

Final Plat of Issaquah Highlands, Divisions 84 and 85

(A REPLAT OF DIVISIONS 84 AND 85, AND TRACT GT)

A PORTION OF THE SW 1/4, OF THE NW1/4, SECTION 24, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

TRACT GT AND DIVISIONS 84 AND 85, FINAL PLAT OF ISSAQUAH HIGHLANDS, DIVISIONS 84, 85 AND 90, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 210 OF PLATS, PAGES 46 THROUGH 56, INCLUSIVE, IN KING COUNTY, WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, AS OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE FOR PUBLIC USE TO THE CITY OF ISSAQUAH ALL OF THOSE ROADS, ALLEYS, EASEMENTS AND RIGHTS OF WAY WHICH ARE SHOWN HEREON (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 COMPANY, A WASHINGTON CORPORATION

BY: Steve A. Burnstead
ITS: President

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, A NATIONAL BANKING ASSOCIATION

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

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

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

BY: John Allen
ITS: Manager

ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
COUNTY OF KING } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Steve A. Burnstead SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF STEVEN BURNSTEAD CONSTRUCTION COMPANY TO BE THE FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED October 5, 2003

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Bellevue
MY APPOINTMENT EXPIRES 8-25-07
PRINT NAME Diana Goines



STATE OF WASHINGTON }
COUNTY OF KING } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Douglas B. Solitt SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Senior Vice President OF BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION TO BE THE FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED December 21, 2003

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Bellevue
MY APPOINTMENT EXPIRES December 14, 2003
PRINT NAME Tracey D. Elliott



ACKNOWLEDGEMENTS

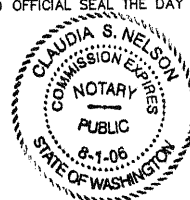
STATE OF WASHINGTON

COUNTY OF KING

ON THIS 7th DAY OF October, 2003 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Steve A. Burnstead 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 Bellevue
MY APPOINTMENT EXPIRES 8-1-06
PRINT NAME Claudia S. Nelson



EASEMENT NOTES

1. A PRIVATE DRY UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, QWEST, COMCAST, GRAND GLACIER, L.L.C. (A LIMITED LIABILITY COMPANY), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON A 5.00 FOOT WIDE STRIP OF PRIVATE LAND PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS (EXCEPT THE NORTH, WEST, AND SOUTH STREET FRONTAGE OF TRACT "DN") AND THE PUBLIC ALLEY FRONTAGE OF ALL LOTS AS SHOWN ON SHEET 3 THROUGH 6. FURTHER EASEMENTS ARE RESERVED OVER PRIVATE LANDS FOR VAULTS, PEDESTALS AND RELATED FACILITIES ("VAULT EASEMENTS") ADJACENT TO THE 5.00 FOOT WIDE PRIVATE UTILITY EASEMENTS RESERVED IN THE PRECEDING SENTENCE AS FOLLOWS: (A) THE VAULT EASEMENT MAY OCCUPY UP TO AN ADDITIONAL 5.00 FEET IN WIDTH (FOR A TOTAL WIDTH OF 10.00 FEET) WITH THE LENGTH OF EACH VAULT EASEMENT AS NEEDED TO LOCATE, OPERATE AND REPAIR THE FACILITY, EXCEPT ADDITIONAL EASEMENTS AS SHOWN ON SHEETS 3 OF 6 FOR LOTS 15 AND 20 OF DIVISION 85; (B) THE NUMBER AND LOCATION OF VAULT EASEMENTS WILL BE "AS INSTALLED" DURING THE UTILITIES 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 THIS PLAT. THE EASEMENT ARE RESERVED AND GRANTED IN ORDER TO INSTALL, LAY, CONSTRUCT, RENEW, REPLACE, REPAIR, 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, TELECOMMUNICATION, 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 PURPOSE DESCRIBED ABOVE, SUBJECT TO ANY APPLICABLE 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. THIS EASEMENT SUPERSEDES ALL UTILITY EASEMENTS OVER THE ABOVE DESCRIBED LANDS CREATED FOR THE SAME PURPOSE THEREOF, AS ESTABLISHED BY PRIOR ISSAQUAH HIGHLANDS FINAL PLAT(S).

2. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH, AND ITS SUCCESSORS AND ASSIGNS UNDER AND UPON THE "PUBLIC UTILITIES EASEMENT(S)" SHOWN ON THE PLAT MAPS. THE CITY OF ISSAQUAH SHALL HAVE THE RIGHT TO CONSTRUCT, MAINTAIN, REPLACE, REPAIR AND OPERATE WATER LINES, SANITARY SEWER LINES, AND STORM DRAINAGE LINES, SIDEWALKS AND APPURTENANCES WITHIN AND TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR SAID EASEMENTS, EXCEPT THAT ROCKERIES, WALKWAYS, AND RETAINING WALLS MAY BE CONSTRUCTED WITHIN EASEMENTS OVER PRIVATE PROPERTY WITH PRIOR APPROVAL OF THE CITY OF ISSAQUAH.

3. A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON A 3.00 FOOT WIDE STRIP OF PRIVATE LAND LYING PARALLEL WITH AND ADJACENT TO ALL STREET FRONTAGE AND THE ALLEY FRONTAGE OF LOTS 1, 2, 9 THROUGH 12, 19 THROUGH 22, 29 THROUGH 32, 39 AND 40, ALL IN DIVISION 85. THE EASEMENT IS FOR THE PURPOSE OF CITY ACCESS TO ANY PUBLIC IMPROVEMENT WITHIN THE RIGHT-OF-WAY WHICH ADJOINS THE EASEMENT AREA AND FOR CITY ACCESS TO ANY PUBLIC WATER FACILITIES WITHIN SAID EASEMENT, FOR MAINTENANCE, REPAIR, OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENT OR WATER FACILITY. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION AND SHALL INDEMNIFY THE OWNER FOR ANY DAMAGE OR LOSS. NO STRUCTURES (EXCEPT FOR ROCKERIES, AND RETAINING WALLS, WITH PRIOR APPROVAL OF THE CITY OF ISSAQUAH) SHALL BE INSTALLED NOR PERMANENT OR ON-GOING USE MADE IN THE EASEMENT AREA.

4. A PUBLIC PEDESTRIAN ACCESS EASEMENT IS RESERVED FOR PUBLIC PEDESTRIAN USE AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON TRACTS DO, DS AND DN.

NOTE: UNLESS SPECIFICALLY DESCRIBED IN THE NOTES AND RESTRICTIONS (SHEET 2 OF 6) ALL FUTURE PRIVATE UTILITY STUB-OUTS AND EASEMENTS AS SHOWN HEREON, SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER AND/OR ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION, AND A USE AND MAINTENANCE AGREEMENT WILL BE CREATED BY SEPARATE RECORDED DOCUMENT AFTER THE RECORDING OF THIS PLAT.

(CONTINUED ON SHEET 2)

CITY OF ISSAQUAH APPROVALS

CITY OF ISSAQUAH FINANCE DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT ALL ASSESSMENTS AND DELINQUENT ASSESSMENTS FOR WHICH THE PROPERTY HEREIN DEDICATED FOR PUBLIC USE MAY BE LIABLE AS OF THE DATE OF CERTIFICATION HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED.

THIS 17th DAY OF November, 2003

CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 3rd DAY OF NOVEMBER, 2003

KEITH RIVEN, PROGRAM MANAGER, CITY OF ISSAQUAH M.D.R.T.

BOB BROCK, PUBLIC WORKS ENGINEERING DIRECTOR, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 14th DAY OF November, 2003

AVA FRISINGER, MAYOR, CITY OF ISSAQUAH
CATHLEEN O'BRIEN, CLERK OF THE CITY OF ISSAQUAH

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS 24th DAY OF NOVEMBER, 2003

SCOTT NOBLE, KING COUNTY ASSESSOR
JANE ELLIOTT, DEPUTY KING COUNTY ASSESSOR

KING COUNTY FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 20th DAY OF November, 2003

FINANCE DIVISION

KEN GUY, MANAGER, KING COUNTY FINANCE DIVISION
THERESA C. JETTE, DEPUTY

RECORDING CERTIFICATE

RECORDING NO. 20031126000902
FILED FOR RECORD THIS 26th DAY OF NOV, 2003 AT 10:11 A.M. IN VOLUME 210 OF PLATS, PAGES 46 THROUGH 104.
RECORDS OF KING COUNTY, WASHINGTON AT THE REQUEST OF Steven Burnstead Construction

DIVISION OF RECORDS AND ELECTIONS

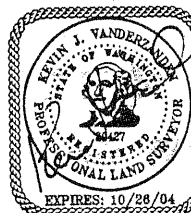
DEAN LOGAN, MANAGER
WALT WASHLEY, SUPERINTENDENT OF RECORDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF ISSAQUAH HIGHLANDS, DIVISIONS 84 AND 85, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT ALL COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

Kevin J. Vanderzanden

KEVIN J. VANDERZANDEN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 30427
STATE OF WASHINGTON
CORE DESIGN, INC.
14711 N.E. 29TH PL., #101
BELLEVUE, WA 98007
PHONE NO. (425) 885-7877



14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963



ENGINEERING • PLANNING • SURVEYING

JOB NO. 02073

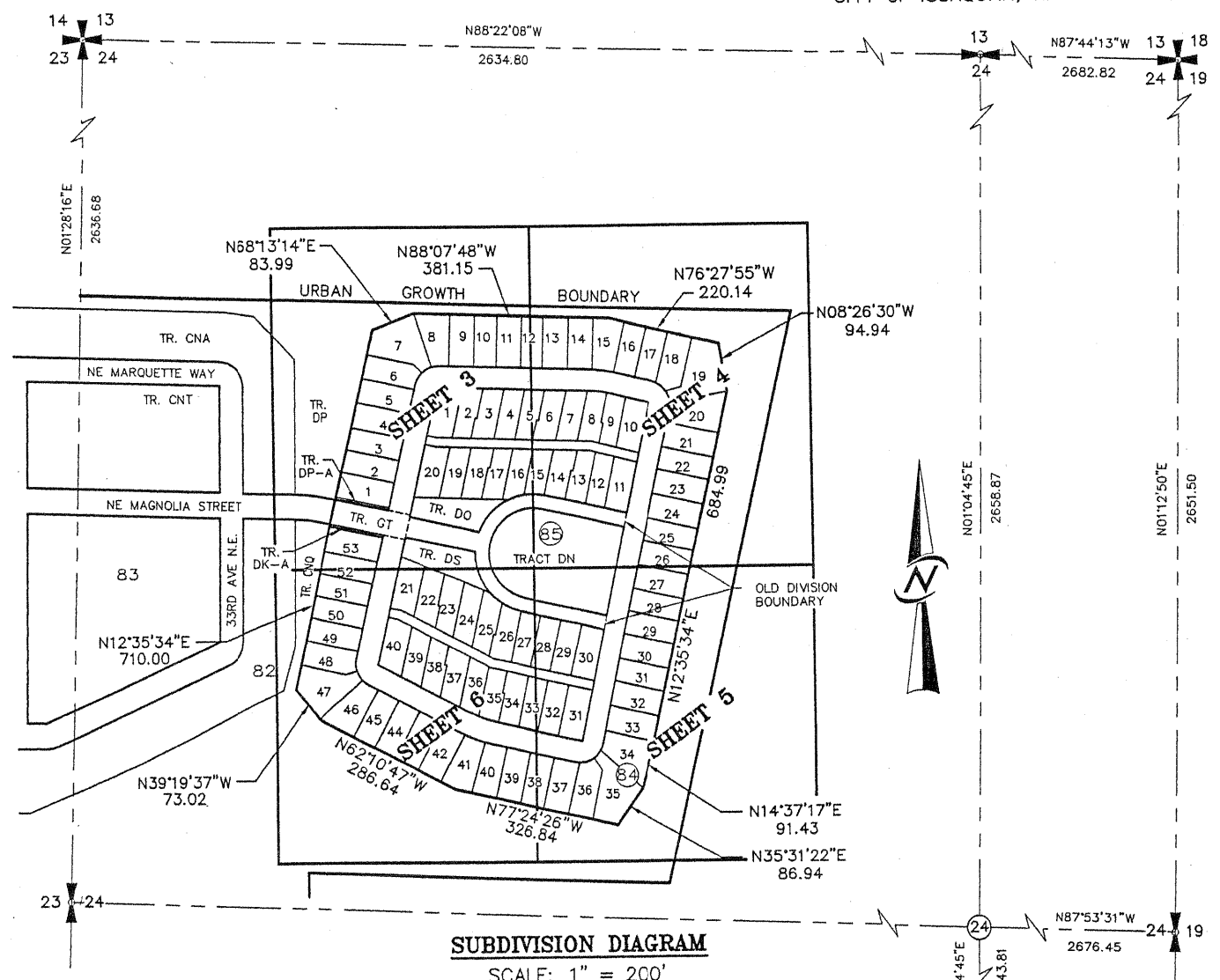
CITY FILE NO.: FP03-008IH

Final Plat of Issaquah Highlands, Divisions 84 and 85

(A REPLAT OF DIVISIONS 84 AND 85, AND TRACT GT)
A PORTION OF THE SW 1/4, OF THE NW1/4, SECTION 24, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

NOTES AND RESTRICTIONS

1. NO EXISTING LOT, DIVISION, TRACT OR PARCEL IN THIS PLAT SHALL BE DIVIDED OR CHANGED WHERE BY 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.
2. UNLESS SPECIFICALLY DESCRIBED IN THE EASEMENT NOTES (SHEET 1 OF 6) ALL FUTURE PRIVATE UTILITY STUB-OUTS AND EASEMENTS AS SHOWN HEREON, SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER AND/OR ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION, AND A USE AND MAINTENANCE AGREEMENT WILL BE CREATED BY SEPARATE RECORDED DOCUMENT AFTER THE RECORDING OF THIS PLAT.
3. FUTURE FOUNDATIONS OF ANY STRUCTURES MAY NOT EXTEND BEYOND THE BUILDING SETBACK LINES (B.S.B.L.), EXCEPT MINOR STRUCTURAL INTRUSIONS MAY BE PERMITTED AS DEFINED IN THE ISSAQUAH HIGHLANDS CRITICAL AREA DEVELOPMENT STANDARDS UPON APPROVAL OF THE CITY OF ISSAQUAH.
4. 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.
5. A SCHOOL MITIGATION PAYMENT IN THE AMOUNT OF ONE THOUSAND THREE HUNDRED NINETY-SIX AND NO/100 DOLLARS (\$1,396.00) PER SINGLE FAMILY DWELLING UNIT OR FIVE HUNDRED SEVENTY THREE AND NO/100 DOLLARS (\$573.00) PER MULTI-FAMILY DWELLING UNIT, SHALL BE PAID TO ISSAQUAH HIGHLANDS SCHOOL DISTRICT NO. 411 AT TIME THE BUILDING PERMIT FOR EACH DWELLING UNIT IN THE PLAT IS ISSUED. (THIS NOTE MEETS THE RECORDED SCHOOL MITIGATION AGREEMENT UNDER RECORDING NO'S 9508160202 AND 9712121468.)
6. THIS SITE IS SUBJECT TO A COVENANT TO BEAR PART OR ALL OF THE COST OF CONSTRUCTION OR REPAIR OF EASEMENT GRANTED OVER ADJACENT PROPERTY AND TEMPORARY ACCESS BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 20021120001917, EXCEPT AS MODIFIED BY THIS PLAT.
7. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY FOR ASSESSMENTS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS.
8. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY FOR ASSESSMENTS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 9704281807 AND AS MODIFIED BY AMENDMENTS.
9. THIS SITE IS SUBJECT TO A SCHOOL MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND THE GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 9508160202 AND MODIFIED BY FIRST AMENDMENT UNDER RECORDING NO. 9712121468.
10. THIS SITE IS SUBJECT TO COVENANTS OF COOPERATION AND THE TERMS AND CONDITIONS THEREOF BETWEEN GLACIER RIDGE PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP AND GRAND RIDGE PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP, AND LAKESIDE INDUSTRIES, A WASHINGTON JOINT VENTURE GENERAL PARTNERSHIP CONSISTING OF RED SAMM MINING CO., INC. AND BLACK RIVER SAND AND GRAVEL CO., INC. UNDER KING COUNTY RECORDING NO. 9512201313 AND MODIFIED BY FIRST AMENDMENT UNDER RECORDING NO. 9609191192 AND BY NOTICE OF CORRECTION OF LEGAL DESCRIPTION UNDER RECORDING NO. 9705161550.
11. THIS SITE IS SUBJECT TO A MEMORANDUM OF AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN KING COUNTY, A WASHINGTON HOME RULE CHARTER COUNTY, AND CITY OF ISSAQUAH, A WASHINGTON MUNICIPAL CORPORATION, AND THE GRAND RIDGE PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP, AND GLACIER RIDGE PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP RECORDED UNDER KING COUNTY RECORDING NO. 9606180756 AND MODIFIED BY INSTRUMENTS RECORDED UNDER RECORDING NO'S 20020324000360.
12. THIS SITE IS SUBJECT TO A MEMORANDUM OF ANNEXATION AND DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN CITY OF ISSAQUAH, A WASHINGTON MUNICIPAL CORPORATION AND THE GRAND RIDGE PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP AND THE GLACIER RIDGE PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP RECORDED UNDER KING COUNTY RECORDING NO. 9606251228 AND MODIFIED BY INSTRUMENTS RECORDED UNDER RECORDING NO. 20020118001733, INCLUDING, BUT NOT LIMITED TO, THE WATER QUALITY MONITORING REQUIREMENTS AND IMPERVIOUS SURFACE RESTRICTIONS SET FORTH IN APPENDIX D.
13. THIS SITE IS SUBJECT TO NOTICE OF LIEN FOR RESIDENTIAL ASSOCIATION ASSESSMENTS AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 20021120001916.
14. THIS SITE IS SUBJECT TO ISSAQUAH HIGHLANDS SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 20021120001922.
15. THIS SITE IS SUBJECT TO A DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 20021220001923.
16. THIS SITE IS SUBJECT TO MEMORANDUM OF FIBER OPTIC SYSTEM, AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 20030218001542.
17. TRACTS "DO" AND "DS" ARE HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS PLAT FOR THE PURPOSE OF OPEN SPACE. AS PERMITTED IN THE DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENT, THE IHCA SHALL DETERMINE THE DISTRIBUTION OF MAINTENANCE COSTS TO LOT OWNERS IN DIVISION 84 (LOTS 1-53) AND DIVISION 85 (LOTS 1-40).
18. TRACTS "DK-A" AND "DP-A" ARE HEREBY CONVEYED TO ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS PLAT FOR THE PURPOSE OF LANDSCAPING. AS PERMITTED IN THE DECLARATION OF COVENANT, CONDITIONS, AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENT, THE IHCA SHALL DETERMINE THE DISTRIBUTION OF MAINTENANCE COSTS TO LOT OWNERS IN DIVISION 84 (LOTS 1-53) AND DIVISION 85 (LOTS 1-40).
19. TRACT "DN" IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON RECORDING OF THIS PLAT FOR THE PURPOSE OF OPEN SPACE AND PARK. THE IHCA SHALL MAINTAIN SAID TRACT.



SUBDIVISION DIAGRAM
SCALE: 1" = 200'

EASEMENT NOTES

(CONTINUED FROM SHEET 1)

5. THE 10-FOOT PRIVATE STORM EASEMENT WITHIN LOTS 1 THROUGH 6 DIVISION 84 IS FOR THE BENEFIT OF LOTS 2 THROUGH 7 DIVISION 84. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM FACILITY THEY HAVE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM FACILITY USED IN COMMON [ALSO REFER TO A SEPARATE RECORDED DOCUMENT AFTER THE RECORDING OF THIS PLAT]
6. THE 10-FOOT PRIVATE STORM EASEMENT WITHIN LOTS 16 THROUGH 20 DIVISION 84 IS FOR THE BENEFIT OF LOTS 15 THROUGH 19 DIVISION 84. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM FACILITY THEY HAVE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM FACILITY USED IN COMMON [ALSO REFER TO A SEPARATE RECORDED DOCUMENT AFTER THE RECORDING OF THIS PLAT]
7. THE 10-FOOT PRIVATE STORM EASEMENT WITHIN LOTS 21 THROUGH 23 DIVISION 84 IS FOR THE BENEFIT OF LOTS 20 THROUGH 22 AND 24 DIVISION 84. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM FACILITY THEY HAVE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM FACILITY USED IN COMMON [ALSO REFER TO A SEPARATE RECORDED DOCUMENT AFTER THE RECORDING OF THIS PLAT]
8. THE 10-FOOT PRIVATE STORM EASEMENT WITHIN LOTS 26 THROUGH 28 DIVISION 84 IS FOR THE BENEFIT OF LOTS 25 THROUGH 26 AND 28 THROUGH 29 DIVISION 84. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM FACILITY THEY HAVE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM FACILITY USED IN COMMON [ALSO REFER TO A SEPARATE RECORDED DOCUMENT AFTER THE RECORDING OF THIS PLAT]
9. THE 10-FOOT PRIVATE STORM EASEMENT WITHIN LOTS 31 THROUGH 34 DIVISION 84 IS FOR THE BENEFIT OF LOTS 30 THROUGH 31 AND 33 THROUGH 35 DIVISION 84. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM FACILITY THEY HAVE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM FACILITY USED IN COMMON [ALSO REFER TO A SEPARATE RECORDED DOCUMENT AFTER THE RECORDING OF THIS PLAT]
10. THE 10-FOOT PRIVATE STORM EASEMENT WITHIN LOTS 46 THROUGH 53 DIVISION 84 IS FOR THE BENEFIT OF LOTS 47 THROUGH 52 DIVISION 84. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM FACILITY THEY HAVE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM FACILITY USED IN COMMON [ALSO REFER TO A SEPARATE RECORDED DOCUMENT AFTER THE RECORDING OF THIS PLAT]

BASIS OF BEARINGS

SECTION SUBDIVISION AND BASIS OF BEARINGS PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 84/85 AND 90, RECORDED IN VOLUME 210 OF PLATS, PAGES 46 THROUGH 56, UNDER KING COUNTY RECORDING NO. 20021120001868.

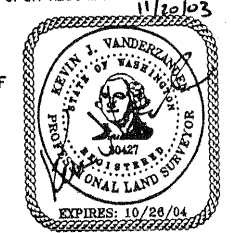
SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE PLAT CERTIFICATE ORDER NO. 1100003 DATED JUNE 10, 2003 AND SUPPLEMENTAL COMMITMENT NO. 1, DATED JULY 21, 2003. IN PREPARING THIS MAP, CORE DESIGN HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE CERTIFICATE. CORE DESIGN HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. ALL DISTANCES ARE IN FEET.
3. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA 5 SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. DISTANCE MEASURING EQUIPMENT HAS BEEN COMPARED TO AN N.G.S. BASELINE WITHIN ONE YEAR OF THE DATE OF THE SURVEY.
4. ALL MONUMENTS SHOWN AS 'FOUND' WERE VISITED AS NOTED.

CITY FILE NO.: FP03-008IH



ENGINEERING • PLANNING • SURVEYING
JOB NO. 02073



14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

Final Plat of Issaquah Highlands, Divisions 84 and 85

SHEET 3 OF 6

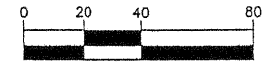
(A REPLAT OF DIVISIONS 84 AND 85, AND TRACT GT)

A PORTION OF THE SW 1/4, OF THE NW1/4, SECTION 24, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

URBAN GROWTH BOUNDARY



SCALE: 1" = 40'



BASIS OF BEARINGS

SECTION SUBDIVISION AND BASIS OF BEARINGS PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 84/85 AND 90, RECORDED IN VOLUME 210 OF PLATS, PAGES 46 THROUGH 56, UNDER KING COUNTY RECORDING NO. 20021120001868.

LEGEND

- BSBL BUILDING SETBACK LINE
- ⊕ MONUMENT SET PER CITY OF ISSAQUAH STANDARDS
- ⊕ FOUND BRASS DISC IN 4"x4" CONCRETE MONUMENT IN CASE OR BRASS DISC IN 4"x4" CONCRETE MONUMENT IN CASE PER THE FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 82, 83, 97 AND 99
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 30427" AT CORNER, EXCEPT ALONG NE MONTEREY LANE, NE MARION LANE AND WHERE NOTED, SET AT 1.00' OFFSET TO CORNER
- FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "DEA 26252" OR REBAR WITH PLASTIC SURVEY CAP "DEA 26252" TO BE SET PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 84, 85 AND 90, VOL. 210, PGS 45-56
- ⊕ SET TACK IN LEAD WITH WASHER STAMPED "CORE 30427" IN LIEU OF FRONT CORNER AT OFFSET TO CORNER AS FOLLOWS:
- LOTS AND TRACTS FRONTING 34TH AVENUE N.E., 35TH AVENUE N.E., N.E. MEADOW WAY AND N.E. MADISON WAY AT 8.75' OFFSET, UNLESS SHOWN OTHERWISE
- LOTS FRONTING N.E. MAGNOLIA LANE AT 9.25' OFFSET, UNLESS SHOWN OTHERWISE
- △ PUBLIC UTILITY EASEMENT. SEE NOTE 1, SHEET 1.

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

TRACT DP
OPEN SPACE
FINAL PLAT OF
ISSAQUAH HIGHLANDS
DIVISIONS 84, 85 AND 90
VOL. 210, PGS. 46-56

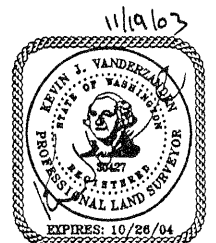
TRACT DP-A
LANDSCAPE
500± SF
SEE NOTE 19,
SHT. 2

TRACT DK-A
LANDSCAPE
500± SF
SEE NOTE 19,
SHT. 2

TRACT CNO
OPEN SPACE

FINAL PLAT OF
ISSAQUAH HIGHLANDS
DIVISIONS 82, 83, 97 AND 99
VOL. 210, PGS.

CITY FILE NO.: FP03-008IH



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Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

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DESIGN

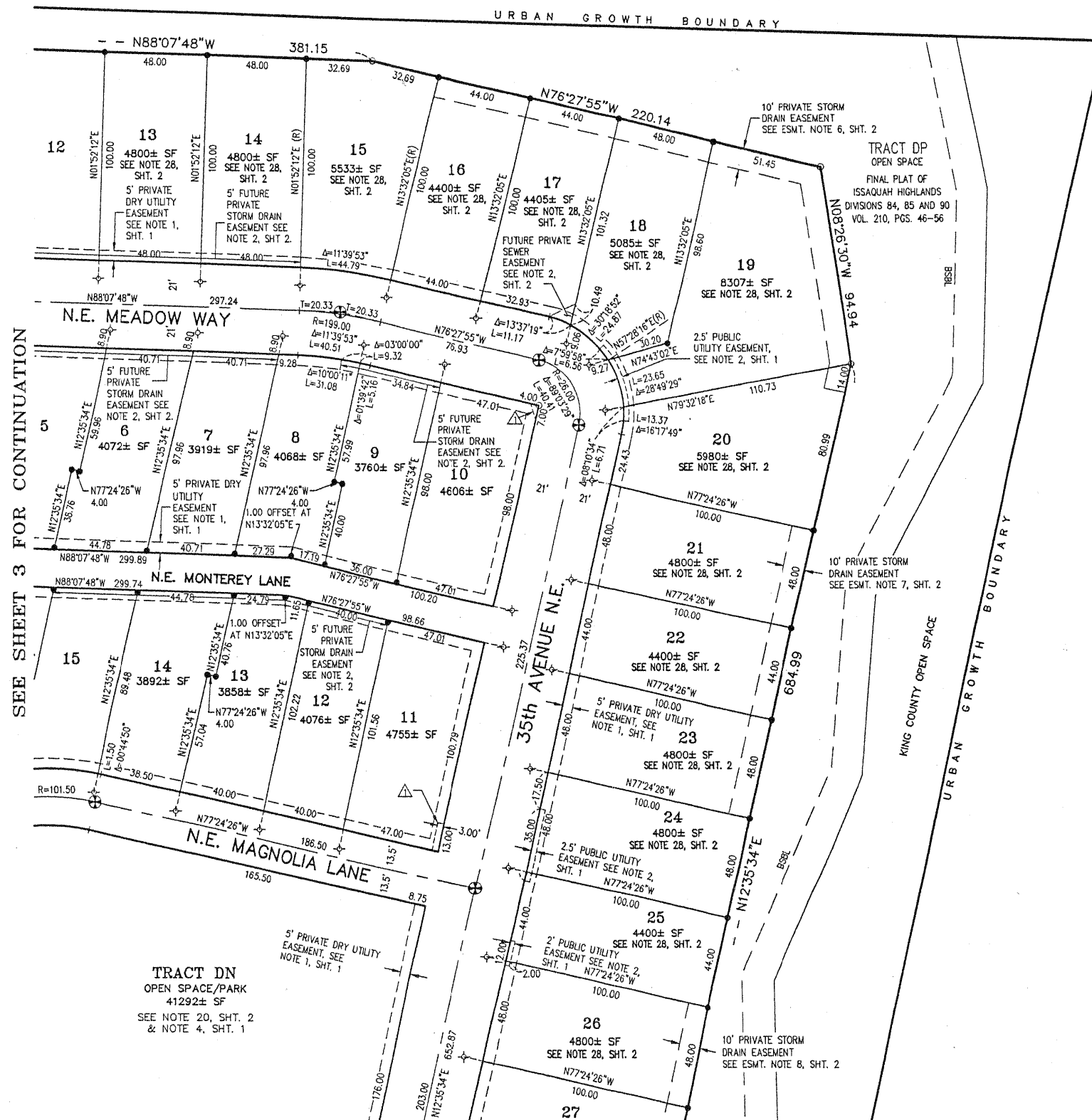
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JOB NO. 02073

Final Plat of Issaquah Highlands, Divisions 84 and 85

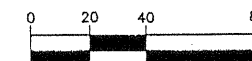
(A REPLAT OF DIVISIONS 84 AND 85, AND TRACT GT)

A PORTION OF THE SW 1/4, OF THE NW1/4, SECTION 24, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SCALE: 1" = 40'

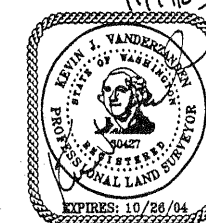


BASIS OF BEARINGS

SECTION SUBDIVISION AND BASIS OF BEARINGS PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 84/85 AND 90, RECORDED IN VOLUME 210 OF PLATS, PAGES 46 THROUGH 56, UNDER KING COUNTY RECORDING NO. 20021120001868.

LEGEND

- BSBL BUILDING SETBACK LINE
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- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 30427" AT CORNER, EXCEPT ALONG NE MONTEREY LANE, NE MARION LANE AND WHERE NOTED, SET AT 1.00' OFFSET TO CORNER
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- △ PUBLIC UTILITY EASEMENT. SEE NOTE 1, SHEET 1.



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CITY FILE NO.: FP03-008IH

SEE SHEET 5 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION

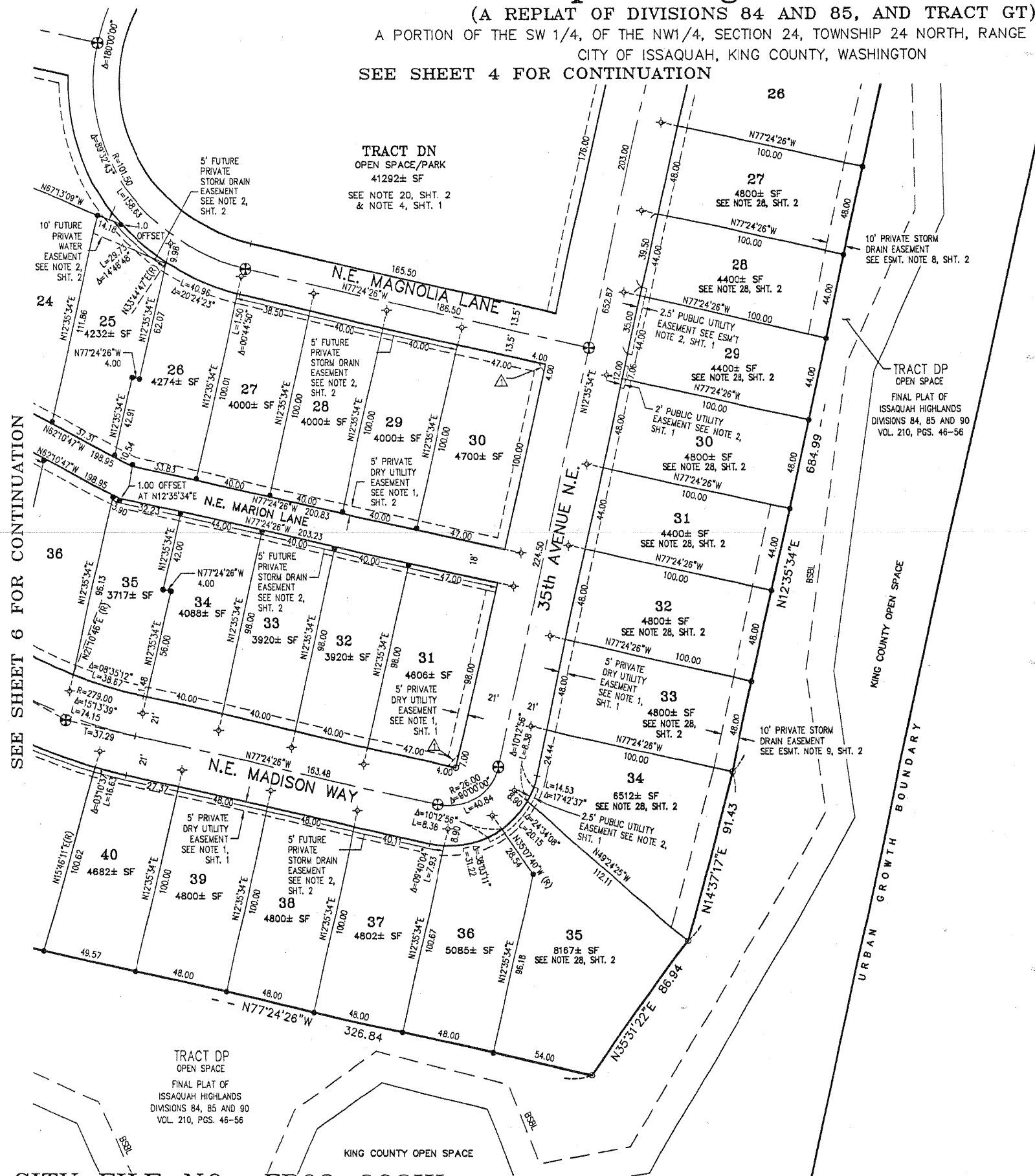
Final Plat of Issaquah Highlands, Divisions 84 and 85

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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 4 FOR CONTINUATION

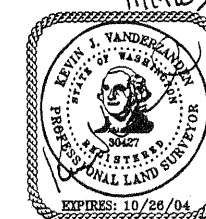


BASIS OF BEARINGS

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