

FP03-00011H

FINAL PLAT OF ISSAQUAH HIGHLANDS VILLAGE GREEN DIVISION 30

VOL/PG

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 N, RANGE 6 E, 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 ALLEYS 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 WITH THIS SUBDIVISION.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

CROFTON ISSAQUAH II LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: THE DWELLING COMPANY, LLC., MEMBER

BY: Bob Baldwin ITS: MANAGING MEMBER
BOB BALDWIN
FOR BALDWIN PARTNERS, LLC

GRAND-GLACIER L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

BY: PORT BLAKELY COMMUNITIES, INC., A WASHINGTON CORPORATION, ITS MANAGER.

BY: Judd Kirk
[JIM WARJONE, CHAIRMAN; JUDD KIRK, PRESIDENT; JOHN ADAMS, VP; OR TIMOTHY LEYBOLD, TREASURER]

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF King

I 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 Mgr. Baldwin Partners, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

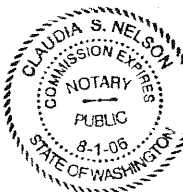


DATED August 8, 2003
SIGNATURE OF Diana R. Osborn
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 1-30-2006

STATE OF WASHINGTON)
COUNTY OF King) SS

ON THIS 18th DAY OF August, 2003 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Judd Kirk TO ME, KNOWN TO BE THE PRESIDENT OF PORT BLAKELY COMMUNITIES, INC., A WASHINGTON CORPORATION, THE CORPORATION WHICH IS MANAGER OF GRAND-GLACIER LLC, A WASHINGTON LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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



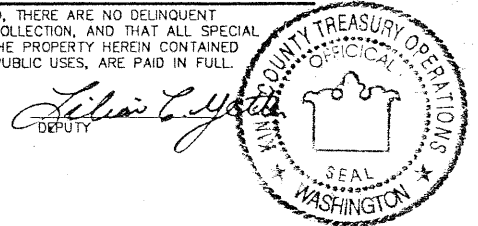
Claudia S. Nelson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Buckingham
MY APPOINTMENT EXPIRES 8-1-06
PRINT NAME Claudia S. Nelson

ACKNOWLEDGMENTS

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 3rd DAY OF September, 2003 A.D.

Gary Holmes
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 28th DAY OF August, 2003 A.D.
James R. Blake
JIM BLAKE, FINANCE DIRECTOR, CITY OF ISSAQUAH

APPROVALS

EXAMINED AND APPROVED THIS 20th DAY OF AUGUST, 2003 A.D.
Keith Niven
KEITH NIVEN - PROGRAM DIRECTOR, CITY OF ISSAQUAH M.D.R.T.

EXAMINED AND APPROVED THIS 20th DAY OF AUGUST, 2003 A.D.
Bob Brock
BOB BROCK - PUBLIC WORKS DIRECTOR, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 27th DAY OF August, 2003 A.D.
Ava Frisinger
AVA FRISINGER, MAYOR, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 27th DAY OF August, 2003 A.D.
Maureen K. Kitch
MAUREEN K. KITCH, CITY CLERK

EXAMINED AND APPROVED THIS 3rd DAY OF September, 2003 A.D.
Scott Noble
KING COUNTY ASSESSOR
Daniel Kinsinger
DEPUTY KING COUNTY ASSESSOR
Tel. #362988-0630

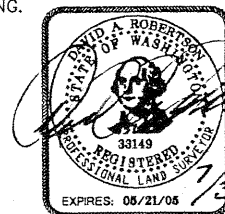
SECTION SUBDIVISION

NOTE:
SECTION SUBDIVISION PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 28-33, 35-48, 52, 80, 81, 86 AND 87, ACCORDING TO PLAT RECORDED IN VOLUME 203 OF PLATS AT PAGE(S) 24-37, UNDER RECORDING NUMBER 20011128000868, IN KING COUNTY, WASHINGTON.

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

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS REPLAT OF DIVISION 30, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT 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
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 3 DAY OF Sept., 2003, AT 50 MINUTES PAST 1P.M. AND RECORDED IN VOLUME 216 OF PLATS, PAGE(S) 14-17, RECORDS OF KING COUNTY, WASHINGTON.
DIVISION OF RECORDS AND ELECTIONS

J. Buck by W. Washington
MANAGER SUPERINTENDENT OF RECORDS

PORTION OF THE SOUTHEAST 1/4 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 toll free
www.triadassoc.com

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 N, RANGE 6 E
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DIVISION 30 OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA 03-002 IH, ACCORDING TO SURVEY RECORDED APRIL 7, 2003 IN VOLUME 159 OF SURVEYS AT PAGE(S) 29 AND 29A, UNDER RECORDING NO. 20030407900007, IN KING COUNTY, WASHINGTON.

1. ALL MONUMENTS DELINEATED AND 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 EXISTING LOT, DIVISION, TRACT OR PARCEL IN THIS PLAT SHALL BE DIVIDED OR CHANGED WHEREBY THE ALLOWABLE DEVELOPMENT, AS DEFINED IN THE DEVELOPMENT AGREEMENT, IS EXCEEDED; EXCEPT WHEN AND IF THE DEVELOPMENT AGREEMENT IS TERMINATED, THE CITY OF ISSAQUAH MAY ALLOW THE ALLOWABLE DEVELOPMENT TO BE EXCEEDED.
5. ALL FUTURE PRIVATE UTILITY STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
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. UPON DEVELOPMENT OF THIS PLAT, ANY APPLICANT FOR DEVELOPMENT SHALL ADOPT TESTING STANDARDS THAT VERIFY THAT THE LOW I/A DESIGN VALUES ARE ACHIEVED, TEST MANHOLES AND SIDE SEWERS, AND LOCATE SEWERS IN AREAS THAT DO NOT ENCOURAGE INFLOW.
10. THIS PLAT IS SUBJECT TO THE MASTER DEVELOPER SUBORDINATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: BETWEEN CROFTON ISSAQUAH II LLC, A DELAWARE LIMITED LIABILITY COMPANY, GRAND RIDGE PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP AND IHP INVESTMENT FUND III, L.P., A CALIFORNIA LIMITED PARTNERSHIP. RECORDED DECEMBER 18, 2002 UNDER RECORDING NO. 20021218002646.
11. 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 MULTIFAMILY 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.
12. 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.
13. 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 DECEMBER 20, 1995 UNDER RECORDING NO. 9512201313 AND AS MODIFIED BY INSTRUMENT FILED UNDER RECORDING NO. 9609191192.
14. THIS PLAT IS SUBJECT TO THE FIRST AMENDMENT TO DECLARATION OF COVENANTS OF COOPERATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: BETWEEN LAKESIDE INDUSTRIES, A WASHINGTON JOINT VENTURE GENERAL PARTNERSHIP CONSISTING OF RED SAMM MINING SO., INC. AND BLACK RIVER SAND AND GRAVEL CO., INC. AND: GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) AND THE GLACIER RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), RECORDED DECEMBER 20, 1995 UNDER RECORDING NO. 9512201314 AND MODIFIED BY INSTRUMENT FILED UNDER RECORDING NO. 9609191194.
15. THIS PLAT IS SUBJECT TO THE UTILITY EASEMENT AND AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN: LAKESIDE INDUSTRIES AND: GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) AND THE GLACIER RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), RECORDED DECEMBER 20, 1995 UNDER RECORDING NO. 9512201316 AND MODIFIED BY INSTRUMENT FILED UNDER RECORDING NO. 9609191191.
16. THIS PLAT IS SUBJECT TO THE THIRD PARTY AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN: KING COUNTY AND CITY OF ISSAQUAH AND: GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) AND THE GLACIER RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) RECORDED JUNE 18, 1996 UNDER RECORDING NO. 9606180756 IN THIS CONNECTION NOTE STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NO. 9710221244.
17. THIS PLAT IS SUBJECT TO THE SECOND PARTY AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN: CITY OF ISSAQUAH AND: GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) AND THE GLACIER RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) RECORDED JUNE 25, 1996 UNDER RECORDING NO. 96062501228 AND MODIFIED BY INSTRUMENT FILED UNDER RECORDING NO. 20020118001733.
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. 9704281806 AND AS MODIFIED BY AMENDMENTS.
19. 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 AS MODIFIED BY AMENDMENTS.
20. THIS PLAT IS SUBJECT TO PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION, AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION.
21. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SECURITY AGREEMENT AND ASSIGNMENT OF SCHOOL MITIGATION PAYMENTS AND CREDITS" AS RECORDED JUNE 23, 1998 UNDER RECORDING NO. 9806232215.

25. THIS PLAT IS SUBJECT TO TERMS, COVENANTS, CONDITIONS, AND
RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) NO. 20021120900007,
20 2002 UNDER RECORDING NO. 20021120900007.

26. THIS PLAT IS SUBJECT TO THE "DECLARATION OF COVENANTS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT"; BUT DOES NOT INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, SEX, RELIGION, ANCESTRY, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODE. RECORDING NO. 20021218002645.

27. THIS PLAT IS SUBJECT TO THE TERMS, COVENANTS, CO
RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIO
2003 UNDER RECORDING NO. 20030407900007.

1. AN EASEMENT FOR PUBLIC MAILBOX IS HEREBY RESERVE
ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) O
SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PUBLIC
THROUGH 10 SHALL SHARE EQUALLY IN THE MAINTENANCE
HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ELECT TO
RIGHT TO DETERMINE THE DISTRIBUTION OF MAINTENANCE C
PERMITTED IN THE DECLARATION OF COVENANT, CONDITIONS
9104281806 AND AS MODIFIED BY AMENDMENTS AND SHALL
PURPOSES.

2. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED AND UPON THE LOTS AND TRACTS AS SHOWN ON THE PLAT EASEMENT". THE EASEMENT IS FOR THE PURPOSE OF CITY READING, MAINTENANCE, REPAIR, AND REPLACEMENT OF SUCH FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT TO ITS ORIGINAL CONDITION. EAVE'S OF GARAGES WITHIN THE LOTS OF THIS SAID EASEMENT TWO (2) FEET.

3. A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY RESERVED UNDER AND UPON A 2.00 FOOT WIDE STRIP OF PRIVATE LOT 1 AVENUE NORTHEAST, 25TH AVENUE NORTHEAST AND NORTH HEREIN AS "SIDEWALK MAINTENANCE EASEMENT". THE EASEMENT ANY PUBLIC IMPROVEMENT WITHIN THE RIGHT-OF-WAY WHICH MAINTENANCE, REPAIR, AND REPLACEMENT OF SUCH IMPROVEMENTS ANY USE. THE CITY SHALL RESTORE THE EASEMENT AS NECESSARY.

4. AN EASEMENT FOR PRIVATE STORM DRAINAGE IS HEREBY GRANTED BY THE HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) OR ITS ASSIGNEES TO THE EASEMENT OVER AND UPON THE LOTS AND TRACTS HEREIN AS "PRIVATE STORM DRAINAGE EASEMENT". THE CO-OWNERS SHALL SHARE EQUALLY IN THE MAINTENANCE OF THE EASEMENT. THE I.H.C.A. SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE EASEMENT TOGETHER WITH THE RIGHT TO DETERMINE THE METHOD OF MAINTENANCE THROUGH ITS OWNERS AS PERMITTED IN THE DECLARATION UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY ANY SUBSEQUENT DECLARATION THEREON FOR SAID PURPOSES. EAVES OF GARAGES WITHIN THE EASEMENT SHALL NOT ENCRUCH INTO SAID EASEMENT TWO (2) FEET.

5. AN EASEMENT FOR PRIVATE SANITARY SEWER IS HEREBY GRANTED TO THE OWNER OF LOT 6 AS SHOWN ON THE PLAT AND DESCRIBED HEREIN A EASEMENT INCLUDES THE RIGHT OF ACCESS OVER, UPON AND UNDER THE COMMON FACILITIES FOR MAINTENANCE AND REPAIR. FOLLOWING ANY USE THE OWNER SHALL RESTORE THE COMMON FACILITIES TO THE ORIGINAL CONDITION. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON FACILITIES.

6. AN EASEMENT FOR PRIVATE FOUNDATION, DRAIN AND DITCH TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) ADJACENT TO AND SERVED BY THE EASEMENT OVER AND UNDER BUILDING FOUNDATIONS ON LOTS 1 THROUGH 10 AND ALL FOUNDATION, DRAIN AND DOWNSPOUT EASEMENT". THE COUNTRY OWNED AND MAINTAINED BY THE OWNERS OF LOTS ADJACENT OWNER SHALL SHARE EQUALLY IN THE MAINTENANCE OF 1 I.H.C.A. SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TOGETHER WITH THE RIGHT TO DETERMINE THE DISTRIBUTION OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS NO. 9704281806 AND AS MODIFIED BY AMENDMENTS AND SAID PURPOSES.

7. AN EASEMENT FOR PRIVATE WATER LINE IS HEREBY RE-
HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) OR ITS ASS-
SERVED BY THE EASEMENT OVER AND UPON THE LOTS AN-
HEREIN AS "PRIVATE WATER LINE EASEMENT". THE COMM-
AND MAINTAINED BY THE OWNERS OF LOTS ADJACENT TO
SHALL SHARE EQUALLY IN THE MAINTENANCE OF THAT PORTION
THE I.H.C.A. SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION
TOGETHER WITH THE RIGHT TO DETERMINE THE DISTRIBUTION OF
OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS
NO. 9704281806 AND AS MODIFIED BY AMENDMENTS AND
SAID PURPOSES.

FINAL PLAT OF ISSAQUAH HIGHLANDS
VILLAGE GREEN
DIVISION 30

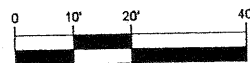
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 N, RANGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG

DIV. 37
LLA 03-002IH
REC. NO. 20030407900007
VOL. 159 PG'S 29 & 29A



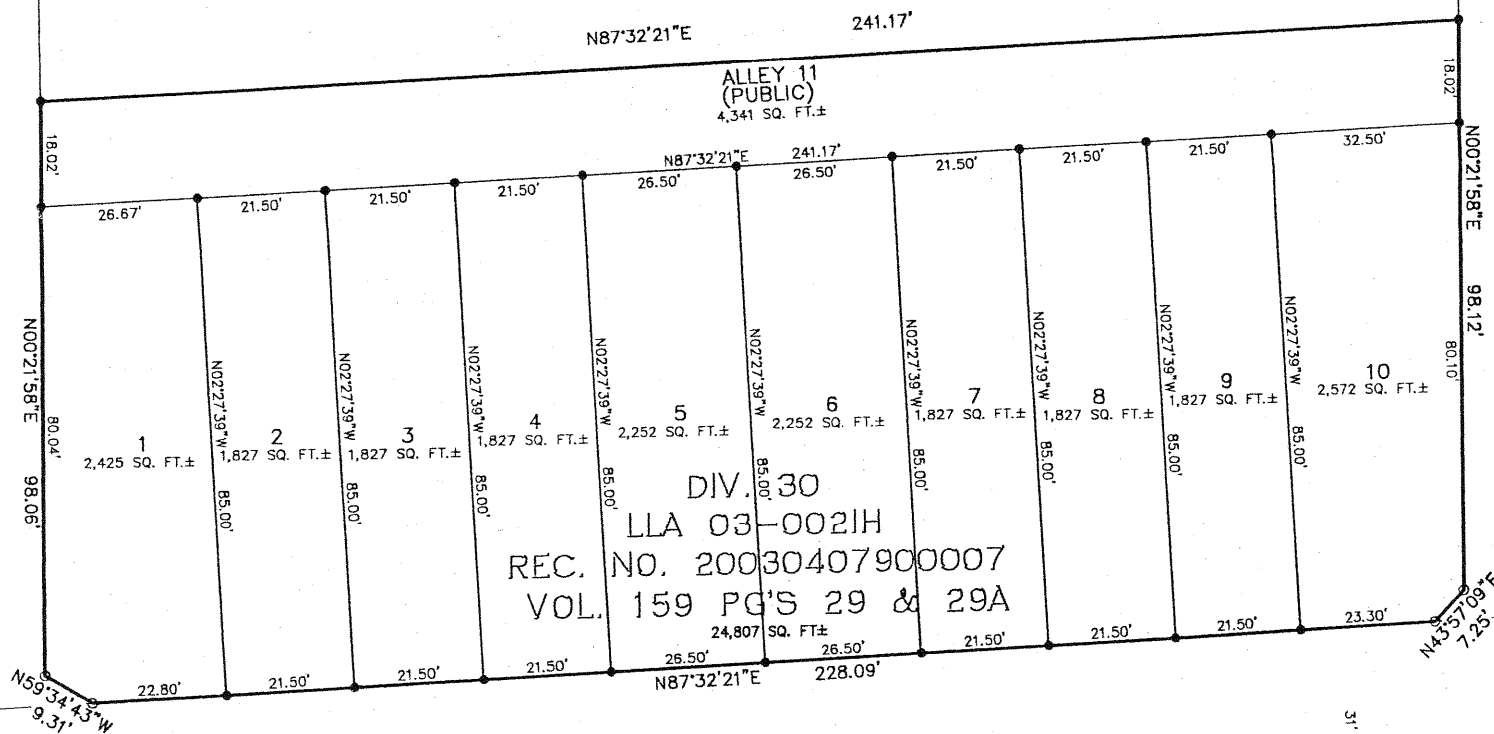
SCALE: 1" = 20'



BASIS OF BEARING:
FINAL PLAT OF ISSAQUAH HIGHLANDS
DIVISIONS 28-33, 35-48, 52, 80, 81,
86 AND 87 VOL. 203 PG 24-37

24TH AVENUE NE
(TRACT MM)

25TH AVENUE NE
(TRACT MM)



DIV. 30
LLA 03-002IH
REC. NO. 20030407900007
VOL. 159 PG'S 29 & 29A

NE PARK DRIVE

DIV. 42

NOTE:

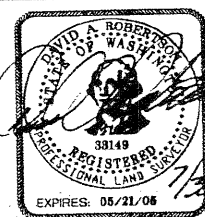
SEE SHEETS 4 OF 4 FOR DEPICTION OF
EASEMENTS OF RECORD AND EASEMENTS
ESTABLISHED. SEE SHEET 2 OF 4 FOR
EASEMENT NOTES.

LEGEND:

- ⊕ BRASS DISK IN 4"x4" CONCRETE
MONUMENT CASE TO BE SET PER FINAL
PLAT OF ISSAQUAH HIGHLANDS DIVISION
28-33, 35-48, 52, 80, 81, 86 AND 87
VOL. 203 PAGES 24-37.
- EXISTING REBAR AND CAP: "DEA 26252"
TO BE SET AT ALL EXTERIOR DIVISION
CORNERS PER FINAL PLAT OF ISSAQUAH
HIGHLANDS DIVISION 28-33, 35-48, 52,
80, 81, 86 AND 87 VOL. 203 PAGES
24-37.
- SET REBAR AND CAP OR NAIL & TAG LS# 33149

TRIAD
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JOB NO 02-056
SHEET 3 OF 4



FINAL PLAT OF ISSAQUAH HIGHLANDS

VILLAGE GREEN

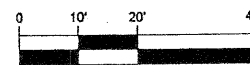
DIVISION 30

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 N, RANGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG

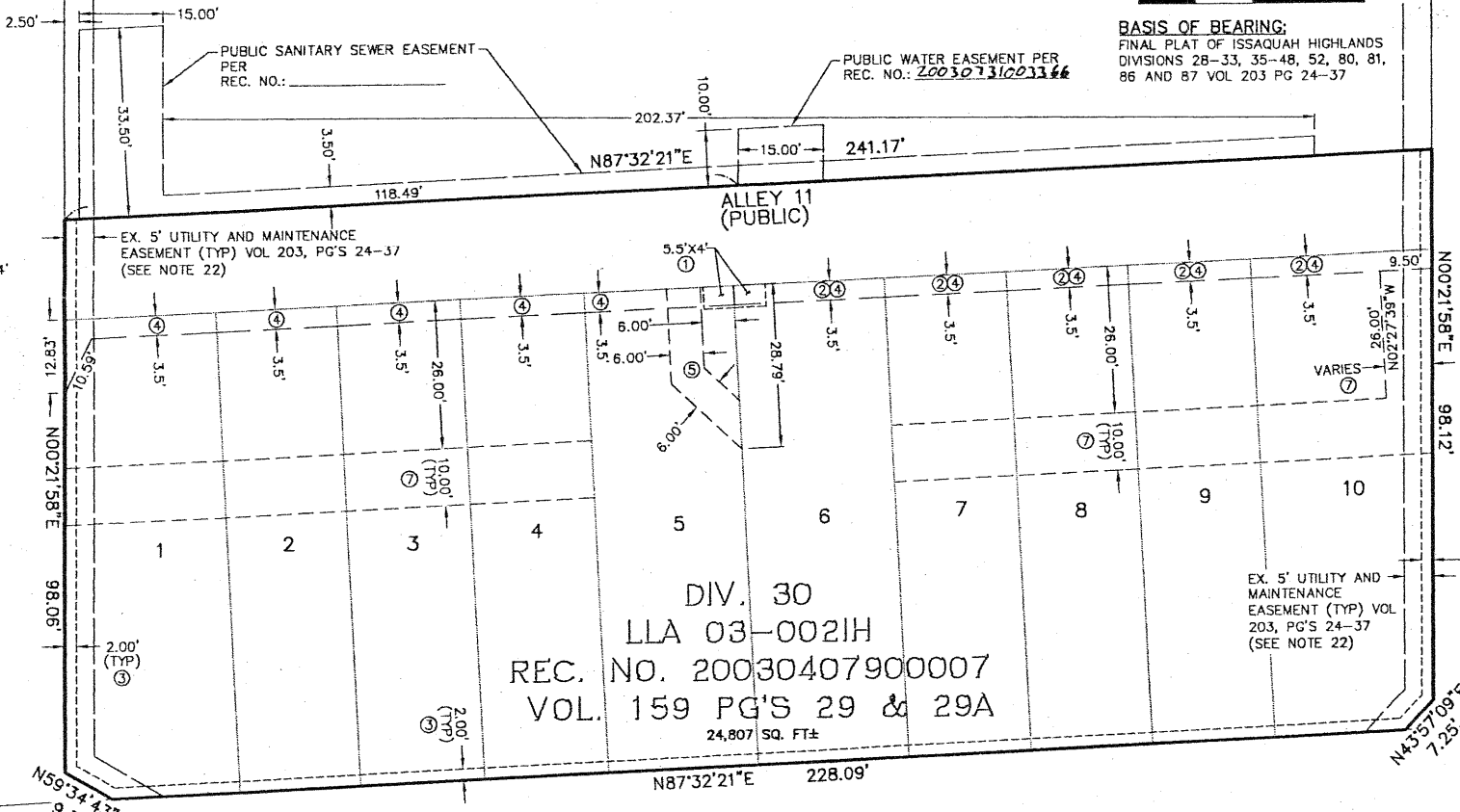


SCALE: 1" = 20'



BASIS OF BEARING:
FINAL PLAT OF ISSAQUAH HIGHLANDS
DIVISIONS 28-33, 35-48, 52, 80, 81,
86 AND 87 VOL 203 PG 24-37

DIV. 37
LLA 03-002IH
REC. NO. 20030407900007
VOL. 159 PG'S 29 & 29A



NE PARK DRIVE

DIV. 42

EASEMENT LEGEND:

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 4.

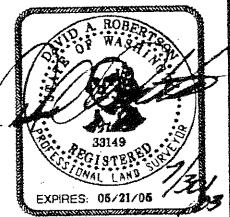
- ① PUBLIC MAILBOX EASEMENT
- ② PUBLIC WATER LINE EASEMENT
- ③ SIDEWALK MAINTENANCE EASEMENT
- ④ PRIVATE STORM DRAINAGE EASEMENT
- ⑤ PRIVATE SANITARY SEWER EASEMENT
- ⑥ PRIVATE FOUNDATION DRAIN AND DOWNSPOUT EASEMENT (AFFECTS ALL LOTS OF THIS PLAT AND HAS NOT BEEN PLOTTED HEREON)
- ⑦ PRIVATE WATER LINE EASEMENT



11814 115th Ave. NE
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JOB NO 02-056

SHEET 4 OF 4



VOL/PG
216/017