

FINAL PLAT OF ISSAQUAH HIGHLANDS

VILLAGE GREEN
DIVISIONS 80 & 81

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.

STEVEN BURNSTEAD CONSTRUCTION CO., A WASHINGTON CORPORATION

BY: Steve A. Burnstead ITS: PRESIDENT
PRINTED NAME

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 STEVE BURNSTEAD 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 PRESIDENT OF STEVEN BURNSTEAD CONSTRUCTION CO., A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



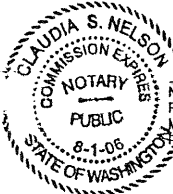
DATED September 4, 2003
SIGNATURE OF Dana Gomes
NOTARY PUBLIC

MY APPOINTMENT EXPIRES AUGUST 25, 2007

STATE OF WASHINGTON)
COUNTY OF King) SS

ON THIS 5th DAY OF September, 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.



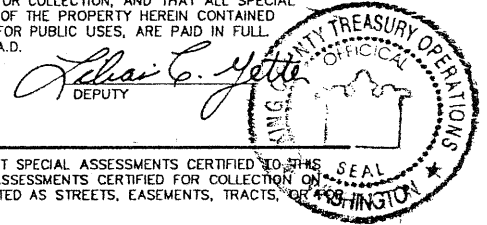
Claudia S. Nelson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Bellingham
MY APPOINTMENT EXPIRES 8-1-06
PRINT NAME Claudia S. Nelson

ACKNOWLEDGMENTS

FINANCE DMSION 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 22nd 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 OTHER PUBLIC USES, ARE PAID IN FULL.

DATED THIS 22nd DAY OF September, 2003 A.D.

Jim Blake
JIM BLAKE, FINANCE DIRECTOR, CITY OF ISSAQUAH

APPROVALS

EXAMINED AND APPROVED THIS 15th DAY OF September, 2003 A.D.

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

EXAMINED AND APPROVED THIS 16th DAY OF September, 2003 A.D.

Bob Brock
BOB BROCK, PUBLIC WORKS DIRECTOR, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 16th DAY OF September, 2003 A.D.

Ava Frisinger
AVA FRISINGER, MAYOR, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 16th DAY OF September, 2003 A.D.

Cathleen Koch
CATHLEEN KOCH, CITY CLERK

EXAMINED AND APPROVED THIS 19 DAY OF September, 2003 A.D.

Scott Noble
KING COUNTY ASSESSOR
Kathleen M. Honanice
DEPUTY KING COUNTY ASSESSOR

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.

LEGAL DESCRIPTION

DIVISIONS 35, 80 AND 81 OF FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 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, UNDER RECORDING NO. 20011128000868, IN KING COUNTY, WASHINGTON.

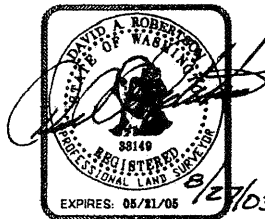
RESTRICTIONS & CONDITIONS

TRACT TB SHALL PROVIDE ACCESS BOTH TO THE HOMES ALONG THE TRACT AS WELL AS ACCESS TO THE CITY PARK IN DIVISION 39 ON A NEIGHBORHOOD TRAIL WHICH IS A MINIMUM OF 5 FEET WIDE.

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

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS REPLAT OF 35, 80 AND 81, 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; AND 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 22 DAY OF Sept, 2003, AT 10 MINUTES PAST 1:00 P.M. AND RECORDED IN VOLUME 216 OF PLATS, PAGE(S) 63 - 71, RECORDS OF KING COUNTY, WASHINGTON.
DIVISION OF RECORDS AND ELECTIONS

Dean Logan Whit Whittington
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

JOB NO 02-128

SHEET 1 OF 9

CITY OF ISSAQUAH FILE NO. FP03-003IH



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216 63
VOL/Pg

FINAL PLAT OF ISSAQUAH HIGHLANDS

VILLAGE GREEN
DIVISIONS 80 & 81

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 N, RANGE 6 E, 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 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.
- FUTURE FOUNDATIONS OF ANY STRUCTURES MAY NOT EXTEND BEYOND THE BUILDING SETBACK LINES (B.S.B.L.), EXCEPT MINOR RUTURAL INTRUSIONS MAY BE PERMITTED AS DEFINED IN THE ISSAQUAH HIGHLANDS CRITICAL AREA DEVELOPMENT STANDARDS UPON APPROVAL OF THE MAJOR DEVELOPMENT REVIEW TEAM (M.D.R.T.).
6. STRUCTURES, OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, FENCES, OUTBUILDINGS) SHALL NOT BE PERMITTED WITHIN THE ACCESS EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON AND DEDICATED TO THE CITY, WITHOUT PRIOR APPROVAL FROM THE M.D.R.T..
7. 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.
8. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES OR NON-ORGANIC, NON-SLOW RELEASE FERTILIZERS IS PROHIBITED IN THE BUILDING SETBACK AREA, STREAM AND WETLAND BUFFERS IN THIS PLAT. AFFECTS DIVISION 80, TRACT TA AND DIVISION 81, LOTS 11 THROUGH 28.
9. 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.
10. 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.
11. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER RECORDING NUMBER: 9508160202 (SCHOOL MITIGATION AGREEMENT REGARDING THE GRAND RIDGE URBAN PLANNED DEVELOPMENT). AND AS MODIFIED BY INSTRUMENT FILED UNDER RECORDING NUMBER: 9712121488.
12. 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 NUMBER: 9512201313 AND MODIFIED AND/OR AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER: 9609191192.
13. THIS PLAT IS SUBJECT TO THE FIRST AMENDMENT TO DECLARATION OF COVENANTS OF COOPERATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER RECORDING NUMBER: 9512201314 AND MODIFIED AND/OR AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9609191194.
14. THIS PLAT IS SUBJECT TO THE UTILITY EASEMENT AND AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER RECORDING NUMBER: 9512201316 AND MODIFIED AND/OR AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9609191191.
15. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER RECORDING NUMBER: 9606180756 (RECORDED TO GIVE NOTICE OF THE JOINT AGREEMENT INCLUDING THE EASTERN ACCESS COVENANTS [THREE-PARTY]). IN THIS CONNECTION NOTE STATUTORY DEED RECORDED UNDER RECORDING NUMBER: 9710221244.
16. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER NUMBER: 9606251228 (RECORDED TO GIVE NOTICE OF THE ANNEXATION AND DEVELOPMENT AGREEMENT [TWO-PARTY]). AND AS MODIFIED BY INSTRUMENTS FILED UNDER RECORDING NUMBER: 20020118001733.
17. THIS PLAT IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND/OR EASEMENTS" AS AMENDED FOR THIS PLAT; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES: RECORDED APRIL 28, 1997 UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS.
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 AS MODIFIED BY AMENDMENTS.
19. THIS PLAT IS SUBJECT TO THE 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.
20. 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 203 OF PLATS AT PAGE(S) 24 THROUGH 37, INCLUSIVE, IN KING COUNTY, WASHINGTON, RECORDED UNDER RECORDING NUMBER 20011128000868. SAID PLAT AMENDED BY AFFIDAVIT OF CORRECTION RECORDED UNDER RECORDING NUMBER: 20021120001266 EXCEPT WHERE MODIFIED BY THIS PLAT.
21. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ISSAQUAH HIGHLANDS SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS" RECORDED: NOVEMBER 28, 2001 UNDER RECORDING NUMBER: 20011128000873.
22. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS" RECORDED: NOVEMBER 28, 2001 UNDER RECORDING NUMBER: 20011128000874.
23. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF LIEN FOR RESIDENTIAL ASSOCIATION ASSESSMENT" RECORDED: NOVEMBER 20, 2002 UNDER RECORDING NUMBER: 20021120001898.
24. 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 UNDER RECORDING NUMBER: 20021220002148.
25. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM (ISSAQUAH HIGHLANDS)" RECORDED: FEBRUARY 18, 2003 UNDER RECORDING NUMBER: 20030218001542.
26. NORTHEAST LAURELCREST LANE (TRACT TH) (SOUTH SIDE ONLY), NORTHEAST LAURELWOOD LANE (TRACT TJ) AND LONGMIRE COURT SHALL BE POSTED AS "NO PARKING-FIRE LANE".
- LOTS 6-17 DIVISION 81, ADJACENT TO WOONERF(TRACT TF), AND LOTS 24-26 DIVISION 81, ADJACENT TO TRACT TO SHALL NOT BE PLACED OR PERMITTED TO BE PLACED ON THE LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING. THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.
28. TRACTS TA, TB, TC AND TG ARE CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) UPON THE RECORDING OF THIS FINAL PLAT. TRACT TA IS FOR THE PURPOSE OF OPEN SPACE, TRACT TB IS FOR THE PURPOSE OF OPEN SPACE, PUBLIC SANITARY SEWER, PUBLIC WATER LINE, PUBLIC PEDESTRIAN ACCESS, PRIVATE LANDSCAPE AND PRIVATE FOUNDATION DRAIN AND DOWNSPOUT. TRACT TC IS FOR THE PURPOSE OF OPEN SPACE, PUBLIC WATER LINE, PUBLIC PEDESTRIAN ACCESS, PRIVATE LANDSCAPE AND PRIVATE FOUNDATION DRAIN AND DOWNSPOUT. TRACT TG IS FOR THE PURPOSE OF PUBLIC SANITARY SEWER, PUBLIC WATER LINE, PUBLIC PEDESTRIAN ACCESS, PRIVATE STORM DRAINAGE PRIVATE LANDSCAPE AND PRIVATE FOUNDATION DRAIN AND DOWNSPOUT. THE LANDSCAPE MAINTENANCE OF TRACTS 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 DIVISION 80 AND 81 LOT OWNERS AS PERMITTED IN THE DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS AMENDED.
29. TRACT TO IS A PRIVATE ACCESS TRACT FOR INGRESS, EGRESS, PRIVATE STORM DRAINAGE, PRIVATE WATER LINE, PRIVATE SANITARY SEWER, PRIVATE FOUNDATION DRAIN AND DOWNSPOUT, PRIVATE VEHICULAR ACCESS AND PUBLIC PEDESTRIAN ACCESS EASEMENT AS SHOWN ON SHEET 7 FOR THE BENEFIT OF THE OWNERS IN DIVISION 81 LOTS 24, 25 AND 26. OWNERSHIP OF LOTS 24, 25 AND 26 WITHIN DIVISION 81 INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT TO AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT AND PRIVATE STORM DRAINAGE, PRIVATE WATER LINE, PRIVATE SANITARY SEWER, PRIVATE FOUNDATION DRAIN AND DOWNSPOUT.
30. TRACT TF IS A PRIVATE ACCESS TRACT FOR INGRESS, EGRESS, PRIVATE STORM DRAINAGE, EMERGENCY VEHICLE AND FIRE ACCESS, PUBLIC SANITARY SEWER, PUBLIC WATER LINE, PUBLIC PEDESTRIAN ACCESS, PRIVATE FOUNDATION DRAIN AND DOWNSPOUT, AND PRIVATE VEHICULAR ACCESS AS SHOWN ON SHEETS 8 AND 9 FOR THE BENEFIT OF THE OWNERS IN DIVISION 81 LOTS 7 THROUGH 17. OWNERSHIP OF LOTS 7 THROUGH 17 WITHIN DIVISION 81 INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT TF AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT AND PRIVATE STORM DRAINAGE.

NOTES (CONT.)

31. TRACT TH IS A PRIVATE ACCESS TRACT FOR INGRESS, EGRESS, PRIVATE STORM DRAINAGE, PUBLIC WATER LINE, EMERGENCY VEHICLE AND FIRE ACCESS, PRIVATE FOUNDATION DRAIN AND DOWNSPOUT, PRIVATE VEHICULAR ACCESS AND PUBLIC PEDESTRIAN ACCESS AS SHOWN ON SHEET 7 FOR THE BENEFIT OF THE OWNERS IN DIVISION 80 LOTS 9 THROUGH 12. OWNERSHIP OF LOTS 9 THROUGH 12 WITHIN DIVISION 80 INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT TH AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT, PRIVATE STORM DRAINAGE AND PRIVATE FOUNDATION DRAIN AND DOWNSPOUT.

32. TRACT TJ IS A PRIVATE ACCESS TRACT FOR INGRESS, EGRESS, PRIVATE STORM DRAINAGE, PUBLIC SANITARY SEWER, PUBLIC WATER LINE, EMERGENCY VEHICLE AND FIRE ACCESS, PRIVATE FOUNDATION DRAIN AND DOWNSPOUT, PRIVATE VEHICULAR ACCESS AND PUBLIC PEDESTRIAN ACCESS AS SHOWN ON SHEET 7 FOR THE BENEFIT OF THE OWNERS IN DIVISION 80 LOTS 1 THROUGH 8. OWNERSHIP OF LOTS 1 THROUGH 8 WITHIN DIVISION 80 INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT TJ AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT, PRIVATE STORM DRAINAGE AND PRIVATE FOUNDATION DRAIN AND DOWNSPOUT.

EASEMENT PROVISIONS (SEE SHEETS 7, 8 AND 9 OF 9)

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 25TH AVENUE NORTHEAST, 24TH AVENUE NORTHEAST AND LARCHMOUNT DRIVE NORTHEAST 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". DIVISION 80, LOTS 1 THROUGH 12 AND DIVISION 81, LOTS 1 THROUGH 40 OWNERS 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 DIVISION 80, LOTS 1 THROUGH 12 AND DIVISION 81, LOTS 1 THROUGH 40 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 DIVISION 80, LOTS 1 THROUGH 12 AND DIVISION 81, LOTS 1 THROUGH 40 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 PRIVATE WATER LINE 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 WATER LINE 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 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 DIVISION 80, LOTS 1 THROUGH 12 AND DIVISION 81, LOTS 1 THROUGH 40 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.

7. 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".

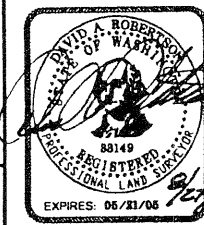
8. AN EASEMENT FOR PRIVATE SANITARY SEWER IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) OR ITS ASSIGNS AND TO OWNERS OF LOTS ADJACENT TO AND SERVED BY THE EASEMENT OVER AND UPON THE LOTS AND TRACTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PRIVATE SANITARY 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 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 DIVISION 80, LOTS 1 THROUGH 12 AND DIVISION 81, LOTS 1 THROUGH 40 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 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 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 DIVISION 80, LOTS 1 THROUGH 12 AND DIVISION 81, LOTS 1 THROUGH 40 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 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 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 DIVISION 80, LOTS 1 THROUGH 12 AND DIVISION 81, LOTS 1 THROUGH 40 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 VEHICULAR 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 VEHICULAR 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 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 DIVISION 80, LOTS 1 THROUGH 12 AND DIVISION 81, LOTS 1 THROUGH 40 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 PRIVATE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY, QWEST, COMCAST, GRAND-GLACIER LLC, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON A 5.00 FOOT WIDE STRIP OF LAND AS SHOWN ON SHEET 7 THROUGH 9 HEREON. FURTHER EASEMENTS ARE RESERVED OVER PRIVATE LANDS FOR VAULTS, PEDESTALS AND RELATED FACILITIES ("VAULT EASEMENTS") ADJACENT TO THE 5-FOOT WIDE UTILITY EASEMENT RESERVED IN THE PRECEDING SENTENCE AS FOLLOWS: (A) THE VAULT EASEMENT MAY OCCUPY UP TO AN ADDITIONAL 5-FEET IN WIDTH (FOR A TOTAL WIDTH OF 10 FEET) WITH THE LENGTH OF EACH VAULT EASEMENT AS NEEDED TO LOCATE, OPERATE, AND REPAIR THE FACILITY; (B) THE NUMBER AND LOCATION OF VAULT EASEMENT WILL BE "AS INSTALLED" DURING THE UTILITY'S INITIAL INSTALLATION OF FACILITIES; AND (C) ALL PRIVATE LAND THAT DOES NOT HAVE VAULT, PEDESTALS OR RELATED FACILITIES INSTALLED ON IT IS RELEASED AUTOMATICALLY FROM THE VAULT EASEMENTS UPON FINAL COMPLETION OF THE INITIAL INSTALLATION OF SUCH FACILITIES WITHIN THE PLAT. THE EASEMENTS ARE RESERVED AND GRANTED IN ORDER TO ARE TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES, WIRES, VAULTS AND PEDESTALS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELECOMMUNICATIONS, DATA TRANSMISSION, AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS 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 PERMANENT STRUCTURE SHALL BE PLACED WITHIN THE EASEMENTS WITHOUT PERMISSION FROM EASEMENT OWNERS.



FINAL PLAT OF ISSAQUAH HIGHLANDS

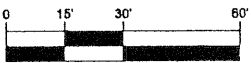
VILLAGE GREEN DIVISIONS 80 & 81

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" = 30'



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

BSBL, AS SHOWN ON
LOTS 5-28 OF DIV.
81, TRACT TH OF DIV.
80 AND ALL OF TRACT
TA OF DIV. 80 IS A
MODIFICATION OF THE
CRITICAL AREA BUFFER
SETBACK APPROVED
BY THE CITY OF
ISSAQUAH
(SEPA03-005IH)
DATED 3/18/03

TRACT EE

BSBL, AS SHOWN ON LOTS 5-28 OF DIV.
81, TRACT TH OF DIV. 80 AND ALL OF
TRACT TA OF DIV. 80 IS A MODIFICATION
OF THE CRITICAL AREA BUFFER SETBACK
APPROVED BY THE CITY OF ISSAQUAH
(SEPA03-005IH) DATED 3/18/03

TRACT TA

3,215 SQ. FT.±

NE LAURELCREST LN (PRIVATE) (TRACT TH)

2,160 SQ. FT.±

DIV. 80

60,963 SQ. FT.±
TRACT TB
8,800 SQ. FT.±

NE LAURELWOOD LN (PRIVATE) (TRACT TJ)

2,160 SQ. FT.±

LARCHMOUNT STREET NE (TRACT MM)

NOTE:

SEE SHEETS 7 THROUGH 9 OF 9 FOR DEPICTION
OF EASEMENTS OF RECORD AND EASEMENTS
ESTABLISHED. SEE SHEET 2 OF 9 FOR
EASEMENT NOTES.

SEE SHEET 6 OF 9 FOR LINE TABLE.

LEGEND:

- SET BRASS DISK IN 4X4 CONCRETE
MONUMENT IN CASE
- 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
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
- (R) RADIAL BEARING

SEE SHEET 5 OF 9

DIV. 81

207,976 SQ. FT.±

ALLEY 6 (PUBLIC)

4,949 SQ. FT.±

LARCHMOUNT DRIVE NE (PUBLIC)

29,672 SQ. FT.±

TRACT TC

5,947 SQ. FT.±

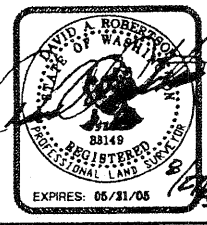
TRACT TG

1,334 SQ. FT.±



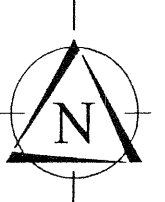
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JOB NO 02-128
SHEET 4 OF 9

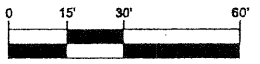


VOL/PG

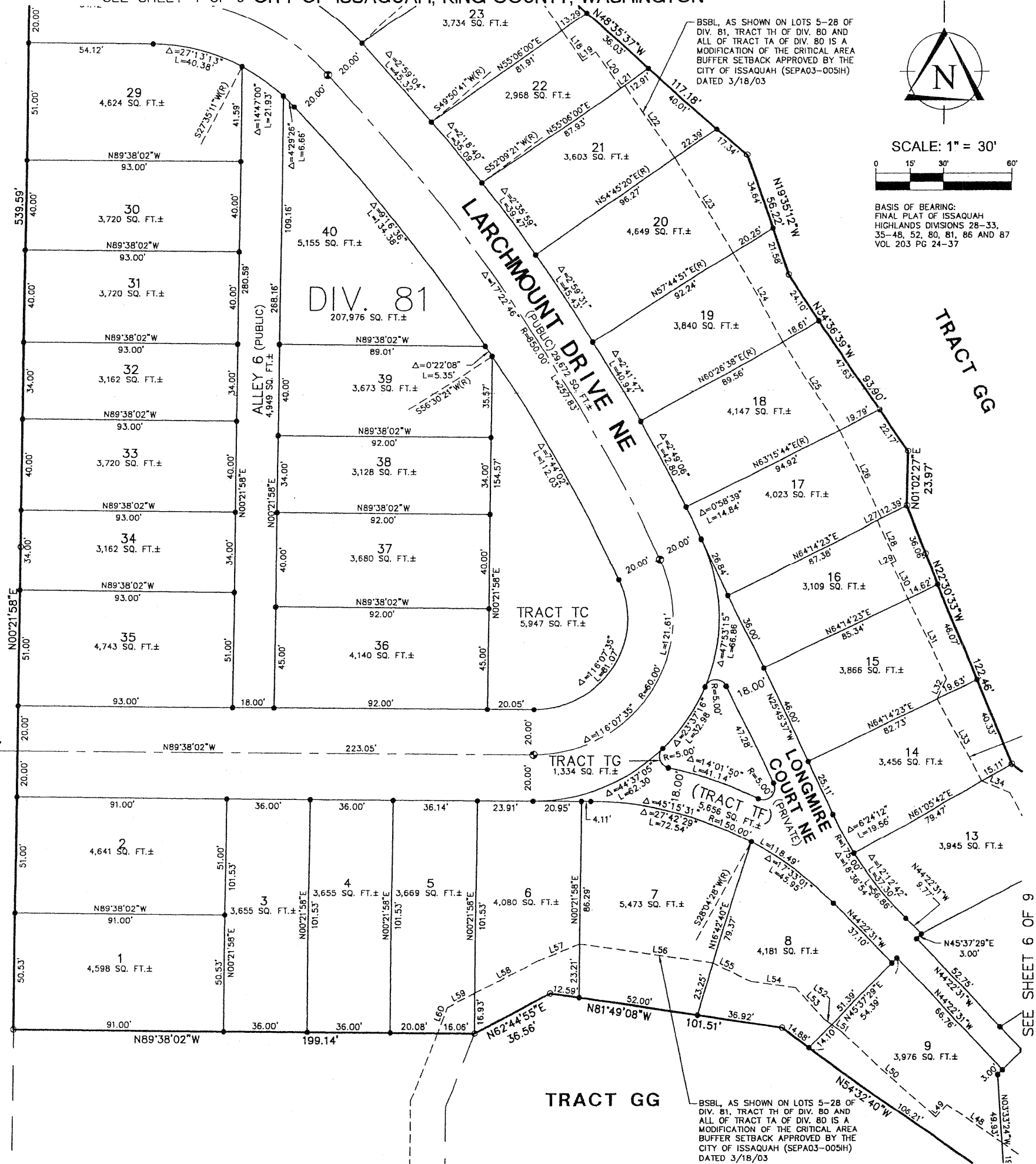
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 N, RANGE 6 E, W.M.
SEE SHEET 4 OF 9 CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SCALE: 1" = 30'



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



SEE SHEET 6 OF 9 FOR LINE TABLE.

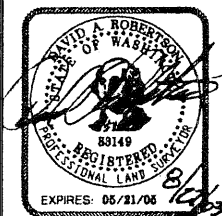
● SET REBAR AND CAP OR NAIL & TAG LS# 33149
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SHEET 5 OF 9



SEE SHEET 6 OF 9

VOL/PAGE

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FINAL PLAT OF ISSAQUAH HIGHLANDS

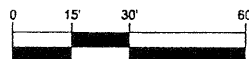
VILLAGE GREEN DIVISIONS 80 & 81

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

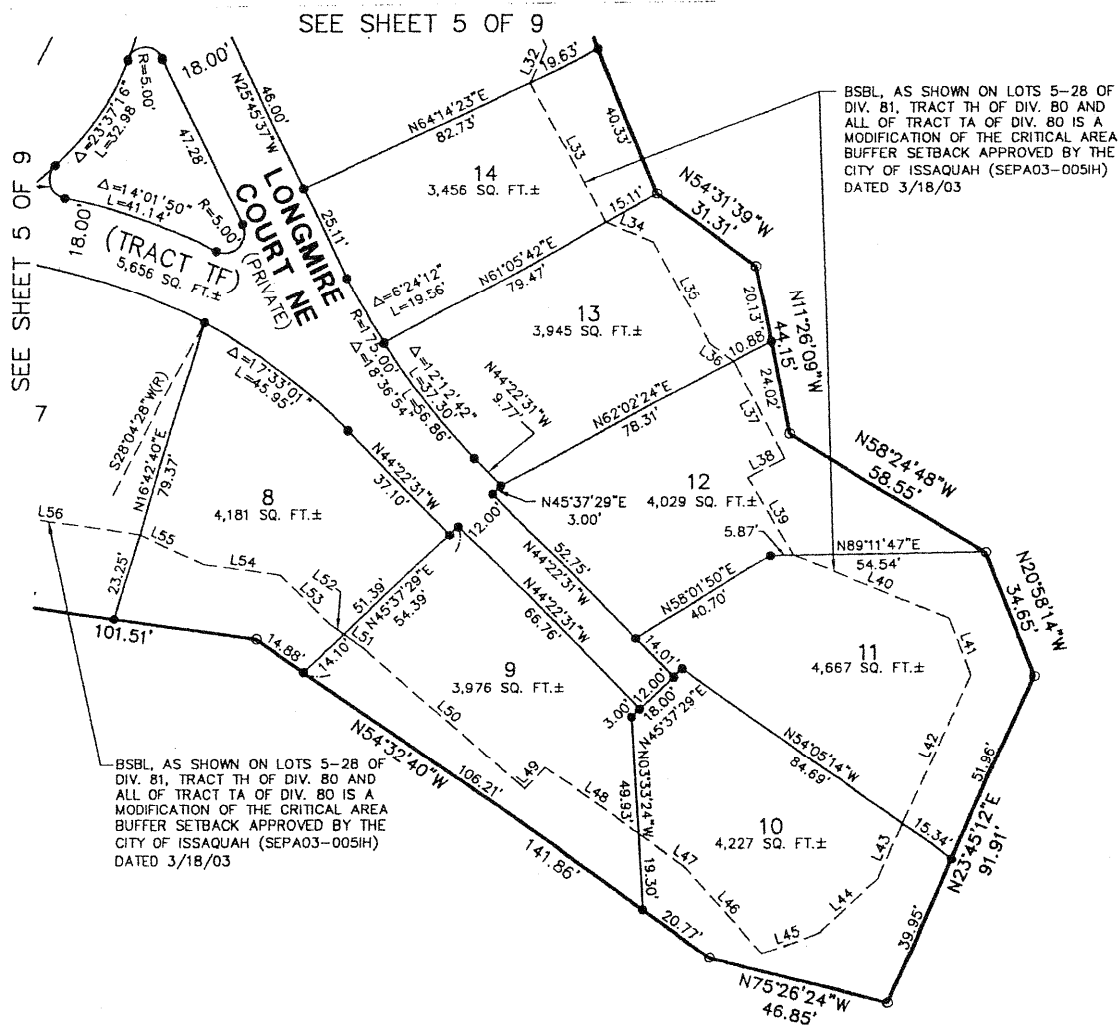
VOL/PG



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



LINE TABLE		
LINE	LENGTH	BEARING
L1	17.90'	S57°17'57"W
L2	12.45'	S00°21'58"W
L3	15.37'	S51°42'23"W
L4	17.00'	N89°38'02"W
L5	1.99'	N00°21'58"E
L6	19.00'	N89°38'02"W
L7	5.71'	N00°21'58"E
L8	22.42'	N86°58'26"W
L9	22.68'	N86°58'26"W
L10	6.34'	S03°01'34"W
L11	20.00'	N86°58'26"W
L12	47.96'	S70°25'52"W
L13	38.98'	N34°11'28"W
L14	21.97'	N00°26'06"W
L15	16.00'	N34°11'28"W
L16	17.00'	N00°28'17"W
L17	45.00'	N34°54'00"W
L18	16.00'	N34°54'00"W
L19	6.91'	S55°06'00"W
L20	19.00'	N34°54'00"W
L21	1.99'	S55°06'00"W
L22	39.01'	N34°54'00"W
L23	49.27'	N31°32'50"W
L24	44.31'	N29°33'22"W
L25	46.57'	N33°17'47"W
L26	42.96'	N25°45'37"W
L27	1.99'	N64°14'23"E
L28	19.00'	N25°45'37"W
L29	2.28'	N64°14'23"E
L30	17.00'	N25°45'37"W
L31	39.92'	N25°45'37"W
L32	9.75'	N25°38'42"E
L33	41.18'	N28°54'18"W
L34	13.20'	N68°05'27"W
L35	30.00'	N28°54'18"W
L36	7.80'	N54°37'29"W
L37	28.00'	N27°57'36"W
L38	10.42'	N62°02'24"E
L39	23.30'	N30°02'57"W
L40	42.63'	N67°00'21"W
L41	15.66'	N20°58'14"W
L42	42.55'	N23°45'12"E
L43	15.40'	N23°45'12"E
L44	20.17'	N47°32'47"E
L45	15.23'	N70°44'42"E
L46	29.98'	S42°27'13"E
L47	14.03'	S54°32'40"E
L48	29.69'	S54°32'40"E
L49	7.58'	N42°01'12"E
L50	56.00'	S47°58'48"E
L51	5.38'	S54°28'24"E
L52	4.06'	S54°28'24"E
L53	18.33'	S44°22'31"E
L54	19.74'	S81°49'08"E
L55	18.25'	S63°56'45"E
L56	58.61'	S81°49'02"E
L57	19.48'	S67°51'41"W
L58	30.32'	S62°44'55"W
L59	13.53'	S62°44'55"W
L60	11.41'	S21°15'21"W

NOTE:

SEE SHEETS 7 THROUGH 9 OF 9 FOR DEPICTION OF EASEMENTS OF RECORD AND EASEMENTS ESTABLISHED. SEE SHEET 2 OF 9 FOR EASEMENT NOTES.

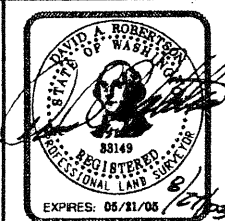
LEGEND:

- SET BRASS DISK IN 4X4 CONCRETE MONUMENT IN CASE
- 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 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
- (R) RADIAL BEARING



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SHEET 6 OF 9



VOL/PG

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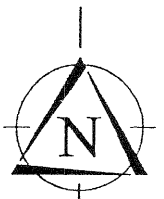
FINAL PLAT OF ISSAQUAH HIGHLANDS

VILLAGE GREEN

DIVISIONS 80 & 81

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

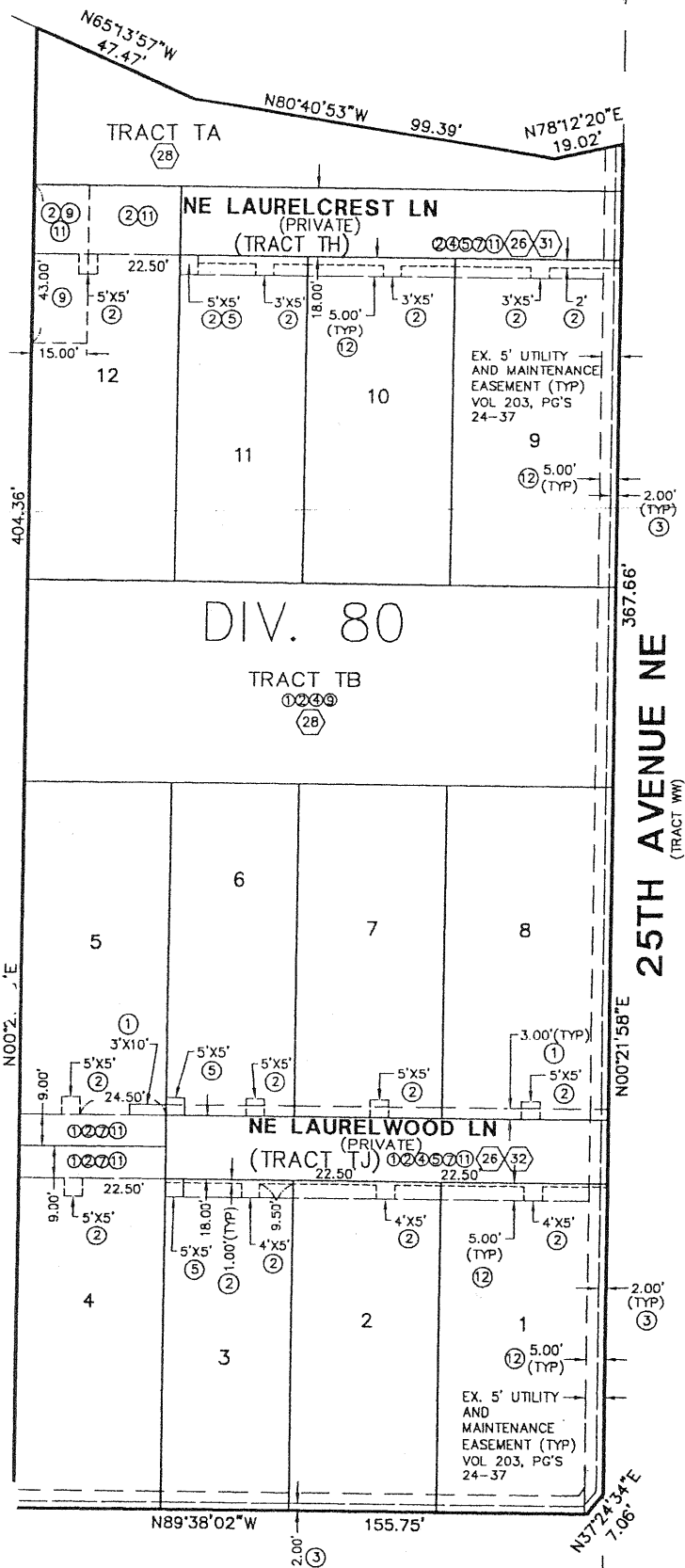
VOL/PG



SCALE: 1" = 30'

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

TRACT EE



LARCHMOUNT STREET NE

EASEMENT LEGEND: SEE SHEET 8 OF 9

- 1 PUBLIC SANITARY SEWER EASEMENT
- 2 PUBLIC WATER LINE EASEMENT
- 3 SIDEWALK MAINTENANCE EASEMENT
- 4 PUBLIC PEDESTRIAN ACCESS EASEMENT
- 5 PRIVATE STORM DRAINAGE EASEMENT
- 6 PRIVATE WATER LINE EASEMENT
- 7 EMERGENCY VEHICLE AND FIRE ACCESS EASEMENT
- 8 PRIVATE SANITARY SEWER EASEMENT
- 9 PRIVATE LANDSCAPE EASEMENT
- 10 PRIVATE FOUNDATION DRAIN AND DOWNSPOUT EASEMENT (AFFECTS ALL LOTS AND TRACTS OF THIS PLAT AND HAS NOT BEEN PLOTTED HEREON)
- 11 PRIVATE VEHICULAR ACCESS EASEMENT
- 12 PRIVATE "DRY" UTILITY EASEMENT
- XX SEE CORRESPONDING NOTE ON SHEET 2 OF 9.

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.

TRIAD ASSOCIATES

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Kirkland, WA 98034-6923

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DAVID A. ROBERTSON
PROFESSIONAL LAND SURVEYOR

83149

EXPIRES: 05/21/05

FINAL PLAT OF ISSAQUAH HIGHLANDS

VILLAGE GREEN

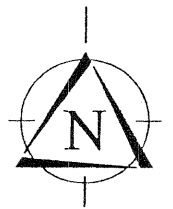
DIVISIONS 80 & 81

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

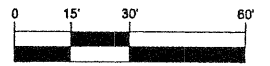
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG

SEE SHEET 7 OF 9



SCALE: 1" = 30'



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



EASEMENT LEGEND:

NUMBERED EASEMENTS CORRESPOND TO NUMBERED EASEMENT PROVISIONS ON SHEET 2 OF 9.

- ① PUBLIC SANITARY SEWER EASEMENT
- ② PUBLIC WATER LINE EASEMENT
- ③ SIDEWALK MAINTENANCE EASEMENT
- ④ PUBLIC PEDESTRIAN ACCESS EASEMENT
- ⑤ PRIVATE STORM DRAINAGE EASEMENT
- ⑥ PRIVATE WATER LINE EASEMENT
- ⑦ EMERGENCY VEHICLE AND FIRE ACCESS EASEMENT
- ⑧ PRIVATE SANITARY SEWER EASEMENT
- ⑨ PRIVATE LANDSCAPE EASEMENT
- ⑩ PRIVATE FOUNDATION DRAIN AND DOWNSPOUT EASEMENT (AFFECTS ALL LOTS AND TRACTS OF THIS PLAT AND HAS NOT BEEN PLOTTED HEREON)
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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.

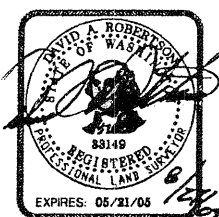
CITY OF ISSAQUAH FILE NO. FP03-003IH



11814 115th Ave NE
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JOB NO 02-128

SHEET 8 OF 9



SEE SHEET 9 OF 9

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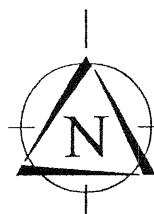
VOL/PG

216 70

VOL/PG

DIVISIONS 80 & 81

SEE SHEET 8 OF 9



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

SEE SHEET 8 OF 9

TRACT TC

DIV. 81

81

LARCHMOUNT DRIVE NE
(PUBLIC)

LONGMIRE COURT
(PRIVATE)

TRACT GG

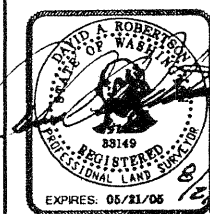
(XX) SEE CORRESPONDING NOTE ON SHEET 2 OF 9.



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SHEET 9 OF 9



2	2
7	7