

Final Plat of Issaquah Highlands Division 93

A PORTION OF THE SW 1/4, NE 1/4 & NW 1/4, SE 1/4, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

LOT 3, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-05-007-IH, RECORDED JULY 25, 2005 IN VOLUME 190, AT PAGES 147 AND 148, INCLUSIVE, UNDER RECORDING NO. 20050725900004, 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.

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

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

W. Judd Kule
BY: *President*
ITS:

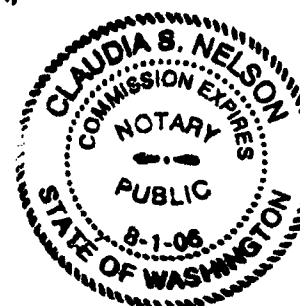
ACKNOWLEDGEMENTS

STATE OF WASHINGTON

COUNTY OF KING

ON THIS 9th DAY OF November 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Judd Kule 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 Bellevue, WA 98007
MY APPOINTMENT EXPIRES 8-1-06
PRINT NAME Claudia S. Nelson



EASEMENT PROVISIONS

1. A PRIVATE DRY UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, QWEST, COMCAST, GRAND GLACIER, LLC (A LIMITED LIABILITY COMPANY), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 5.00 FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE (22ND CT. N.E.) OF LOTS 1 THROUGH 11 AND TRACT FQ AND THE EXTERIOR 4.00 FEET PARALLEL WITH AND ADJOINING THE PUBLIC ALLEYWAY FRONTAGE (N.E. MORGAN LANE) ON LOTS 12 THROUGH 34 AND TRACT FQ. FURTHER EASEMENTS ARE RESERVED OVER PRIVATE LANDS FOR VAULTS, PEDESTALS AND RELATED FACILITIES ("VAULT EASEMENTS") ADJACENT TO THE 5-FOOT WIDE AND 4-FOOT WIDE PRIVATE UTILITY EASEMENTS RESERVED IN THE PRECEDING SENTENCE AS FOLLOWS: THE VAULT EASEMENT MAY OCCUPY UP TO AN ADDITIONAL 5.00 FEET IN WIDTH (FOR A TOTAL WIDTH OF 10.00 FEET, 9.00 FEET ADJACENT TO ANY ALLEYS) WITH THE LENGTH OF EACH VAULT EASEMENT EXTENDING 5.00 FEET FROM EACH END OF THE AS-BUILT VAULT(S). THE NUMBER AND LOCATION OF VAULT EASEMENTS WILL BE "AS INSTALLED" DURING THE UTILITY'S INITIAL INSTALLATION OF FACILITIES. THE EASEMENTS 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. 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.

2. 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 THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS WITHIN THIS PLAT. THE EASEMENT IS FOR THE PURPOSE OF CITY ACCESS TO ANY PUBLIC IMPROVEMENT WITHIN THE RIGHT-OF-WAY WHICH ADJOINS THE EASEMENT AREA FOR MAINTENANCE, REPAIR, OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENT BY THE CITY OF ISSAQUAH. 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 ROCKERS, 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.

3. A 15-FOOT WIDE PUBLIC STORM EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON A PORTION OF LOTS 22, 23, 29, 30 AND PORTIONS OF TRACTS FS AND FQ. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT, AND MAINTAIN PUBLIC IMPROVEMENTS WITHIN THE EASEMENT AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.

4. A 15-FOOT WIDE PUBLIC WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON THE WESTERLY 15.00 FEET OF TRACT FR. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT, AND MAINTAIN PUBLIC IMPROVEMENTS WITHIN THE EASEMENT AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.

5. A 5-FOOT WIDE BY 5-FOOT DEEP PUBLIC WATER EASEMENT OVER AND UPON LOTS 12, 22, 23, 24, 25, 30, 31 AND 34 AND A 10-FOOT WIDE BY 5-FOOT DEEP PUBLIC WATER EASEMENT OVER AND UPON LOTS 13 & 14, 15 & 16, 17 & 18, 19 & 20, 26 & 27, 28 & 29, 32 & 33, AND A 15-FOOT WIDE AS SHOWN OVER LOT 21 & TRACT FQ, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT, AND MAINTAIN PUBLIC IMPROVEMENTS WITHIN THE EASEMENT AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.

6. A PUBLIC PEDESTRIAN ACCESS EASEMENT IS HEREBY RESERVED FOR PUBLIC PEDESTRIAN USE AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON A PORTION OF LOT 1 AS SHOWN ON SHEET 4 AND OVER ALL OF TRACTS FQ AND FS.

7. THE 15-FOOT PRIVATE STORM DRAIN EASEMENT ON LOT 4 IS FOR THE BENEFIT OF LOTS 3, 4 AND 5. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE. THE IHCA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

8. THE 15-FOOT PRIVATE STORM DRAIN EASEMENT ON LOT 7 IS FOR THE BENEFIT OF LOTS 6, 7 AND 8. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE. THE IHCA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

9. THE PRIVATE STORM DRAIN EASEMENT ON LOT 10 IS FOR THE BENEFIT OF LOTS 9, 10 AND 11. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE. THE IHCA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

(CONTINUED ON SHEET 2)

CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 8th DAY OF November 2005

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

EXAMINED AND APPROVED THIS 8th DAY OF November 2005

BOB BROCK, PUBLIC WORKS ENGINEERING DIRECTOR, CITY OF ISSAQUAH

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 10th DAY OF November 2005

CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 10th DAY OF November 2005

AVA FRISINGER, ATTEST: *Jan M. Sussard*
MAYOR, CITY OF ISSAQUAH, CLERK OF THE CITY OF ISSAQUAH

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS 14th DAY OF November 2005

Scott Noble, KING COUNTY ASSESSOR
Russell Schendelman, 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 14th DAY OF November 2005

FINANCE DIVISION

Ken Guy, MANAGER, KING COUNTY FINANCE DIVISION

RECORDING CERTIFICATE

RECORDING NO. 20051114001751
FILED FOR RECORD THIS 14th DAY OF November 2005 AT
01:21 P.M. IN VOLUME 231 OF PLATS, PAGES 23 THROUGH 29.
RECORDS OF KING COUNTY, WASHINGTON AT THE REQUEST OF Kevin J. Vanderzanden

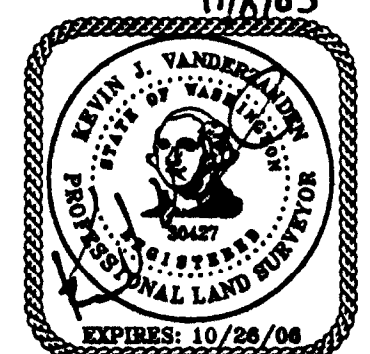
DIVISION OF RECORDS AND ELECTIONS

N/A, MANAGER
1/1/05, SUPERINTENDENT OF RECORDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISION 93, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, 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. 04038

SHEET 1 OF 7

CITY FILE NO.: FP05-005IH

Final Plat of Issaquah Highlands Division 93

A PORTION OF THE SW 1/4, NE 1/4 & NW 1/4, SE 1/4, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

EASEMENT PROVISIONS

(CONTINUED FROM SHEET 1)

10. A PRIVATE ACCESS EASEMENT AS SHOWN ON LOT 4 IS FOR THE BENEFIT OF LOTS 3 AND 5. THE OWNERS OF LOTS 3, 4 AND 5 SHALL SHARE EQUALLY IN THE COST OF MAINTENANCE OF SAID EASEMENT AREA. THE IHCA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE OWNERS OF LOTS 3, 4 AND 5 AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AS AMENDED AND THE IHCA SHALL HAVE A RIGHT TO ACCESS THEREON FOR SAID PURPOSES.

11. A PRIVATE ACCESS EASEMENT AS SHOWN ON LOT 7 IS FOR THE BENEFIT OF LOTS 6 AND 8. THE OWNERS OF LOTS 6, 7, AND 8 SHALL SHARE EQUALLY IN THE COST OF MAINTENANCE OF SAID EASEMENT AREA. THE IHCA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE OWNERS OF LOTS 6, 7 AND 8 AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AS AMENDED AND THE IHCA SHALL HAVE A RIGHT TO ACCESS THEREON FOR SAID PURPOSES.

12. A PRIVATE ACCESS EASEMENT AS SHOWN ON LOT 10 IS FOR THE BENEFIT OF LOT 9. THE OWNERS OF LOTS 9 AND 10 SHALL SHARE EQUALLY IN THE COST OF MAINTENANCE OF SAID EASEMENT AREA. THE IHCA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE OWNERS OF LOTS 9, 10 AND 11 AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AS AMENDED AND THE IHCA SHALL HAVE A RIGHT TO ACCESS THEREON FOR SAID PURPOSES.

13. A PRIVATE ACCESS EASEMENT AS SHOWN ON LOT 22 IS FOR THE BENEFIT OF LOT 21. THE OWNERS OF LOTS 21 AND 22 SHALL SHARE EQUALLY IN THE COST OF MAINTENANCE OF SAID EASEMENT AREA. THE IHCA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE OWNERS OF LOTS 21 AND 22 AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AS AMENDED AND THE IHCA SHALL HAVE A RIGHT TO ACCESS THEREON FOR SAID PURPOSES.

14. A PRIVATE ACCESS EASEMENT AS SHOWN ON LOT 25 IS FOR THE BENEFIT OF LOT 26. THE OWNERS OF LOTS 25 AND 26 SHALL SHARE EQUALLY IN THE COST OF MAINTENANCE OF SAID EASEMENT AREA. THE IHCA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE OWNERS OF LOTS 25 AND 26 AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AS AMENDED AND THE IHCA SHALL HAVE A RIGHT TO ACCESS THEREON FOR SAID PURPOSES.

15. THE PRIVATE SEWER EASEMENT SHOWN ON LOTS 27 THROUGH 31 AND TRACT FQ IS FOR THE BENEFIT OF LOTS 18 THROUGH 24. THE OWNERS OF SAID BENEFITED LOTS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY THEY WILL BENEFIT OF USE. THE IHCA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806, AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

16. A PUBLIC SEWER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH ITS SUCCESSORS AND ASSIGNS OVER AND UPON A PORTION OF TRACT FS. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT, AND MAINTAIN PUBLIC IMPROVEMENTS WITHIN THE EASEMENT AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.

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 PROVISIONS (SHEET 1 AND 2 OF 7) ALL FUTURE PRIVATE UTILITY STUB-OUTS AND EASEMENTS AS SHOW HEREON, SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER AND/OR ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION. NOTE: THE EASEMENT PROVISIONS ON SHEETS 1 AND 2 CONTAIN MAINTENANCE OBLIGATIONS SPECIFIC TO INDIVIDUAL LOTS AND SHOULD BE REVIEWED FOR APPLICABILITY.

3. FUTURE FOUNDATIONS OF ANY STRUCTURES MAY NOT EXTEND BEYOND THE BUILDING SETBACK LINES (B.S.B.L.) OF CRITICAL AREAS, EXCEPT MINOR STRUCTURAL INTRUSIONS MAY BE PERMITTED AS DEFINED IN THE ISSAQUAH HIGHLANDS CRITICAL AREA DEVELOPMENT STANDARDS UPON APPROVAL OF THE CITY OF ISSAQUAH. USE OF THE B.S.B.L. AREA SUBJECT TO REGULATION UNDER APPENDIX E OF THE TWO-PARTY AGREEMENT.

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.

5A. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SCHOOL MITIGATION AGREEMENT BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND THE GRAND RIDGE PARTNERSHIP AND THE GLACIER RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9508160202 AND AMENDED AND/OR MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9712121488.

5B. A SCHOOL MITIGATION PAYMENT IN THE AMOUNT OF ONE THOUSAND THREE HUNDRED NINETY-SIX AND NO/100 DOLLARS (\$1,396.00) PER SINGLE FAMILY DWELLING UNIT OR FIVE HUNDRED SEVENTY THREE AND NO/100 DOLLARS (\$573.00) PER MULTI-FAMILY DWELLING UNIT, SHALL BE PAID TO ISSAQUAH HIGHLANDS SCHOOL DISTRICT NO. 411 AT THE TIME THE BUILDING PERMIT FOR EACH DWELLING UNIT IN THE PLAT IS ISSUED.

6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A THIRD PARTY DEVELOPMENT AGREEMENT BETWEEN KING COUNTY AND CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) AND THE GLACIER RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) RECORDED JUNE 18, 1996 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9608180756. IN THIS CONNECTION WE NOTE STATUTORY WARRANTY DEED AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9710221244.

7. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SECOND PARTY DEVELOPMENT AGREEMENT BETWEEN CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) AND THE GLACIER RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) RECORDED JUNE 25, 1996 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606251228 AND MODIFIED AND/OR AMENDED JANUARY 18, 2002, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20020118001733.

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TERM DEED OF DEVELOPMENT RIGHTS, CONSERVATION EASEMENT, COVENANTS, OBLIGATIONS, AND CONDITIONS" RECORDED DECEMBER 3, 1996, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 961030696.

9. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENT, BUT DELETING ANY COVENANTS, 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 AS DISCLOSED BY INSTRUMENTS RECORDED UNDER RECORDING NOS. 9704281806 AND 9704281807.

10. THIS SITE 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 210 OF PLATS, AT PAGES 46 THROUGH 56, INCLUSIVE, IN KING COUNTY, WASHINGTON.

NOTES AND RESTRICTIONS

11. THIS SITE 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 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20030218001542.

12. THIS SITE IS SUBJECT TO CONDITIONS, NOTES, EASEMENTS, PROVISIONS, AND ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY AS DISCLOSED BY INSTRUMENT UNDER KING COUNTY RECORDING NO. 20030522900003.

13. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS: RECORDED SEPTEMBER 11, 2003 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20030911002246 AND RE-RECORDED AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20030520000559. INCLUDING MODIFICATION AND/OR AMENDMENT RECORDED JULY 23, 2003, NOVEMBER 21, 2003 AND FEBRUARY 04, 2004 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20030723000761, 20031121000403 AND 20040204000499.

14. THIS SITE 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 218 OF PLATS, AT PAGES 51 THROUGH 60, INCLUSIVE, IN KING COUNTY, WASHINGTON, UNLESS MODIFIED BY THIS PLAT.

15. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF CITY OF ISSAQUAH, A WASHINGTON MUNICIPAL CORPORATION FOR EMERGENCY ACCESS RECORDED SEPTEMBER 22, 2004 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20040922000973 AND AMENDED AND RE-STATE BY INSTRUMENT UNDER RECORDING NO. 20051107000623.

16. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES RECORDED MAY 23, 1957 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 4799883.

17. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES OR CERTAIN FERTILIZERS IS PROHIBITED IN THE 15' B.S.B.L. FROM STREAM OR WETLAND BUFFERS; ORGANIC, SLOW RELEASE FERTILIZERS ARE PERMITTED. THIS RESTRICTION AFFECTS LOTS 1 THROUGH 11.

18. TRACT FQ IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, PEDESTRIAN ACCESS AND UTILITIES. THE IHCA SHALL HAVE THE RIGHT TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED LOT OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NUMBER 9704281806 AND AS AMENDED.

19. TRACT FR IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE AND PUBLIC UTILITIES. THE IHCA SHALL HAVE THE RIGHT TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED LOT OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NUMBER 9704281806 AND AS AMENDED.

20. TRACT FS IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE AND UTILITIES. THE IHCA SHALL HAVE THE RIGHT TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED LOT OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NUMBER 9704281806 AND AS AMENDED.

21. LOTS 12 THROUGH 15 SHALL NOT HAVE ANY DIRECT VEHICULAR ACCESS ONTO 22ND COURT N.E.

22. UPON RECORDING OF THIS PLAT, ANY PORTION OF THE 20' PUBLIC EMERGENCY ACCESS EASEMENT, REC. NO. 20040922000973, THAT LIES WITHIN ANY RIGHT OF WAY SHALL BE VACATED.

23. A STRUCTURE AND HARDSCAPE RESTRICTION IS PLACED ON THOSE PORTIONS OF LOTS 1 AND 2 AS SHOWN ON SHEETS 4 AND 5. STRUCTURES OR HARDSCAPING IS PROHIBITED IN THIS AREA IN COMPLIANCE WITH THE DECISION FROM SEP05-004H, A CRITICAL AREA STUDY ALLOWING AVERAGING OF THE 15' BUILDING SETBACK LINE. THIS IS A MITIGATION AREA AND SHALL REMAIN PERVIOUS IN PERPETUITY.

CITY FILE NO.: FP05-005IH

CORE
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JOB NO. 04038

SHEET 2 OF 7

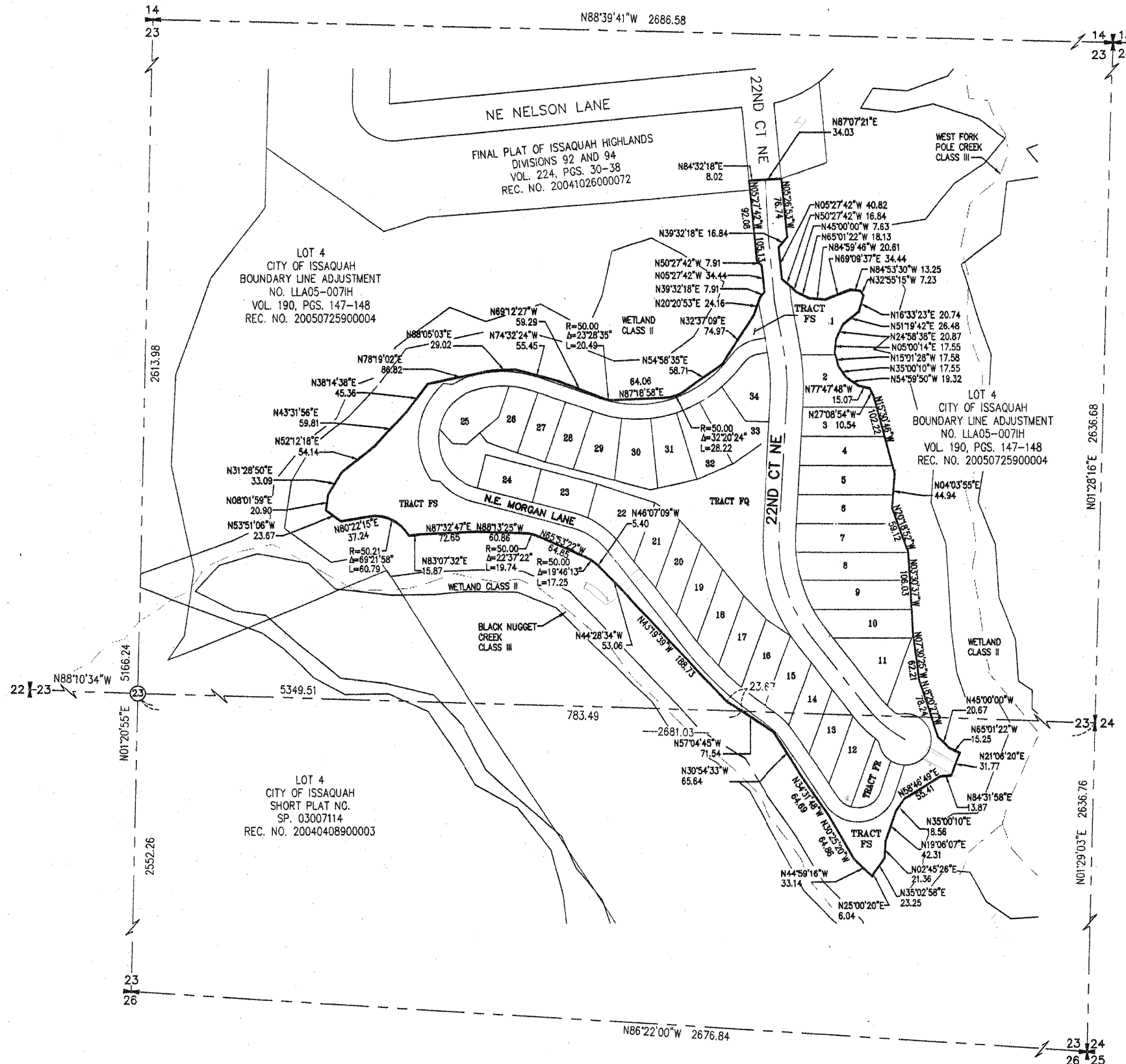


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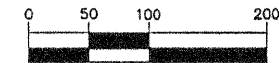
231/025

Final Plat of Issaquah Highlands Division 93

A PORTION OF THE SW 1/4, NE 1/4 & NW 1/4, SE 1/4, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SCALE: 1" = 100'



BASIS OF BEARINGS

SECTION SUBDIVISION AND BASIS OF BEARINGS PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 82, 83, 97 AND 99, RECORDED IN VOLUME 218 OF PLATS, PAGES 51 THROUGH 60, UNDER KING COUNTY RECORDING NO. 20031120000239.

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 4268-588689, DATED MAY 13, 2005. 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 FIRST AMERICAN GUARANTEE. CORE DESIGN HAS RELIED WHOLLY ON FIRST AMERICAN 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. ALL MEASURING INSTRUMENTS AND EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS WITHIN ONE YEAR OF THE DATE OF THIS SURVEY.

4. ALL MONUMENTS SHOWN PER SECTION SUBDIVISION FROM FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 82, 83, 97, AND 99. HORIZONTAL CONTROL PROVIDED BY DAVID EVANS AND ASSOCIATES.

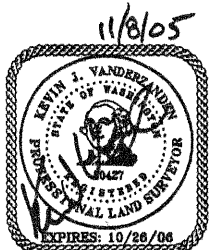
REFERENCES

1. FINAL PLAT OF ISSAQUAH HIGHLANDS, DIVISIONS 92 AND 94, VOL. 224, PGS 30-38, REC. NO. 20041028000072

SITE AREAS

DIVISION 93 255,073± SQUARE FEET (5.8557± ACRES)

AREA TO BE DEDICATED TO CITY OF ISSAQUAH AS PUBLIC RIGHT OF WAY 60,649± SQUARE FEET (1.3923± ACRES)



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SHEET 3 OF 7

CITY FILE NO.: FP05-005IH

970/026

SECTION SUBDIVISION AND BASIS OF BEARINGS PER
FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 82, 83,
97 AND 99, RECORDED IN VOLUME 218 OF PLATS, PAGES
51 THROUGH 60, UNDER KING COUNTY RECORDING NO.
20031120000239.

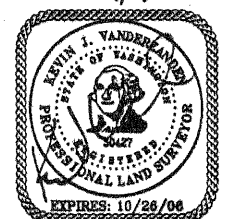
B.S.B.L. BUILDING SETBACK LINE

⊕ MONUMENT SET PER REF. 1, SHT. 3

⊕ MONUMENT SET PER CITY OF ISSAQUAH STANDARDS

- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 30427" AT CORNER
- FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 30427" OR "DEA 26252" OR REBAR TO BE SET PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 82, 83, 97 AND 99 AND FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 63 AND 69.
- ⊗ SET TACK IN LEAD WITH WASHER STAMPED "CORE 30427" IN LIEU OF FRONT CORNER AT 8.75' OFFSET TO CORNER ALONG 22ND CT NE, UNLESS SHOWN OTHERWISE

△ PRIVATE DRY UTILITY EASEMENT. SEE EASEMENT PROVISION 1, SHEET 1.



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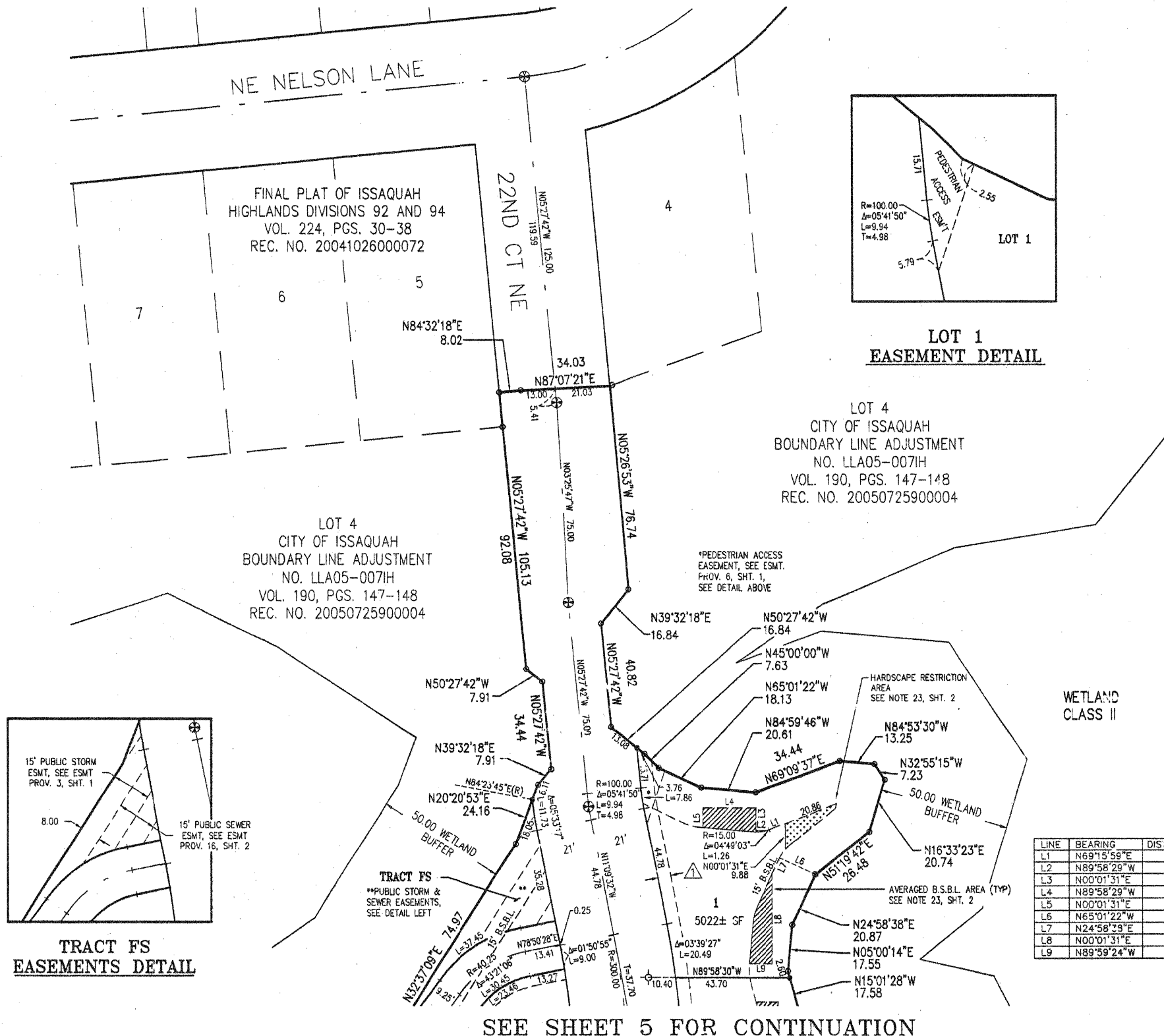


CORE
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SHEET 4 OF 7



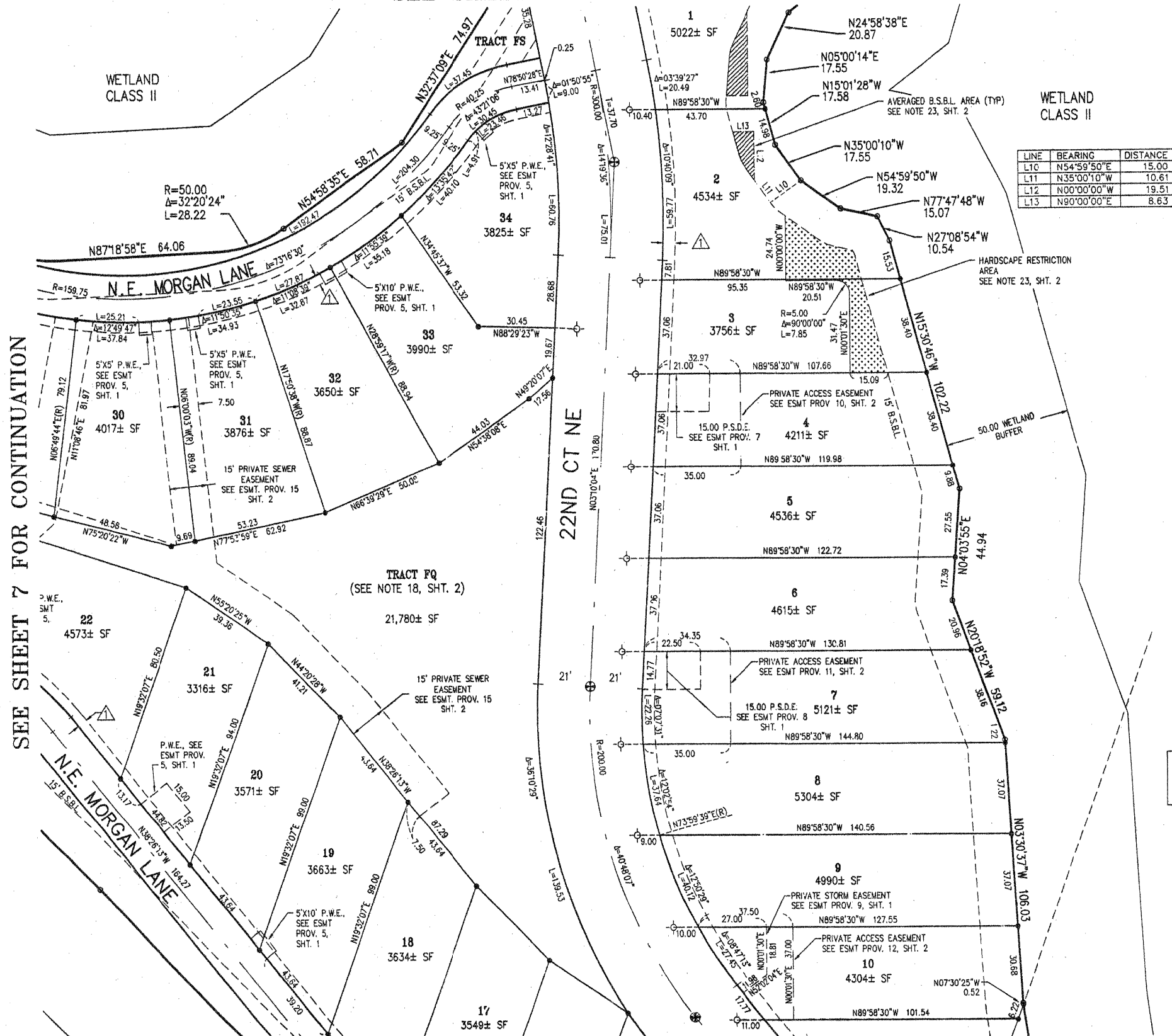
SEE SHEET 5 FOR CONTINUATION

CITY FILE NO.: FP05-005IH

Final Plat of Issaquah Highlands Division 93

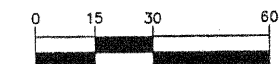
A PORTION OF THE SW 1/4, NE 1/4 & NW 1/4, SE 1/4, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 4 FOR CONTINUATION



LINE	BEARING	DISTANCE
L10	N54°59'50"E	15.00
L11	N35°00'10"W	10.61
L12	N00°00'00"W	19.51
L13	N90°00'00"E	8.63

SCALE: 1" = 30'

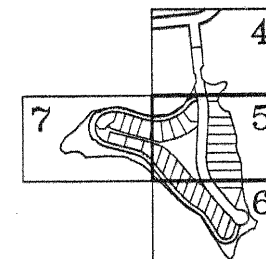


BASIS OF BEARINGS

SECTION SUBDIVISION AND BASIS OF BEARINGS PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 82, 83, 97 AND 99, RECORDED IN VOLUME 218 OF PLATS, PAGES 51 THROUGH 60, UNDER KING COUNTY RECORDING NO. 20031120000239.

LEGEND

- B.S.B.L. BUILDING SETBACK LINE
- P.W.E. PUBLIC WATER EASEMENT
- P.S.D.E. PRIVATE STORM DRAINAGE EASEMENT
- ⊗ MONUMENT SET PER REF. 1, SHT. 3
- ⊕ MONUMENT SET PER CITY OF ISSAQUAH STANDARDS
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 30427" AT CORNER
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- ⌵ SET TACK IN LEAD WITH WASHER STAMPED "CORE 30427" IN LIEU OF FRONT CORNER AT 8.75' OFFSET TO CORNER ALONG 22ND CT NE, UNLESS SHOWN OTHERWISE
- △ PRIVATE DRY UTILITY EASEMENT. SEE EASEMENT PROVISION 1, SHEET 1.



KEY MAP



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JOB NO. 04038
SHEET 5 OF 7



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CITY FILE NO.: FP05-005IH

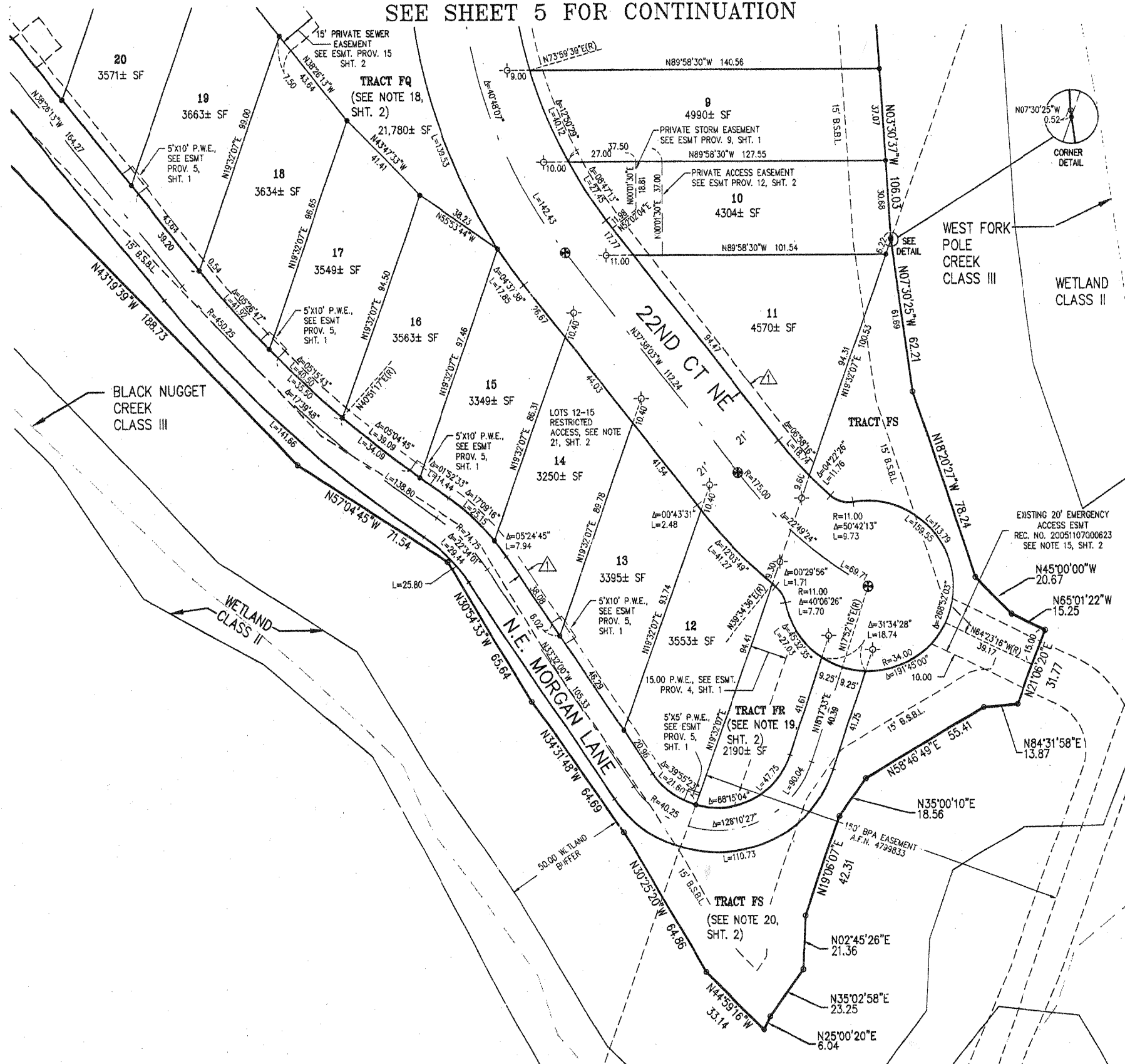
SEE SHEET 6 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION

Final Plat of Issaquah Highlands Division 93

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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 5 FOR CONTINUATION



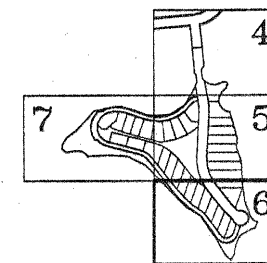
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BASIS OF BEARINGS

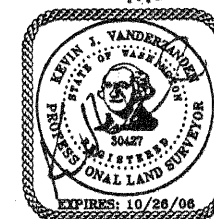
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KEY MAP



CORE
DESIGN

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JOB NO. 04038

SHEET 6 OF 7

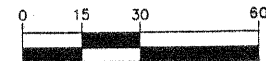
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Final Plat of Issaquah Highlands Division 93

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SCALE: 1" = 30'



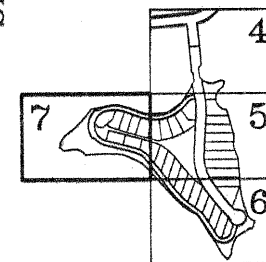
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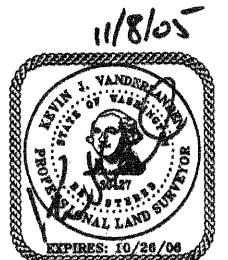
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SEE SHEET 5 FOR CONTINUATION



KEY MAP



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JOB NO. 04038
SHEET 7 OF 7

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LOT 4
CITY OF ISSAQUAH
BOUNDARY LINE ADJUSTMENT
NO. LLA05-007IH
VOL. 190, PGS. 147-148
REC. NO. 20050725900004

BLACK NUGGET
CREEK
CLASS III

