

FINAL PLAT OF ISSAQUAH HIGHLANDS
DIVISIONS 28-33, 35-48, 52, 80, 81, 86 AND 87

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

APPROVALS

Examined and approved this 20th day of November 2001 A.D.

Bill Hoffman
Bill Hoffman, City of Issaquah M.D.R.T.

Bob Brock 11/20/01
Bob Brock - Public Works Director, City of Issaquah M.D.R.T.

Examined and approved this 24th day of November 2001 A.D.

Ava Frisinger
Ava Frisinger, Mayor, City of Issaquah

Examined and approved this 21st day of November 2001 A.D.

Marcia Courn
Marcia Courn, City Clerk

Examined and approved this 2nd day of November 2001 A.D.

Fred Kempe
Fred Kempe, City Council President, City of Issaquah

Examined and approved this 27th day of November 2001 A.D.

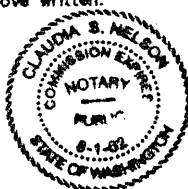
Scott Noble Alan Wilson
King County Assessor Deputy King County

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF KING }

On this 14th day of November, 2001, before me, a Notary Public in and for the State of Washington, personally appeared Judd Kink, 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 in and for the State of Washington
residing at Bellview
My appointment expires 9-1-02
Print Name Claudia S. Nelson

State of Washington
County of King

I certify that I have satisfactory evidence that Douglas B. Hollitt 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, to be the free and voluntary act of such (party/parties) for the uses and purposes mentioned in the instrument.

Date: November 14, 2001

Signature of Notary Public: Valley S. Elliott

Title: Notary Public

My Appointment Expires: November 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 27th day of November 2001 A.D.

Garry Holmes Lillian To
Manager, King County Office of Finance

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 21st day of November 2001 A.D.

James R. Blake
Finance Director, City of Issaquah

SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Divisions 28, 33, 35, 48, 52, 80, and 81, 86, 87, 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 11/14/01
PLS No. 26252

RECORDING CERTIFICATE

Filed for record at the request of the City of Issaquah this 28th day of Nov 2001, at 4 minutes past 10:00 a.m., in Volume 202 of Plats at pages 27-28, Records of King County, Washington.

Recording No. 20011128000868

DIVISION OF RECORDS AND ELECTION

Bob Bruce Walt Washington
Manager 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 Kink ITS: Authorized Agent

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

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



DAVID EVANS
AND ASSOCIATES INC.
415 - 118th Avenue SE
Bellevue Washington 98005-3518
Phone: 425.519.6500

SHEET 1 OF 14

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

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. 332-130-080.
3. UPON DEVELOPMENT OF DIVISIONS IN THIS FINAL PLAT WHICH ARE SHOWN FOR FUTURE DEVELOPMENT, ANY APPLICANT FOR DEVELOPMENT SHALL ADOPT TESTING STANDARDS THAT VERIFY THAT THE LOW 1/1 DESIGN VALUES ARE ACHIEVED, TEST MANHOLES AND SIDE SEWERS, AND LOCATE SEWERS IN AREAS THAT DO NOT ENCOURAGE INFLOW.
4. 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.
5. ALL FUTURE PRIVATE UTILITY STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER, AND WILL BE CREATED BY SEPARATE DOCUMENT AFTER THE RECORDING OF THIS PLAT.
6. FOUNDATIONS OF ANY STRUCTURES MAY NOT BE LOCATED WITHIN THE AREA DELINEATED BY THE BUILDING SETBACK LINES (B.S.S.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, OUTBUILDINGS, OVERHANGS) SHALL NOT BE PERMITTED WITHIN THE ACCESS EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON AND DEDICATED TO THE CITY.
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. A SCHOOL MITIGATION PAYMENT IN THE AMOUNT OF ONE THOUSAND THREE HUNDRED NINETY-SIX AND NO/100 DOLLARS (\$1,396.00) PER SINGLE FAMILY DWELLING UNIT, OR FIVE HUNDRED SEVENTY-THREE AND NO/100 DOLLARS (\$573.00) PER MULTI-FAMILY DWELLING UNIT, SHALL BE PAID TO ISSAQUAH HIGHLANDS SCHOOL DISTRICT NO. 411 AT THE TIME THE BUILDING PERMIT FOR EACH DWELLING UNIT IN THE PLAT IS ISSUED. (THIS NOTE MEETS THE RECORDED SCHOOL MITIGATION AGREEMENT UNDER RECORDING NO'S 9508180202 AND 9712121468. DIVISION 28-33, 35-38, 40-48, 52, 80-81 AND 86-87 WILL BE DEVELOPED UNDER SITE DEVELOPMENT PERMITS OR PLATS WHICH CREATE BUILDING LOTS AND THE NUMBER OF UNITS IS YET TO BE DETERMINED THEREFORE ONE-HALF OF THE MITIGATION FEE (\$1,396/UNIT OR \$573/UNIT) WILL BE PAID AT TIME OF SITE DEVELOPMENT PERMIT ISSUANCE OR PLATS WHICH CREATE BUILDING LOTS FOR EACH DWELLING UNIT AND THE SECOND ONE-HALF (\$1,396/UNIT OR \$573/UNIT) AT TIME OF BUILDING PERMIT UNLESS OTHERWISE DIRECTED BY AMENDMENT TO THE SCHOOL MITIGATION AGREEMENT.)
10. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER A.F.N. 9508180202 (SCHOOL MITIGATION AGREEMENT REGARDING THE GRAND RIDGE URBAN PLANNED DEVELOPMENT), AND AS MODIFIED BY INSTRUMENT FILED UNDER RECORDING NO. 9712121468.
11. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN DOCUMENT RECORDED UNDER A.F.N. 9606180766 (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 9712180677.
12. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN DOCUMENT RECORDED UNDER A.F.N. 9606261228 (RECORDED TO GIVE NOTICE OF THE ANNEXATION AND DEVELOPMENT AGREEMENT [TWO-PARTY], AND AS MODIFIED BY INSTRUMENTS FILED UNDER RECORDING NO. 9805110405 AND 9712180677.
13. 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. 9706091548.
14. 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 9612030664, 9612030685 AND 9612030686.
15. THIS PLAT IS SUBJECT TO TERM DEED AND ITS TERMS AND CONDITIONS, OF DEVELOPMENT RIGHTS, OPEN SPACE, CONSERVATION AND TRAIL EASEMENT, BY AND BETWEEN THE GRAND RIDGE PARTNERSHIP AND KING COUNTY, AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9710221244.
16. TRACT DO IS OWNED AND MAINTAINED BY THE GRAND RIDGE PARTNERSHIP FOR THE PURPOSE OF OPEN SPACE AND UTILITIES.
17. TRACT KK IS OWNED AND MAINTAINED BY THE GRAND RIDGE PARTNERSHIP FOR THE PURPOSE OF PEDESTRIAN ACCESS AND POTENTIAL VEHICULAR ACCESS.
18. TRACT YY IS OWNED AND MAINTAINED BY THE GRAND RIDGE PARTNERSHIP FOR THE PURPOSE OF PARK AND OPEN SPACE.
19. TRACTS MM, UU, V V, WW, XX AND AAA ARE OWNED AND MAINTAINED BY THE GRAND RIDGE PARTNERSHIP FOR THE PURPOSE OF FUTURE PUBLIC ROADS AND UTILITIES. SAID TRACTS SHALL BE DEDICATED TO THE CITY OF ISSAQUAH AT A LATER DATE.
20. TRACTS GG AND LL ARE OWNED AND MAINTAINED BY THE GRAND RIDGE PARTNERSHIP FOR THE PURPOSE OF OPEN SPACE.
21. DIVISIONS 28 THROUGH 33, 35 THROUGH 48, 52, 80, 81, 86 AND 87 AND TRACTS EE, FF, HH, JJ, NN, PP, QQ, RR AND ZZ ARE OWNED AND MAINTAINED BY THE GRAND RIDGE PARTNERSHIP FOR THE PURPOSE OF FUTURE DEVELOPMENT.
22. DIVISIONS 28, 38, 40 AND 46 TRACTS DD, JJ AND YY ENCOMPASS PORTIONS OF A COAL MINE HAZARD AREA. ALL DEVELOPMENT IN THE HAZARD AREA SHALL ADHERE TO AND BE CONSISTENT WITH THE AMENDED (4005-015H) 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 THE ISSUANCE OF ANY DEVELOPMENT PERMIT.
23. TRACTS EE, HH, JJ AND NN CONTAIN PORTIONS OF REGULATED WETLAND AREAS. THESE TRACTS WILL BE FURTHER SUBDIVIDED THROUGH FUTURE SUBDIVISIONS. THROUGH THE FUTURE SUBDIVISIONS, FURTHER REVIEW UNDER THE ISSAQUAH HIGHLANDS CRITICAL AREA STANDARDS SHALL OCCUR, INCLUDING THE BUFFER AND SETBACK REQUIREMENTS OF APPENDIX 'E' OF THE TWO PARTY AGREEMENT, UNLESS SUCH REQUIREMENTS ARE MODIFIED PURSUANT TO SAID APPENDIX 'E'.
24. 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 DIVISIONS 32, 35, 36, 39, 40, 43, 46, 52, 80 AND 81, AND TRACTS DD, NN, PP, QQ AND ZZ.
25. TRACTS DO AND EE ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE EASEMENT GRANTED TO THE BENEFIT OF THE U.S.A. FOR THE PURPOSE OF: A TRANSMISSION LINE AND ACCESS ROAD EASEMENT AS PLOTTED HEREON; SAID CONDITIONS ALLOWS GRANTEE THE RIGHT TO ENTER TO MAINTAIN POWER LINES, ALL AS DISCLOSED BY INSTRUMENT FILED UNDER AUDITOR'S FILE NO. 4796863.

26. LANDS CONTAINED WITHIN KING COUNTY TAX LOT 2324068118 (BEING A PORTION OF TRACT JJ) ARE SUBJECT TO THE AGREEMENT BY AND BETWEEN GRAND RIDGE PARTNERSHIP AND THE CITY OF ISSAQUAH AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9303171954.

27. TRACTS DD, EE AND YY, AND DIVISIONS 38 AND 39 ARE SUBJECT TO AN EASEMENT TO THE BENEFIT OF PUGET SOUND ENERGY, AS PLOTTED HEREON, FOR THE PURPOSE OF SUBSTATION, TRANSMISSION FACILITIES, ACCESS AND ELECTRIC TRANSMISSION LINES, AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 2000110200844.

28. DIRECT VEHICULAR ACCESS FROM PARK DRIVE TO DIVISIONS AND TRACTS ADJACENT TO PARK DRIVE SHALL BE MINIMIZED AND IS SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF ISSAQUAH.

29. DIVISIONS 28 THROUGH 33, 35 THROUGH 38, 40 THROUGH 48, 52, 80, 81, 86 AND 87 WILL BE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS EITHER FOR THE RESIDENTIAL PROPERTIES (SINGLE FAMILY/CONDOMINIUMS) UNDER KING COUNTY RECORDING NO. 9704281806 AND AS MODIFIED BY ADDENDA'S; OR THE COMMERCIAL AND MULTI-FAMILY (RENTAL) PROPERTIES UNDER KING COUNTY RECORDING NO. 972190670 AND AS MODIFIED BY ADDENDA'S, DEPENDING ON THE USES ACTUALLY DEVELOPED IN THOSE DIVISIONS. TRACTS NN, PP AND QQ WILL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (RESIDENTIAL PROPERTIES) AS RECORDED IN KING COUNTY UNDER AUDITOR'S NO. 9704281806 AND AS MODIFIED.

30. THE SUM OF ALL PLATTING AND DEVELOPMENT WITHIN ISSAQUAH HIGHLANDS EAST OF THE BPA CORRIDOR IS LIMITED TO LAND USES THAT GENERATE NO MORE THAN 15,000 ADT, UNLESS OTHERWISE APPROVED BY THE CITY OF ISSAQUAH.

31. CERTAIN CONDITIONS OF THE PRELIMINARY PLAT, PP00-001-W, WILL APPLY TO FUTURE PLATS, SITE DEVELOPMENT PERMITS, AND UTILITY PERMITS WITHIN THIS FINAL PLAT.

32. THROUGH FUTURE LAND USE PERMITS/ SUBDIVISIONS, THE CITY OF ISSAQUAH MAY REQUIRE RELOCATION OF TRACT V V.

1. A PRIVATE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO GUGT SOUND ENERGY COMPANY, QWEST, MILLENNIAL 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 SHEETS 7, 8, 9, 10, 11, 13 AND 14 HEREON, 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 ELECTRICITY, 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 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 PUBLIC 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. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. 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 CITY OF ISSAQUAH.

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, EXCEPT PARK DRIVE. (I.e. THE OUTER 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. NO STRUCTURES (EXCEPT FOR ROCKERIES, AND RETAINING WALLS, WITH PRIOR APPROVAL OF THE CITY OF ISSAQUAH) SHALL BE INSTALLED NOR PERMANENT OR ON-GOING USE MADE IN THE EASEMENT AREA.

4. A PUBLIC UTILITY (STORM, WATER, SEWER) EASEMENT OF VARYING WIDTHS AS SHOWN ON SHEETS 9, 10, 11, 13 AND 14 OF 14 IS HEREBY DEDICATED AND RESERVED TO THE CITY OF ISSAQUAH. THE CITY OF ISSAQUAH SHALL HAVE THE RIGHT TO CONSTRUCT, MAINTAIN, REPLACE, REPAIR AND OPERATE UTILITY LINES AND APPURTENANCES WITHIN AND TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR SAID EASEMENTS, EXCEPT THAT ROCKERIES, ROADWAYS, WALKWAYS AND RETAINING WALLS MAY BE CONSTRUCTED WITHIN EASEMENTS OVER PRIVATE PROPERTY WITH PRIOR APPROVAL OF THE CITY OF ISSAQUAH.

5. A PRIVATE ACCESS EASEMENT 40 FEET IN WIDTH IS HEREBY RESERVED FOR THE BENEFIT OF DIVISIONS 33, 34 AND 35 AS SHOWN ON SHEETS 8 AND 10 OF 14. MAINTENANCE RESPONSIBILITY TO BE CREATED BY SEPARATE DOCUMENT BY GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) PRIOR TO A SITE DEVELOPMENT PERMIT ISSUANCE BY THE CITY OF ISSAQUAH.

6. A 15' WIDE PRIVATE SANITARY SEWER EASEMENT IS HEREBY GRANTED AND RESERVED FOR THE BENEFIT FOR DIVISION'S 32, 44 AND 45 RESPECTIVELY AS SHOWN ON SHEETS 10, 11, 13 AND 14 OF 14. THE LEGAL ENTITY FOR EACH DIVISION ASSIGNED TO THE RESPECTIVE EASEMENTS SHALL HAVE THE RIGHT TO CONSTRUCT, MAINTAIN, REPLACE, REPAIR AND OPERATE THE SEWER LINE AND APPURTENANCES WITHIN AND TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. PERMANENT BUILDING STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR SAID EASEMENTS, EXCEPT THAT ROCKERIES, WALKWAYS AND RETAINING WALLS MAY BE CONSTRUCTED.



**DAVID EVANS
AND ASSOCIATES INC.**
415 - 118th Avenue SE
Bellevue Washington 98005-3518
Phone: 425.518.6500

SHEET 2 OF 14

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

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

THAT PORTION OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 24 NORTH,
RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING NORTHEAST CORNER OF SOUTHEAST QUARTER OF SAID SECTION 23;
SOUTH 01°41'53" WEST ALONG EAST LINE OF SAID SUBDIVISION
1,212.06 FEET; THENCE NORTH 47°34'03" WEST 782.90 FEET; THENCE
SOUTH 10°33'30" WEST 364.94 FEET; THENCE NORTH 70°33'48" WEST 824.28 FEET;
THENCE NORTH 18°51'13" EAST 771.98 FEET; THENCE SOUTH 69°58'55" EAST
512.44 FEET; THENCE NORTH 80°46'43" EAST 800.00 FEET TO THE POINT OF
BEGINNING. LESS PORTION LYING WESTERLY OF NORTH/SOUTH SECTION LINE
BETWEEN SECTIONS 23 AND SECTION 24, TOWNSHIP 24 NORTH, RANGE 6 EAST,
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT KNOWN AS PT 'C' AS DESCRIBED UNDER RECORDING NUMBER 9710221244, AND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE NORTH 80°31'02" WEST 183.84 FEET SOUTH 63°48'48" WEST 226.00 FEET; THENCE NORTH 88°31'50" WEST 42.72 FEET; THENCE NORTH 51°15'56" WEST 60.45 FEET; THENCE NORTH 79°35'18" WEST 218.83 FEET; THENCE NORTH 38°18'03" WEST 35.88 FEET; THENCE NORTH 15°28'46" WEST 105.25 FEET; THENCE SOUTH 65°48'20" WEST 60.23 FEET; THENCE SOUTH 48°15'05" WEST 118.57 FEET; THENCE SOUTH 32°25'35" WEST 208.01 FEET; THENCE SOUTH 24°02'58" WEST 303.78 FEET; THENCE SOUTH 70°55'55" EAST 32.05 FEET; THENCE SOUTH 56°57'38" EAST 52.51 FEET; THENCE SOUTH 39°42'56" EAST 34.24 FEET; THENCE SOUTH 01°16'33" WEST 35.93 FEET; SOUTH 40°51'17" WEST 32.38 FEET; THENCE SOUTH 14°23'21" WEST 18.11 FEET; THENCE SOUTH 42°26'45" WEST 86.98 FEET; THENCE SOUTH 22°30'13" WEST 203.32 FEET; THENCE SOUTH 59°56'14" WEST 34.21 FEET; THENCE NORTH 79°58'52" WEST 34.20 FEET; THENCE NORTH 44°19'41" WEST 64.53 FEET; THENCE NORTH 19°33'57" WEST 56.42 FEET; THENCE NORTH 37°41'25" WEST 135.48 FEET; THENCE NORTH 52°54'28" WEST 45.33 FEET; THENCE NORTH 30°17'18" WEST 51.51 FEET; THENCE NORTH 48°17'27" WEST 91.01 FEET; THENCE NORTH 85°49'07" WEST 81.34 FEET; THENCE NORTH 70°28'52" WEST 106.82 FEET; THENCE NORTH 41°49'10" WEST 56.33 FEET; THENCE NORTH 52°58'23" WEST 188.18 FEET TO A POINT WEST OF SAID CENTERLINE; THENCE CONTINUING NORTH 52°42'15" WEST 185.93 FEET; THENCE NORTH 32°53'10" WEST 196.27 FEET; THENCE NORTH 25°06'41" WEST 124.46 FEET; THENCE SOUTH 51°02'24" EAST 54.84 FEET; THENCE SOUTH 75°44'41" EAST 24.12 FEET; THENCE NORTH 78°31'07" EAST 63.15 FEET; THENCE SOUTH 81°15'12" EAST 74.00 FEET; THENCE SOUTH 57°41'27" EAST 88.84 FEET; THENCE SOUTH 85°20'17" EAST 96.98 FEET; THENCE NORTH 71°48'16" EAST 55.80 FEET; THENCE SOUTH 85°22'07" EAST 58.89 FEET TO A POINT EAST OF SAID CENTERLINE AND TERMINUS OF SAID DESCRIBED LINE.

THAT PORTION OF THE EAST HALF, SECTION 23, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH 60°46'43" WEST 800.06 FEET; THENCE NORTH 60°56'55" WEST 512.44 FEET; THENCE NORTH 18°51'51" EAST 1,105.49 FEET; THENCE SOUTH 60°50'40" EAST 687.06 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 01°15'49" WEST ALONG SAID LINE 749.13 FEET TO THE POINT OF BEGINNING. LESS PORTION THEREOF LYING WITHIN FOLLOWING DESCRIPTION, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT KNOWN AS POINT 'B' AS DESCRIBED UNDER RECORDING NUMBER 9710221244; AT POINT NORTH 87°20'15" EAST 384.22 FEET; THENCE SOUTH 01°28'16" WEST 387.58 FEET; THENCE SOUTH 88°07'47" EAST 1,530.00 FEET; THENCE SOUTH 11°17'21" EAST 74.84 FEET; THENCE SOUTH 01°43'20" WEST 82.80 FEET; THENCE SOUTH 28°34'32" WEST 110.30 FEET; THENCE SOUTH 04°37'12" WEST 88.30 FEET; THENCE SOUTH 23°08'46" EAST 108.04 FEET; THENCE SOUTH 00°55'23" EAST 85.65 FEET; THENCE SOUTH 24°53'33" WEST 89.33 FEET; THENCE SOUTH 08°01'25" WEST 158.33; THENCE SOUTH 08°07'11" EAST 77.24 FEET; THENCE SOUTH 30°15'10" WEST 215.06 FEET; THENCE SOUTH 79°44'07" WEST 88.02 FEET; THENCE NORTH 21°37'24" WEST 48.86 FEET; THENCE NORTH 75°58'47" WEST 56.01 FEET; THENCE SOUTH 55°00'06" WEST 42.26 FEET; THENCE SOUTH 24°12'16" WEST 44.95 FEET; THENCE SOUTH 82°41'35" WEST 37.90 FEET; THENCE NORTH 88°05'36" WEST 60.07 FEET; THENCE NORTH 25°00'46" WEST 42.26 FEET; THENCE NORTH 64°47'55" WEST 54.27 FEET; THENCE SOUTH 71°01'36" WEST 91.32 FEET; THENCE NORTH 00°00'59" WEST 60.80 FEET; THENCE NORTH 41°38'40" WEST 47.48 FEET; THENCE NORTH 85°00'28" WEST 68.85 FEET; THENCE NORTH 14°41'10" WEST 68.00 FEET; THENCE NORTH 36°49'46" WEST 33.80 FEET; THENCE NORTH 64°22'16" WEST 82.86 FEET; THENCE SOUTH 00°00'16" WEST 50.01 FEET; THENCE SOUTH 02°28'48" WEST 72.57 FEET; THENCE SOUTH 72°05'35" WEST 18.18 FEET; THENCE SOUTH 32°22'15" WEST 30.24 FEET; THENCE SOUTH 88°22'36" WEST 53.57 FEET; THENCE NORTH 89°28'18" WEST 52.06 FEET; THENCE NORTH 53°56'10" WEST 88.89 FEET; THENCE SOUTH 85°00'16" WEST 42.26 FEET; THENCE SOUTH 51°46'44" WEST 167.25 FEET; THENCE TO A POINT WESTERLY OF SAID SECTION LINE SOUTH 73°51'36" WEST 78.89 FEET; THENCE SOUTH 81°47'18" WEST 80.74 FEET; THENCE SOUTH 61°58'32" WEST 56.02 FEET; THENCE NORTH 88°58'25" WEST 86.53 FEET; THENCE SOUTH 48°10'31" WEST 87.33 FEET; THENCE SOUTH 89°43'39" WEST 63.42 FEET; THENCE SOUTH 75°09'35" WEST 162.28 FEET; THENCE SOUTH 21°34'48" WEST 83.51 FEET; THENCE SOUTH 30°05'21" EAST 34.05 FEET; THENCE SOUTH 75°55'22" EAST 84.73 FEET; THENCE NORTH 69°11'23" EAST 59.36 FEET; THENCE NORTH 85°29'06" EAST 96.29 FEET; THENCE NORTH 68°05'18" EAST 105.29 FEET; THENCE NORTH 75°40'15" EAST 152.40 FEET; THENCE NORTH 89°08'16" EAST 86.27 FEET; THENCE NORTH 61°31'47" EAST 86.49 FEET TO TERMINUS.

THAT PORTION OF THE WEST HALF, SECTION 24, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCEING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 01°29'03" WEST 5.74 FEET ALONG THE WEST LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE NORTH 88°06'18" EAST 4.89 FEET; THENCE NORTH 81°31'47" EAST 86.48 FEET; THENCE SOUTH 51°34'40" EAST 119.75 FEET; THENCE SOUTH 02°16'34" WEST 360.30 FEET; THENCE SOUTH 00°45'45" EAST 303.82 FEET; THENCE SOUTH 33°11'38" WEST 82.78 FEET; THENCE SOUTH 10°13'28" WEST 45.48 FEET; THENCE SOUTH 47°23'32" WEST 18.26 FEET; THENCE SOUTH 73°01'20" WEST 27.88 FEET; THENCE NORTH 58°22'07" WEST 58.69 FEET; THENCE SOUTH 71°40'16" WEST 47.31 FEET TO SAID WEST LINE; THENCE NORTH 01°29'03" EAST ALONG SAID WEST LINE 823.45 FEET TO THE POINT OF BEGINNING.



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SHEET 4 OF 14

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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

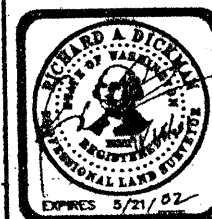
A PORTION OF THE EAST 1/2 OF SECTION 23, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LINE	LENGTH	BEARING
L6	115.87	N48°33'37"W (N48°15'45"W)
L7	80.20	N67°55'10"W (N67°55'18"W)
L8	147.74	N39°15'45"E (N39°15'36"E)
L9	84.84	N47°58'45"W (N47°58'53"W)
L10	98.46	N36°40'52"E (N39°40'45"E)

LINE	LENGTH	BEARING
L1	79.62	N48°02'56"W (N45°03'04"W)
L2	72.40	N28°56'15"W (N28°56'22"W)
L3	71.41	N15°38'01"W (N15°35'08"W)
L4	84.17	N31°20'29"W (N31°20'37"W)
L5	144.56	N46°18'13"W (N48°18'20"W)



SHEET 6, 9, AND 12: (BEARING)= OTAK



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FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 28-33, 35-48, 52, 80, 81, 86 AND 87

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

SEE SHEET 7 OF 14

TRACT DD
(SEE NOTES 18, 22,
24, 25 AND 27)

UNPLATTED

B.P.A. EASEMENT

TRACT EE
(SEE NOTES 21, 23, 25 AND 27)

TRANSMISSION FACILITIES EASEMENT
REC NO 2000102000844

385°20'41"W
78.03'
15' B.S.B.L.

39

(SEE NOTES 21, 24 AND 27)

TRACT DD

39

M18°40'27"E
45.02'

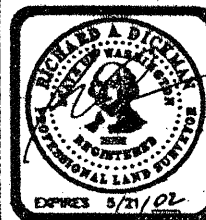


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SEE SHEET 9 OF 14

© SET BRASS DISK IN 4x4 CONCRETE
MONUMENT IN CASE

SET 1/2 INCH REBAR AND PLASTIC
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TRACT FF
(SEE NOTE 21)

SEE SHEET 6 OF 14

NOTES

TRACT WW (SEE NOTE 18)
(25TH AVENUE N.E.)

5' UTILITY AND -
MAINTENANCE
EASEMENT (TYP)

- 5' UTILITY AND
MAINTENANCE
EASEMENT (TYP)

TRACT GG
(SEE NOTE 20)

TRACT PP
(SEE NOTES 21, 24
AND 29)

TRACT UU

TRACT QQ—
225°05'34"E
1.10.00'

TRACT VV
(SEE NOTE 19 AND 32)

TRACT ZZ
(SEE NOTES 21 AND 24)

(SEE NOTES 21, 24 AND 27)

(SEE NOTES 21, 24 AND 29)

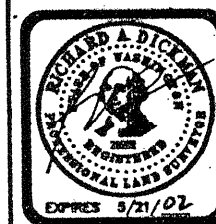
(SEE NOTES 21, 24 AND 29)

SEE SHEET 10 OF 14



⑦ SET BRASS DISK IN 4x4 CONCRETE MONUMENT IN CASE

SET 1/2 INCH REBAR AND PLASTIC
CAP "DEA" 28252 AT ALL DIVISION
AND TRACT CORNERS



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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

UNPLATTED-

TRACT DD
(SEE NOTES 16, 22,
24, 25 AND 27)

B.P.A. EASEMENT
APR 17 1993

40' PRIVATE ACCESS
EASEMENT
(SEE EASEMENT
PROVISION NO. 5)

40' PUBLIC
UTILITY
EASEMENT
(SEE EASEMENT
PROVISION NO. 4)

5' PRIVATE UTILITY
EASEMENT
(SEE EASEMENT
PROVISION NO. 1)

40' PRIVATE ACCESS
EASEMENT
(SEE EASEMENT
PROVISION NO. 5)

38

(SEE NOTES 21, 22, 27 AND 29)

- PUBLIC UTILITY EASEMENT
(SEE EASEMENT
PROVISION NOTE NO. 4)

33

(SEE NOTES 21 AND 29)

28

(SEE NOTES 21, 22, 28 AND 29)

29

(SEE NOTES 21, 28 AND 29)

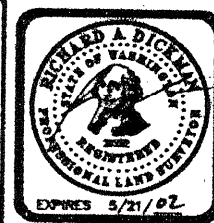
PARK DRIVE



SEE SHEET 12 OF 14

④ SET BRASS DISK IN 4x4 CONCRETE MONUMENT IN CASE

SET 1/2 INCH REBAR AND PLASTIC
CAP "DEA" 26252 AT ALL DIVISION
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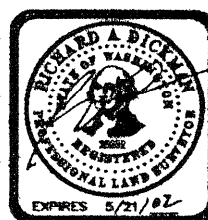
SEE SHEET 11 OF 14

33

29

④ SET BRASS DISK IN 4x4 CONCRETE MONUMENT IN CASE

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CAP "DEA" 26252 AT ALL DIVISION
AND TRACT CORNERS



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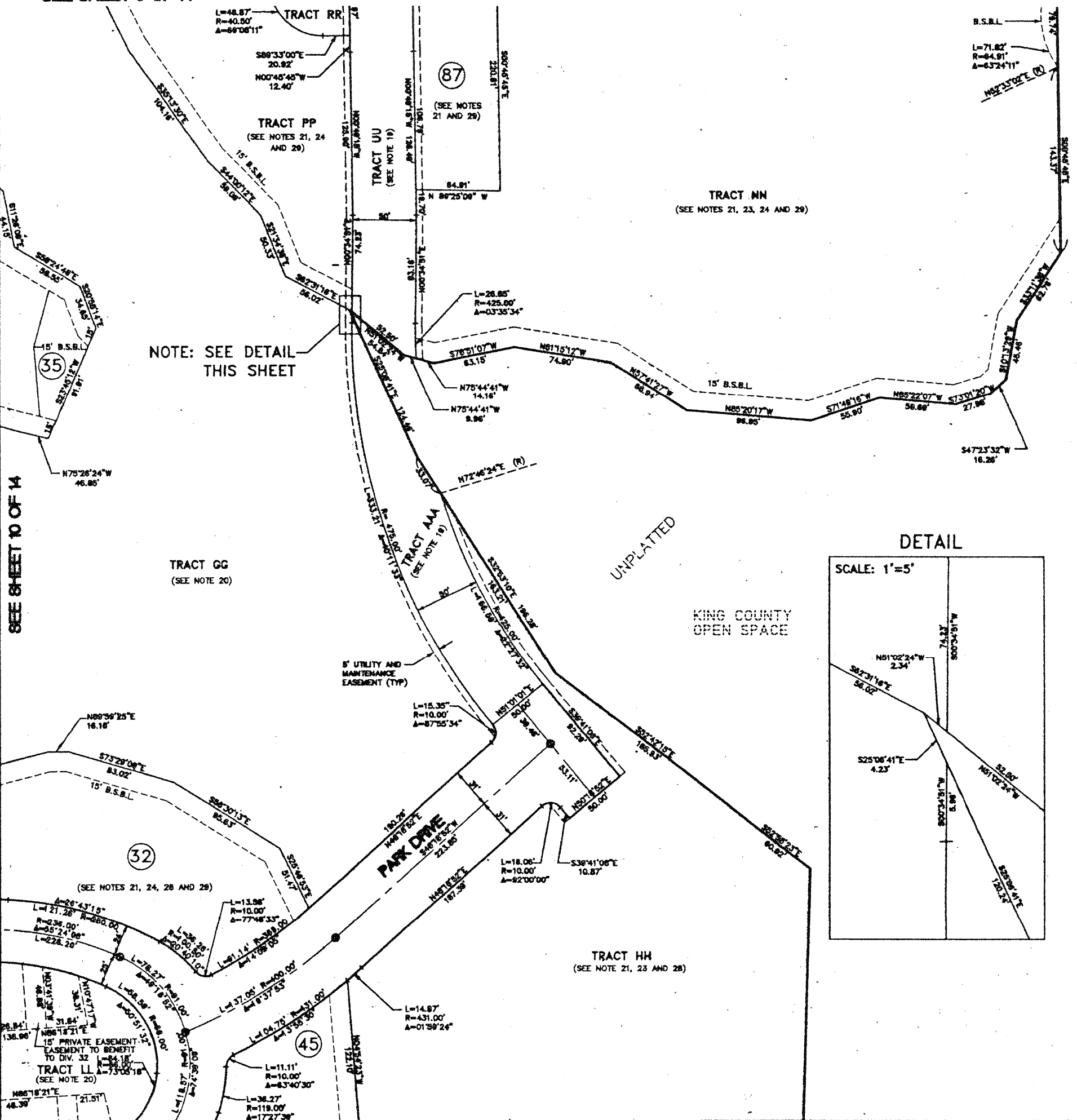
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FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 28-33, 35-48, 52, 80, 81, 86 AND 87

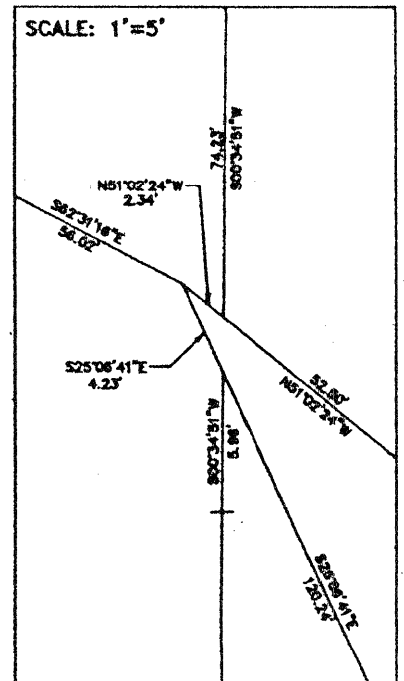
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DETAIL

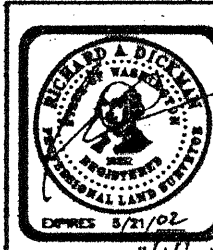
SCALE: 1"=5'



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① SET BRASS DISK IN 4x4 CONCRETE MONUMENT IN CASE

SET 1/2 INCH REBAR AND PLASTIC CAP "DEA" 26252 AT ALL DIVISION AND TRACT CORNERS



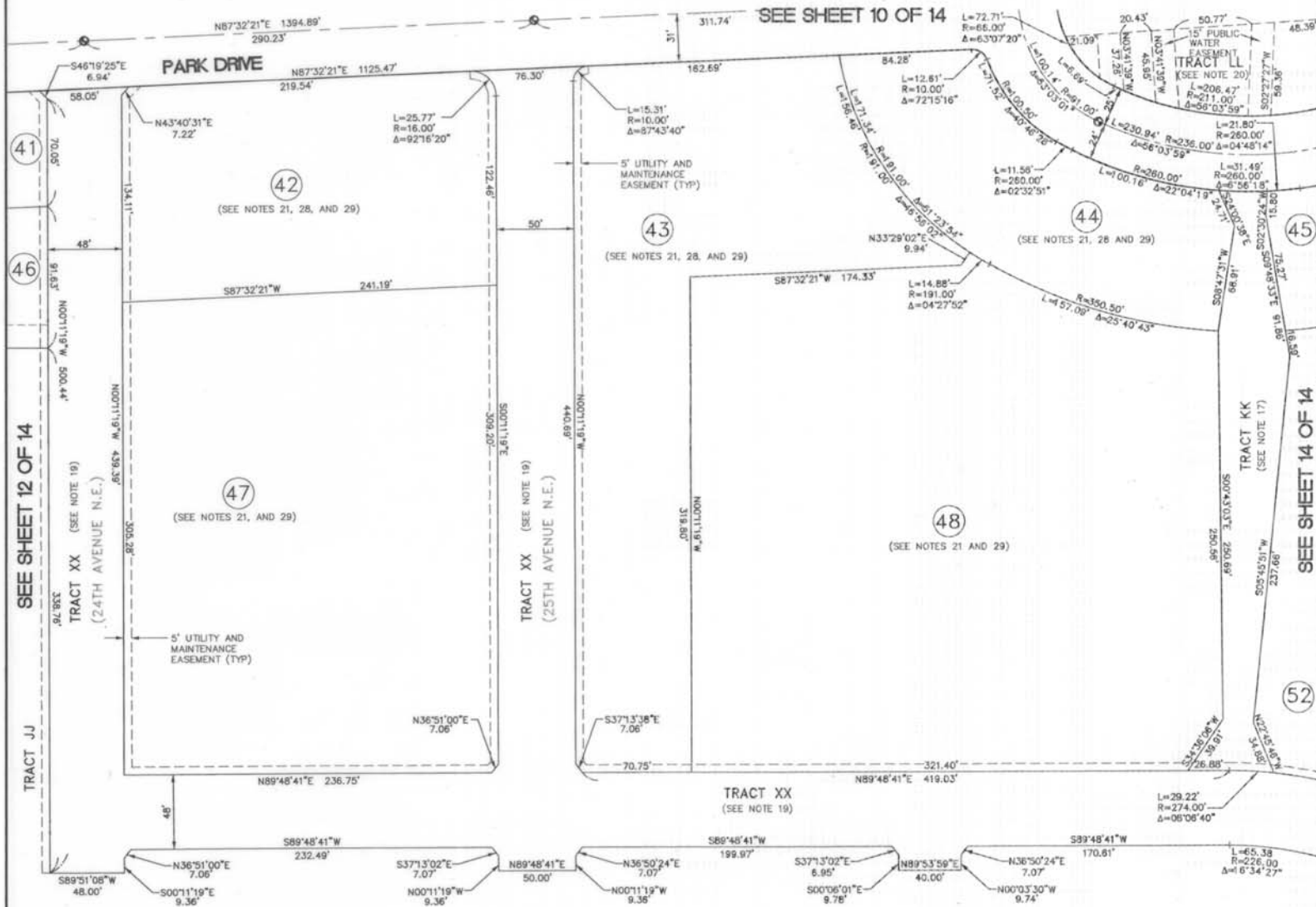
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A PORTION OF THE EAST 1/2 OF SECTION 23, T.24N., R.6E., W.M.
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SET 1/2 INCH REBAR AND PLASTIC
CAP "DEA" 26252 AT ALL DIVISION
AND TRACT CORNERS



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

SEE SHEET 13 OF 14

SEE SHEET 14

TRACT LL

TRACT XX (SEE NOTE 18)

TRACT HH (SEE NOTE 21, 23 AND 28)

PARK DRIVE

5' UTILITY AND MAINTENANCE EASEMENT (TYP)

TEMPORARY CUL-DE-SAC EASEMENT TO EXPIRE UPON EXTENSION OF TRACT XX AND DEDICATION TO THE CITY OF ISSAQUAH

45

52

SEE SHEET 13 OF 14

SEE SHEET 14

SEE SHEET 15

SEE SHEET 16

SEE SHEET 17

SEE SHEET 18

SEE SHEET 19

SEE SHEET 20

SEE SHEET 21

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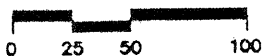
SEE SHEET 314

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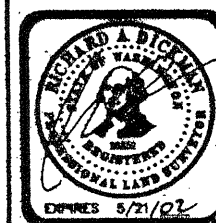
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TRACT JJ



- SET BRASS DISK IN 4x4 CONCRETE
MONUMENT IN CASE
- SET 1/2 INCH REBAR AND PLASTIC
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