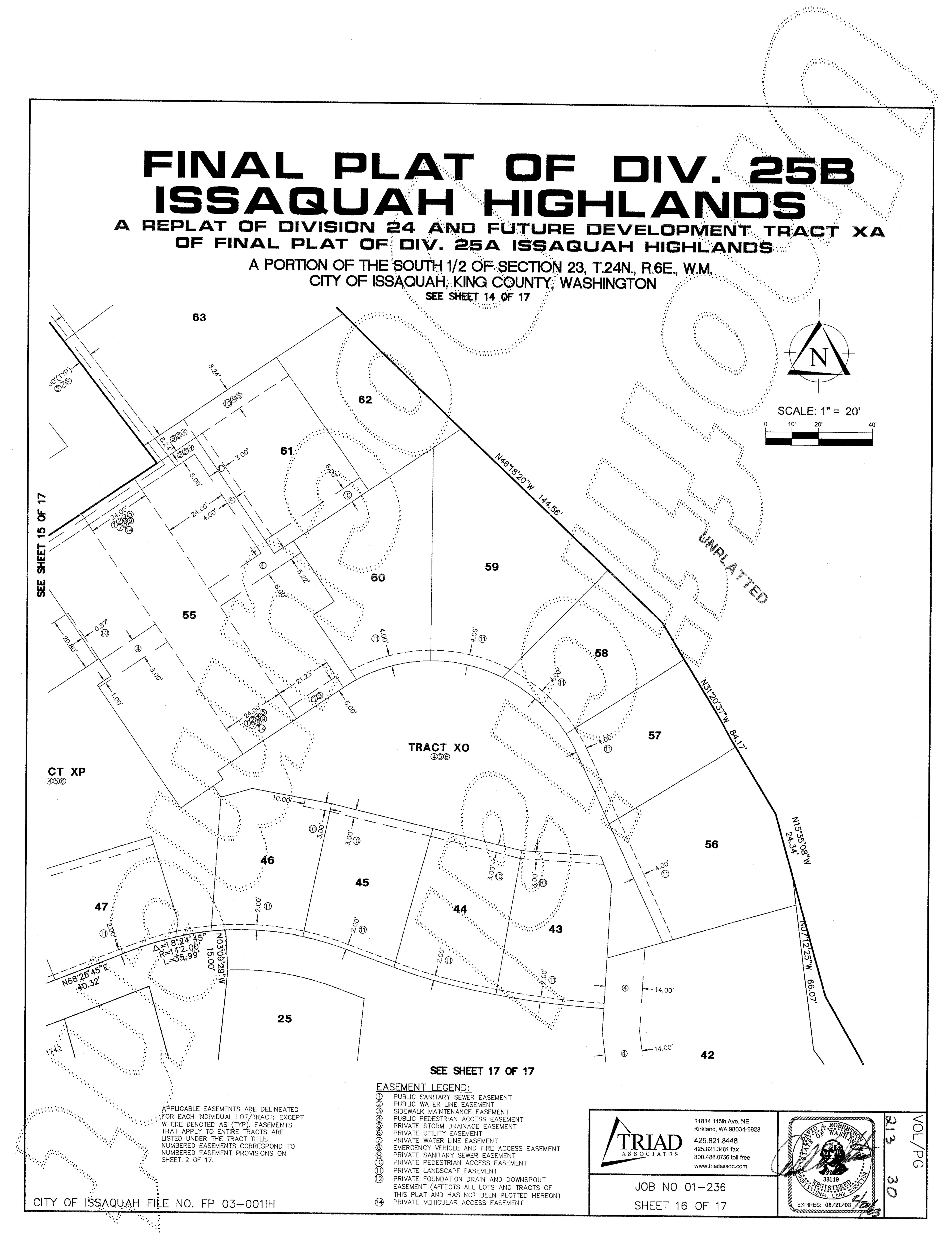
EXPIRES: 05/21/03/

JOB NO 01-236 SHEET 14 OF 17

CITY OF ISSAQUAH FILE NO. FP 03-0011H

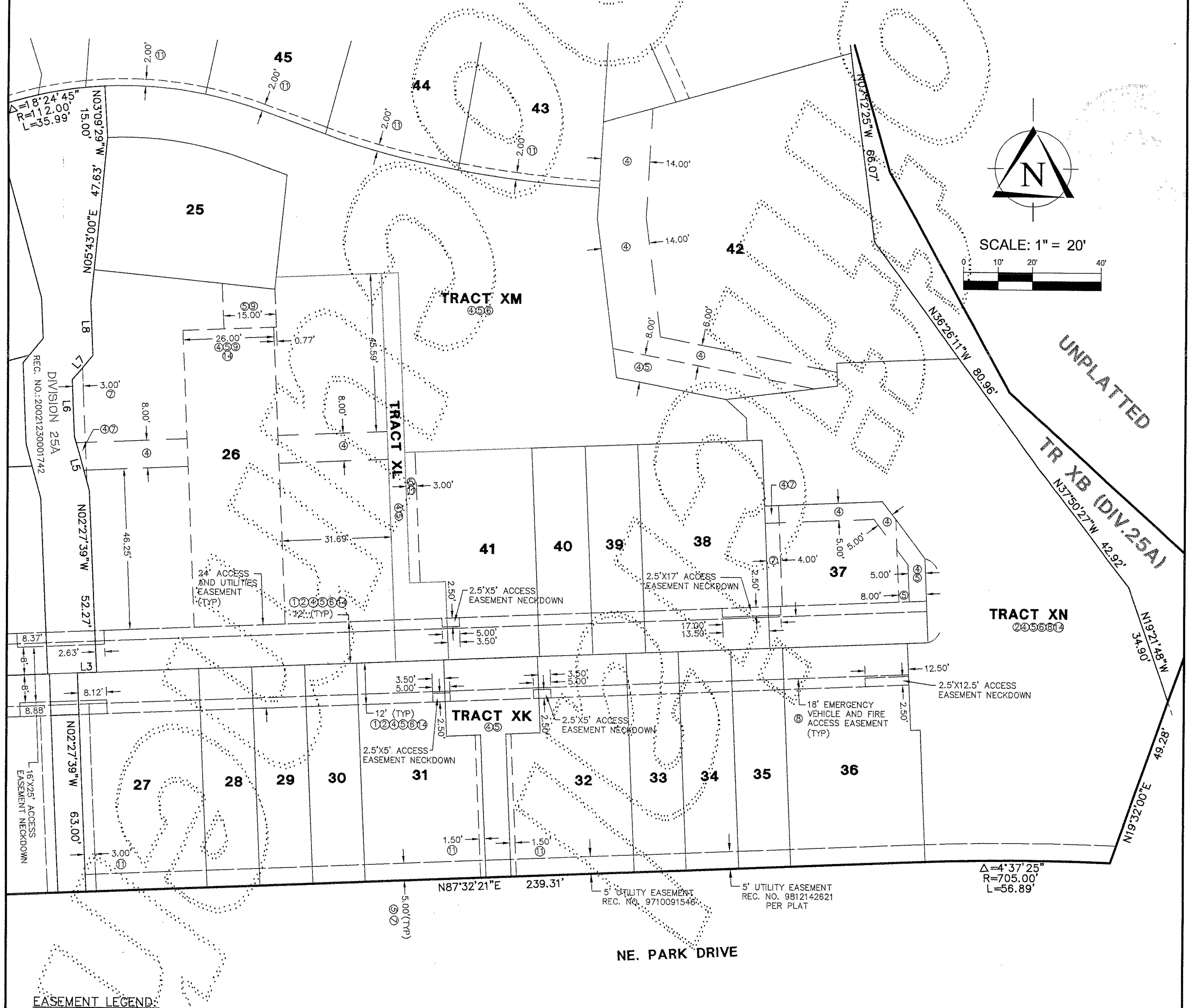
A REPLAT OF DIVISION 24 AND FUTURE DEVELOPMENT TRACT XA OF FINAL PLAT OF DIV. 25A ISSAQUAH HIGHLANDS





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 16 OF 17



PUBLIC SANITARY SEWER EASEMENT PUBLIC WATER LINE EASEMENT PUBLIC ACCESS EASEMENT
PUBLIC PEDESTRIAN ACCESS EASEMENT

PRIVATE STORM DRAINAGE EASEMENT PRIVATE UTILITY AND ACCESS EASEMENT PRIVATE WATER LINE EASEMENT EMERGENCY VEHICLE AND FIRE ACCESS EASEMENT PRIVATE SANITARY SEWER EASEMENT PRIVATE PEDESTRIAN ACCESS EASEMENT

PRIVATE LANDSCAPE EASEMENT
PRIVATE FOUNDATION DRAIN AND DOWNSPOUT EASEMENT (AFFECTS ALL LOTS AND TRACTS OF THIS PLAT AND HAS NOT BEEN PLOTTED HEREON)
PRIVATE VEHICULAR ACCESS EASEMENT

ISSAQUAH FILE NO. FP 03-0011H

APPLICABLE EASEMENTS ARE DELINEATED FOR EACH INDIVIDUAL LOT/TRACT; EXCEPT WHERE DENOTED AS (TYP). EASEMENTS THAT APPLY TO ENTIRE TRACTS ARE LISTED UNDER THE TRACT TITLE. NUMBERED EASEMENTS CORRESPOND TO NUMBERED EASEMENT PROVISIONS ON SHEET 2 OF 17.



N87°32'21"E

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

SHEET 17 OF 17

JOB NO 01-236