

FINAL PLAT OF ISSAQUAH HIGHLANDS

VILLAGE GREEN

DIVISION 42

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

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.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

ISSAQUAH HIGHLANDS 48 L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY
BY: ATLIN INVESTMENT INC., ITS: MANAGING PARTNER

BY: [Signature] ITS: President

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

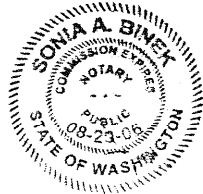
BY: PORT BLAKELY COMMUNITIES, INC., A WASHINGTON CORPORATION, ITS: MANAGER.

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

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF King) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Wes Griesbrecht IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED HIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Issaquah Highlands 48 L.L.C. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

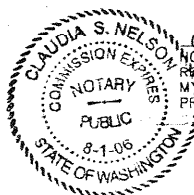


DATED 8-5-03
SIGNATURE OF Sonia Binck
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 8-23-08

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 L.L.C., 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.



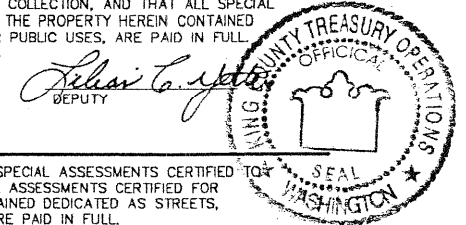
Claudia S. Nelson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT [Address]
MY APPOINTMENT EXPIRES 8-1-06
PRINT NAME Claudia S. Nelson

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.

Garry 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.

Samuel H. Blake
JIM BLAKE, FINANCE DIRECTOR, CITY OF ISSAQUAH

APPROVALS

EXAMINED AND APPROVED THIS 26th DAY OF AUGUST, 2003 A.D.

EXAMINED AND APPROVED THIS 26th DAY OF August, 2003 A.D.

EXAMINED AND APPROVED THIS 27th DAY OF August, 2003 A.D.

EXAMINED AND APPROVED THIS 27th DAY OF August, 2003 A.D.

EXAMINED AND APPROVED THIS 3rd DAY OF September, 2003 A.D.

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

BOB BROCK - PUBLIC WORKS DIRECTOR, CITY OF ISSAQUAH

AVA FRISINGER, MAYOR, CITY OF ISSAQUAH

CATHLEEN KOCH, CITY CLERK

Scott Noble
KING COUNTY ASSESSOR

David K. [Signature]
DEPUTY KING COUNTY ASSESSOR
Pcl. # 362988-040, 0190

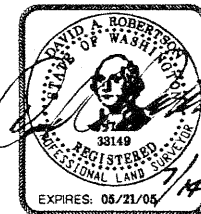
SECTION SUBDIVISION

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 DIVISIONS 42 AND 47, 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
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 September, 2003, AT 58 MINUTES PAST 1 P.M. AND RECORDED IN VOLUME 216 OF PLATS, PAGE(S) 18-24, RECORDS OF KING COUNTY, WASHINGTON.
DIVISION OF RECORDS AND ELECTIONS

J. Buck
MANAGER
W. Washington
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

JOB NO 02-129

SHEET 1 OF 7

CITY OF ISSAQUAH FILE NO. FP03-002IH

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

VOL/PG
216/018

20030903 001700

FINAL PLAT OF ISSAQUAH HIGHLANDS
VILLAGE GREEN
DIVISION 42

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

LEGAL DESCRIPTION

DIVISIONS 42 AND 47 OF FINAL PLAT OF ISSAQUAH HIGHLANDS DIV. 28-33, 35-48, 52, 80-81, 86 AND 87, ACCORDING TO PLAT RECORDED NOVEMBER 28, 2001 IN VOLUME 203 OF PLATS AT PAGE(S) 24 THROUGH 37, INCLUSIVE, 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 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.
4. ALL FUTURE PRIVATE UTILITY STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
5. 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.
6. 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.
7. 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.
8. 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. LOTS 1 THROUGH 48 SHALL HAVE ATTACHED HOUSING THEREFORE AS STATED IN THE SCHOOL MITIGATION AGREEMENT SHALL BE CONSIDERED MULTI-FAMILY AND THE FEE SHALL BE (\$573) PER UNIT AT TIME OF BUILDING PERMIT.
9. 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 FILE UNDER RECORDING NO. 9806232215.
10. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE 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.
11. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE 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'S. 9805110405, 9712190677 AND 20020118001733.
12. 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, 9612030696 AND 9710221244.
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 APRIL 28, 1997 UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS.
14. 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.
15. THIS PLAT IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCELINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE PLAT RECORDED IN VOLUME 203 OF PLATS AT PAGE(S) 24-37, RECORDS OF KING COUNTY, WASHINGTON - RECORDING NO. 20011128000868, EXCEPT AS MODIFIED HEREIN BY THIS PLAT.
16. TRACTS RA AND RB ARE CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) UPON THE RECORDING OF THIS FINAL PLAT. TRACTS RA AND RB ARE FOR THE PURPOSE OF OPEN SPACE, MAINTAINED LANDSCAPE AREA AND PEDESTRIAN ACCESS. THE LANDSCAPE MAINTENANCE OF TRACTS RA AND RB SHALL BE THE RESPONSIBILITY OF THE I.H.C.A. TOGETHER WITH THE RIGHT OF THE I.H.C.A. TO DETERMINE THE DISTRIBUTION OF MAINTENANCE COSTS TO LOT 1 THROUGH 48 OWNERS AS PERMITTED IN THE DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS."
17. TRACT RC IS A PRIVATE ACCESS TRACT FOR INGRESS, EGRESS, PRIVATE STORM DRAINAGE, PUBLIC SEWER AND PUBLIC WATER AS SHOWN ON SHEET 7 FOR THE BENEFIT OF LOTS 1 THROUGH 48 OWNERS. OWNERSHIP OF LOTS 1 THROUGH 48 INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT RC AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT AND PRIVATE STORM DRAINAGE. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ELECT TO UNDERTAKE THE MAINTENANCE TOGETHER WITH THE RIGHT TO DETERMINE THE DISTRIBUTION OF MAINTENANCE COSTS TO LOTS 1 THROUGH 48 OWNERS AS PERMITTED IN THE DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES. TRACT RC IS ALSO SUBJECT TO AN EMERGENCY VEHICLE AND FIRE ACCESS EASEMENT AND PUBLIC VEHICLE AND PUBLIC PEDESTRIAN ACCESS EASEMENTS AS SHOWN THEREON.

EASEMENT PROVISIONS (SHOWN ON SHEETS 6 AND 7)

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.

EASEMENT PROVISIONS (CONT.) (SHOWN ON SHEETS 6 AND 7)

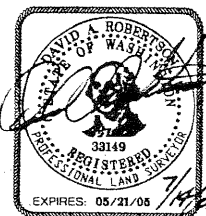
3. A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON A 2.00 FOOT WIDE STRIP OF PRIVATE LAND LYING PARALLEL WITH AND ADJACENT TO 24TH AVENUE NORTHEAST, 25TH AVENUE NORTHEAST, NORTHEAST JULEP STREET AND NORTHEAST PARK DRIVE FRONTAGES AND DESCRIBED 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 TO THE PUBLIC AND THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) OR ITS ASSIGNS OVER AND UPON THE LOTS AND TRACTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PUBLIC PEDESTRIAN ACCESS EASEMENT". THE OWNERS OF LOTS 1 THROUGH 48 SHALL SHARE EQUALLY IN THE MAINTENANCE OF THE FACILITIES THEREIN. THE I.H.C.A. SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ELECT TO UNDERTAKE THE MAINTENANCE TOGETHER WITH THE RIGHT TO DETERMINE THE DISTRIBUTION OF MAINTENANCE COSTS TO LOTS 1 THROUGH 48 OWNERS AS PERMITTED IN THE DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS 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 (I.H.C.A.) 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 COMMON FACILITIES WITH THE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS ADJACENT TO AND SERVED BY THE EASEMENT. EACH OWNER SHALL SHARE EQUALLY IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITY USED IN COMMON. THE I.H.C.A. SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ELECT TO UNDERTAKE THE MAINTENANCE TOGETHER WITH THE RIGHT TO DETERMINE THE DISTRIBUTION OF MAINTENANCE COSTS TO LOTS 1 THROUGH 48 OWNERS AS PERMITTED IN THE DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.
6. 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".
7. AN EASEMENT FOR PRIVATE SANITARY SEWER IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) 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 SANITARY SEWER EASEMENT". THE COMMON FACILITIES WITH THE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS ADJACENT TO AND SERVED BY THE EASEMENT. EACH OWNER SHALL SHARE EQUALLY IN THE MAINTENANCE OF THAT PORTION OF THE FACILITIES THEREIN. THE I.H.C.A. SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ELECT TO UNDERTAKE THE MAINTENANCE TOGETHER WITH THE RIGHT TO DETERMINE THE DISTRIBUTION OF MAINTENANCE COSTS TO LOTS 1 THROUGH 48 OWNERS AS PERMITTED IN THE DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.
8. AN EASEMENT FOR PRIVATE PEDESTRIAN ACCESS IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) 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 PEDESTRIAN ACCESS EASEMENT". THE COMMON FACILITIES WITH THE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS ADJACENT TO AND SERVED BY THE EASEMENT. EACH OWNER SHALL SHARE EQUALLY IN THE MAINTENANCE OF THAT PORTION OF THE FACILITIES THEREIN. THE I.H.C.A. SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ELECT TO UNDERTAKE THE MAINTENANCE TOGETHER WITH THE RIGHT TO DETERMINE THE DISTRIBUTION OF MAINTENANCE COSTS TO LOTS 1 THROUGH 48 OWNERS AS PERMITTED IN THE DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.
9. AN EASEMENT FOR PRIVATE FOUNDATION, DRAIN AND DOWNSPOUT IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) 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 FOUNDATION, DRAIN AND DOWNSPOUT EASEMENT". THE COMMON FACILITIES WITH THE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS ADJACENT TO AND SERVED BY THE EASEMENT. EACH OWNER SHALL SHARE EQUALLY IN THE MAINTENANCE OF THAT PORTION OF THE FACILITIES THEREIN. THE I.H.C.A. SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ELECT TO UNDERTAKE THE MAINTENANCE TOGETHER WITH THE RIGHT TO DETERMINE THE DISTRIBUTION OF MAINTENANCE COSTS TO LOTS 1 THROUGH 48 OWNERS AS PERMITTED IN THE DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.
10. AN EASEMENT FOR PUBLIC 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 "PUBLIC VEHICULAR ACCESS EASEMENT". THE EASEMENT IS FOR USE BY THE OWNERS OF THE LOTS AND THEIR GUESTS, INVITEES AND SERVICE PROVIDERS. THE OWNERS OF LOTS 1 THROUGH 48 SHALL SHARE EQUALLY IN THE MAINTENANCE OF THE FACILITIES THEREIN. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ELECT TO UNDERTAKE THE MAINTENANCE TOGETHER WITH THE RIGHT TO DETERMINE THE DISTRIBUTION OF MAINTENANCE COSTS TO LOT 1 THROUGH 48 OWNERS AS PERMITTED IN THE DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS 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 (I.H.C.A.) 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 LANDSCAPE EASEMENT". THE COMMON FACILITIES WITH THE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS ADJACENT TO AND SERVED BY THE EASEMENT. EACH OWNER SHALL SHARE EQUALLY IN THE MAINTENANCE OF THAT PORTION OF THE LANDSCAPE THEREIN. THE I.H.C.A. SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ELECT TO UNDERTAKE THE MAINTENANCE TOGETHER WITH THE RIGHT TO DETERMINE THE DISTRIBUTION OF MAINTENANCE COSTS TO LOTS 1 THROUGH 48 OWNERS AS PERMITTED IN THE DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.
12. A PERPETUAL NONEXCLUSIVE EASEMENT OVER EACH LOT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF THOSE PORTIONS OF THE HOUSE CONSTRUCTED ON AN ADJACENT LOT (INCLUDING, BUT NOT LIMITED TO, EVES, ROOFS, AND GUTTERS OF THAT HOUSE) WHICH EXTEND OVER THE BOUNDARY LINE BETWEEN THE LOTS, INCLUDING AN EASEMENT FOR REASONABLE ACCESS OVER THAT LOT FOR THE PURPOSES OF CARRYING OUT SUCH CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT. ALL COSTS ASSOCIATED WITH THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE OVERHANG SHALL BE BORNE BY THE OWNER OF THE LOT BENEFITED BY THIS EASEMENT AND THAT OWNER SHALL INDEMNIFY AND HOLD THE OWNER OF THE OTHER LOT HARMLESS FROM ANY AND ALL LOSS OR DAMAGE ASSOCIATED WITH THE OWNER'S USE OF THE EASEMENT.
13. AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS IS HEREBY RESERVED FOR AND GRANTED TO THE PUBLIC AND THE CITY OF ISSAQUAH OVER AND UPON LOT 9 AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PUBLIC SIDEWALK EASEMENT". THE EASEMENT SHALL BE MAINTAINED BY THE CITY OF ISSAQUAH.

RESTRICTIONS & CONDITIONS

NO DIRECT VEHICULAR ACCESS IS ALLOWED FROM INDIVIDUAL LOTS 25 THROUGH 33 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

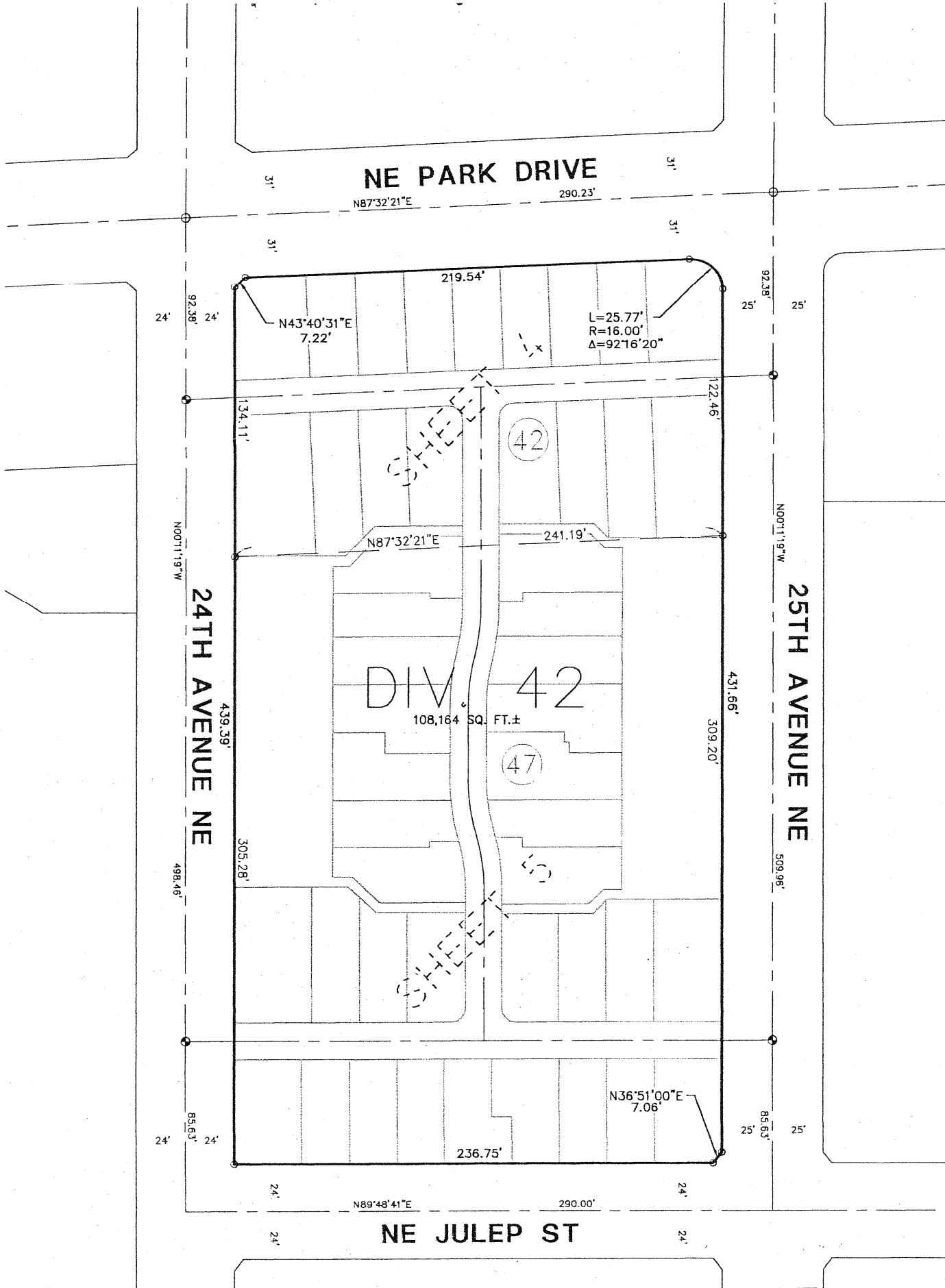


JOB NO 02-129

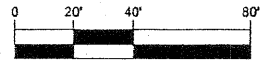
SHEET 2 OF 7

20030903 001700

VOL/PG
216/019



SCALE: 1" = 40'



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

NOTE:

SEE SHEETS 6 AND 7 OF 7 FOR
DEPICTION OF EASEMENTS OF RECORD
AND EASEMENTS ESTABLISHED. SEE
SHEET 2 OF 7 FOR EASEMENT NOTES.

LEGEND:

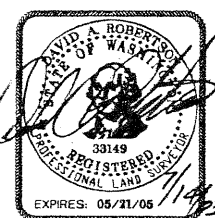
- ⊕ BRASS DISK IN 4"x4" CONCRETE MONUMENT
CASE JO BE SET PER FINAL PLAT OF ISSAQUAH
HIGHLANDS DIVISION 28-33, 35-48, 52, 80, 81,
86 AND 87 VOL 203 PAGES 24-37.
- EXISTING REBAR AND CAP: "DEA 26252" SET
AT ALL EXTERIOR DIVISION CORNERS PER FINAL
PLAT OF ISSAQUAH HIGHLANDS DIVISION 28-33,
35-48, 52, 80,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



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 02-129

SHEET 3 OF 7



VOL/PG
216/020

20030903 001700

FINAL PLAT OF ISSAQUAH HIGHLANDS

VILLAGE GREEN

DIVISION 42

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

NE PARK DRIVE

25TH AVENUE NE

24TH AVENUE NE

SEE SHEET 5 OF 7

LEGEND:

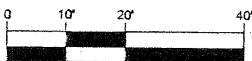
- ⊕ BRASS DISK IN 4"x4" CONCRETE MONUMENT CASE TO BE SET PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISION 28-33, 35-48, 52, 80, 81, 86 AND 87 VOL 203 PAGES 24-37.
- EXISTING REBAR AND CAP: "DEA 26252" SET AT ALL EXTERIOR DIVISION CORNERS PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISION 28-33, 35-48, 52, 80,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

NOTE:

SEE SHEETS 6 AND 7 OF 7 FOR DEPICTION OF EASEMENTS OF RECORD AND EASEMENTS ESTABLISHED. SEE SHEET 2 OF 7 FOR EASEMENT NOTES.



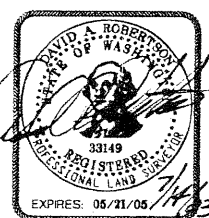
SCALE: 1" = 20'



CITY OF ISSAQUAH FILE NO. FP03-002IH



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 02-129
SHEET 4 OF 7

VOL/PG
216/021

20030903 001706

FINAL PLAT OF ISSAQUAH HIGHLANDS

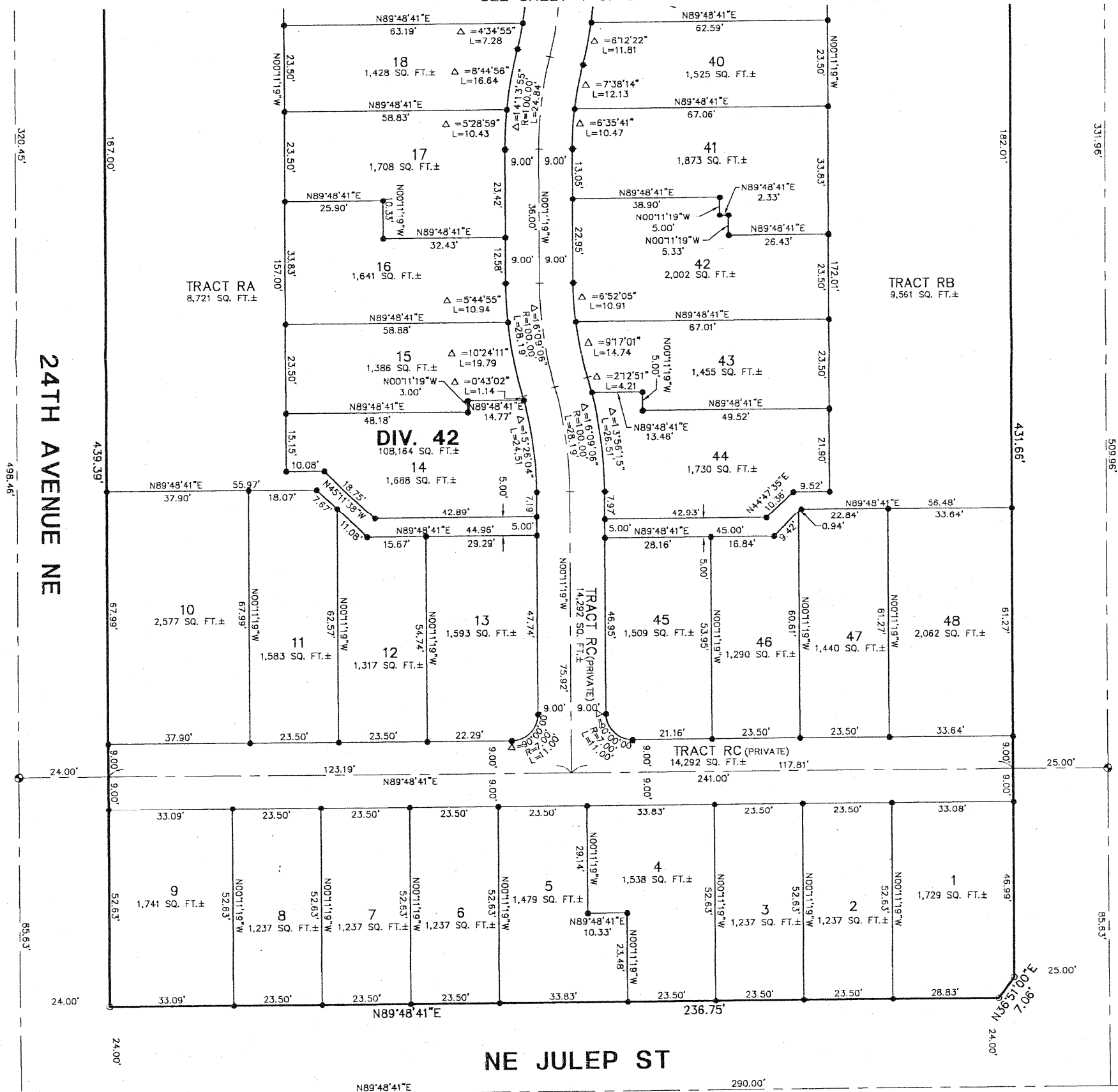
VILLAGE GREEN

DIVISION 42

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

SEE SHEET 4 OF 7



25TH AVENUE NE

24TH AVENUE NE

NE JULEP ST

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" 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 BRASS DISK IN 4"x4" CONCRETE MONUMENT CASE

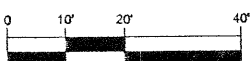
● SET REBAR AND CAP OR NAIL & TAG L# 33149

NOTE:

SEE SHEETS 6 AND 7 OF 7 FOR DEPICTION OF EASEMENTS OF RECORD AND EASEMENTS ESTABLISHED. SEE SHEET 2 OF 7 FOR EASEMENT NOTES.



SCALE: 1" = 20'



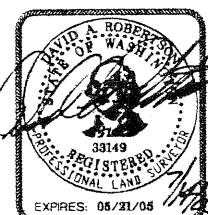
CITY OF ISSAQUAH FILE NO. FP03-002IH



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 02-129

SHEET 5 OF 7



VOL/PG
216/022

20030903 001708

FINAL PLAT OF ISSAQUAH HIGHLANDS

VILLAGE GREEN

DIVISION 42

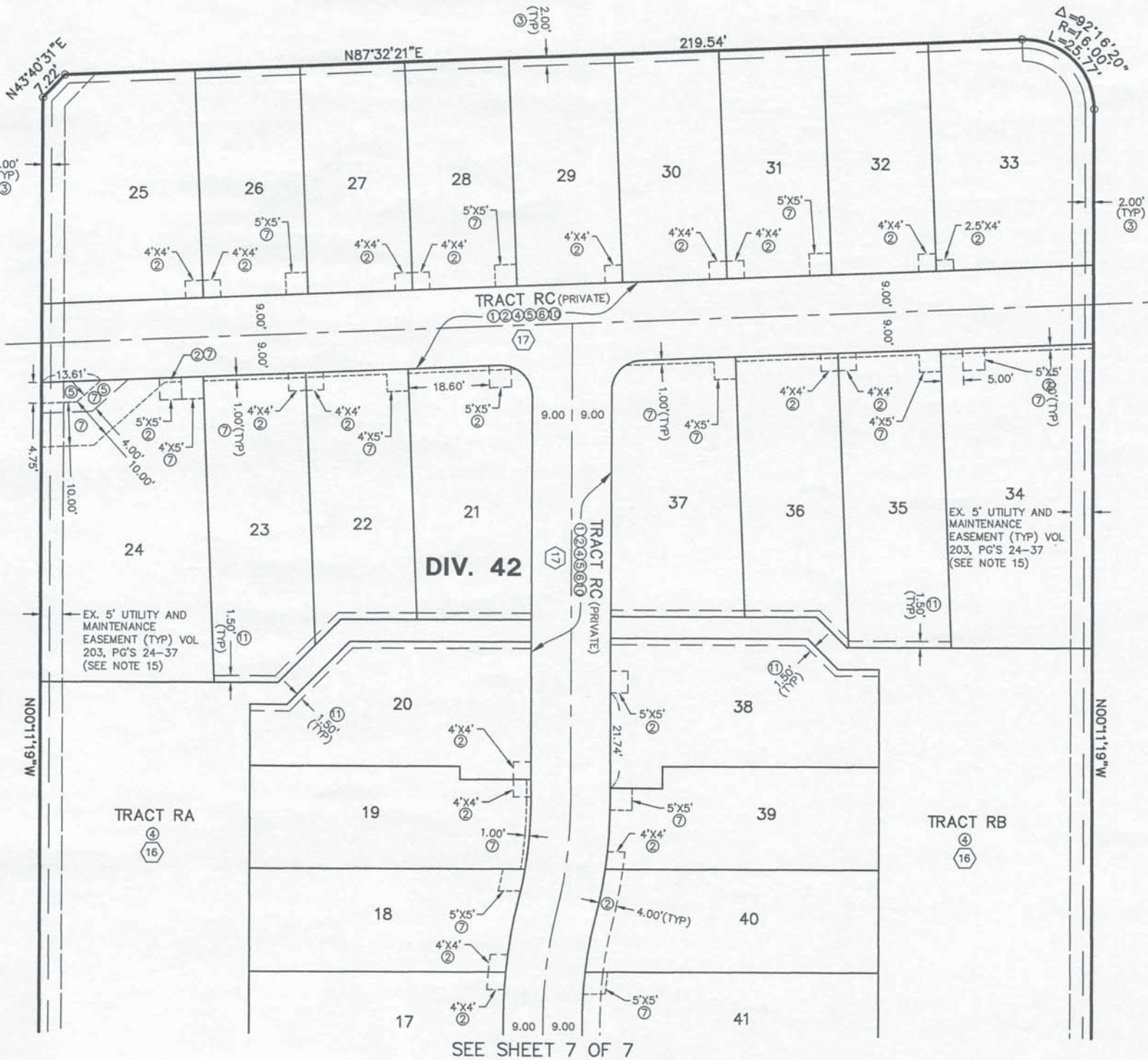
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 N, RANGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/Pg

NE PARK DRIVE

24TH AVENUE NE

25TH AVENUE NE



SEE SHEET 7 OF 7

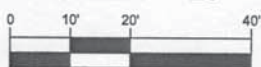
EASEMENT LEGEND:

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 7.

- 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 EMERGENCY VEHICLE AND FIRE ACCESS EASEMENT
- ⑦ PRIVATE SANITARY SEWER EASEMENT
- ⑧ PRIVATE PEDESTRIAN ACCESS EASEMENT
- ⑨ PRIVATE FOUNDATION DRAIN AND DOWNSPOUT EASEMENT (AFFECTS ALL LOTS AND TRACTS OF THIS PLAT AND HAS NOT BEEN PLOTTED HEREON)
- ⑩ PUBLIC VEHICULAR ACCESS EASEMENT
- ⑪ PRIVATE LANDSCAPE EASEMENT
- XX SEE CORRESPONDING NOTE ON SHEET 2 OF 7



SCALE: 1" = 20'

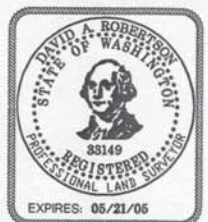


CITY OF ISSAQUAH FILE NO. FP03-002IH

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 02-129
SHEET 6 OF 7



VOL/Pg

FINAL PLAT OF ISSAQUAH HIGHLANDS

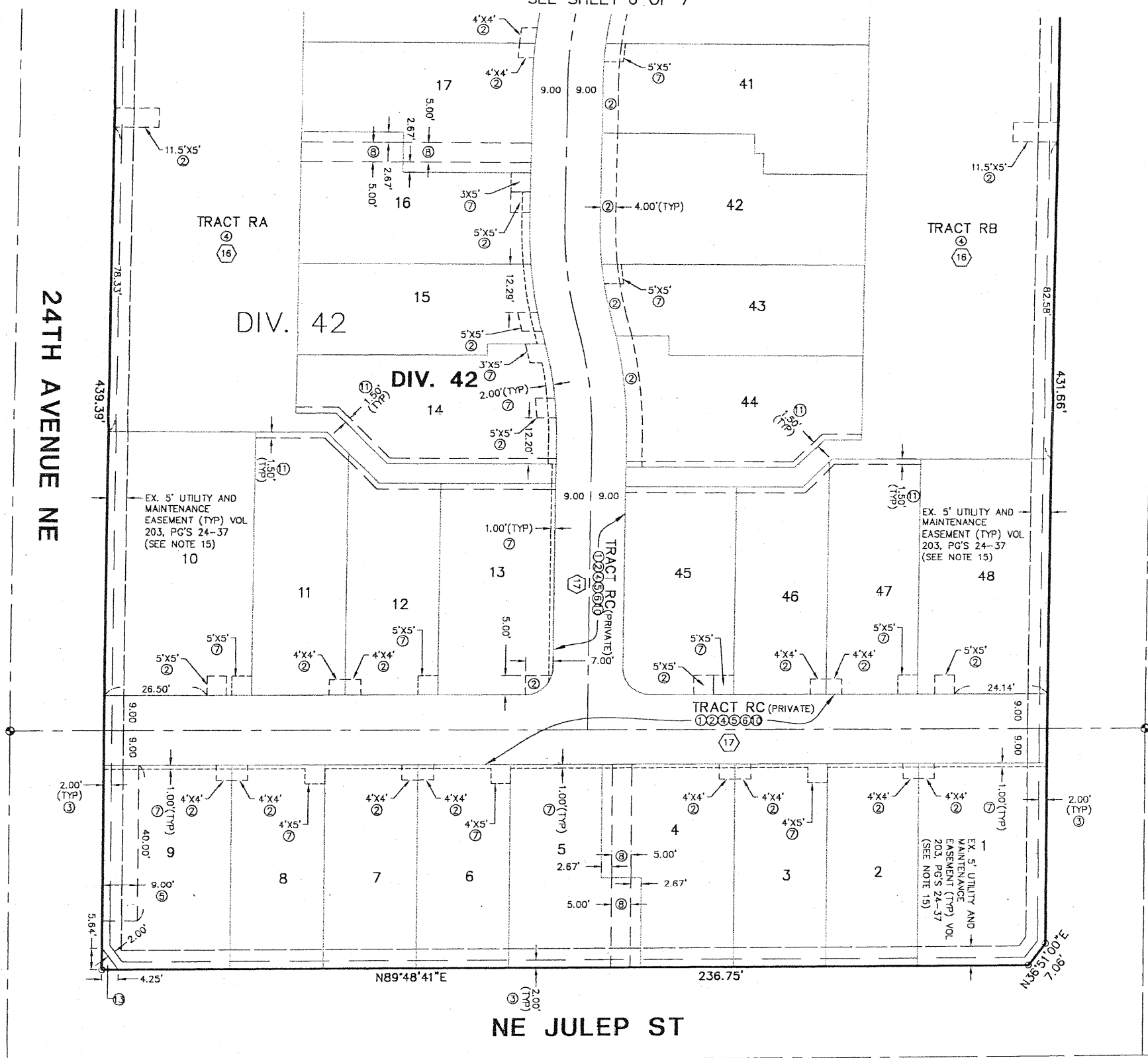
VILLAGE GREEN

DIVISION 42

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

SEE SHEET 6 OF 7

VOL/PG

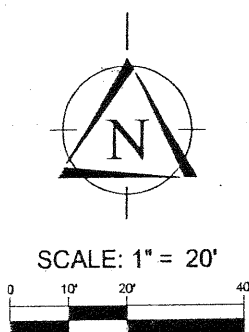


EASEMENT LEGEND:

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 7.

- 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 EMERGENCY VEHICLE AND FIRE ACCESS EASEMENT
- ⑦ PRIVATE SANITARY SEWER EASEMENT
- ⑧ PRIVATE PEDESTRIAN ACCESS EASEMENT
- ⑨ PRIVATE FOUNDATION DRAIN AND DOWNSPOUT EASEMENT (AFFECTS ALL LOTS AND TRACTS OF THIS PLAT AND HAS NOT BEEN PLOTTED HEREON)
- ⑩ PUBLIC VEHICULAR ACCESS EASEMENT
- ⑪ PRIVATE LANDSCAPE EASEMENT
- ⑫ PERPETUAL NONEXCLUSIVE EASEMENT (AFFECTS ALL LOTS AND TRACTS OF THIS PLAT AND HAS NOT BEEN PLOTTED HEREON)
- ⑬ PUBLIC SIDEWALK EASEMENT

XX SEE CORRESPONDING NOTE ON SHEET 2 OF 7

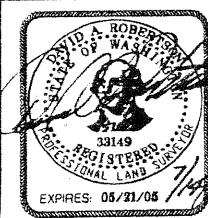


CITY OF ISSAQUAH FILE NO. FP03-002IH

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 02-129
SHEET 7 OF 7



VOL/PG
216/024