

#911

Parcel C - Forest Ridge Highlands Final Plat

Forest Ridge at Issaquah Highlands (PARCEL C)

SW 1/4, SW 1/4 SECTION 23 AND NW 1/4 & NE 1/4, NW 1/4 SECTION 26, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

PARCEL C, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA09-007H, RECORDED IN VOLUME 267 OF SURVEYS, PAGES 296-297 UNDER RECORDING NO. 20091211900003, RECORDS OF 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, WOONERFS, 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.

PNW HOMEBUILDERS NORTH, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____
ITS: _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
)SS
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/ SHE SIGNED THIS INSTRUMENT; ON OATH STATED THAT HE/ SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT AS _____ OF PNW HOMEBUILDERS NORTH, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____, 2011.

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

RESTRICTIONS

1A. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SCHOOL MITIGATION AGREEMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9508160202 AND AS MODIFIED UNDER RECORDING NO. 9712121468.

1B. A SCHOOL MITIGATION PAYMENT IN THE AMOUNT OF \$1,396.00 PER SINGLE FAMILY DWELLING UNIT OR \$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.

2. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF AGREEMENT BETWEEN KING COUNTY AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606180756 AND MODIFIED UNDER RECORDING NOS. 9712190677 AND 9805110405.

3. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF AGREEMENT BETWEEN CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606251228 AND MODIFIED UNDER RECORDING NOS. 20020118001733, 20081230001176, 20091106000576 AND 20101112001401.

4. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF COVENANTS, CONDITIONS, RESTRICTIONS AND/ OR EASEMENTS; BUT DELETING AND 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 UNITED STATES CODES: RECORDED UNDER RECORDING NO. 9704281806 AND MODIFIED UNDER RECORDING NOS. 9712121468, 9812142680, 19990812000176, 19991011000727, 20001113000116, 20011119002073, 20011128000870, 20020118001735, 20021120001899, 20021120001920, 20021204000138, 20030515002494, 20030625003047, 20030723000762, 20031118000197, 20031120000443, 20040204000591, 20040624000949, 20040624000950, 20040818002425, 20041026000313, 20041117000907, 20041201000521, 20050601000450, 20050922000300, 20051107000629, 20051114001847, 20060330000552, 20061017002324, 20061010000930, 20061220001719, 20070719001711, 20070910000992, 20080423000752, 20080612000852, 20080918001616, 20081029001183, 20081126001055, 20081219000786, 20091130002915, 20100630000841, 201011122001, AND 20101223001668.

5. THIS SITE 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 LEVED BY SAID ASSOCIATION MODIFIED UNDER RECORDING NO. 20081029001183.

6. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030218001542 AND MODIFIED UNDER RECORDING NOS. 20040818002421, 20041026000309, 20041117000903, 20041201000517, 20050601000446, 20050922000303, 20051107000625, 20051114301843, 20060330000548, 20060619000248, 20061101000926, 20061107000719, 200612200001723, 20080926000559, 20081029001225 AND 20081216000520.

7. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040204000449 WHICH SUPERCEDES 20030911002246 (A RECORD OF 20030520000559) AND MODIFIED UNDER RECORDING NOS. 20040818002422, 20041026000310, 20041117000904, 20041201000518, 20050411000021, 2006060212000131 (A RECORD OF 20050601000447) 20050922000304, 20051107000626, 20051114001844, 20060619000249, 20061101000927, 20061107000718, 20061220001724, 20070719001712, 20070730001823, 20080926000557 (BEING A RE-RECORD OF 20080918001614), 20080926000558, 20081216000521, 20090227001959, 20090421000825, 20090821002105, 20091229002093 AND 20100805001280.

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF MASTER DEVELOPER'S REPURCHASE OPTION AND OTHER RIGHTS AND SUBORDINATION" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20071023001831 AND MODIFIED UNDER RECORDING NOS. 20100805001281 AND 20101223001667.

9. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/ BOUNDARY DISCREPANCIES, NOTES AND/ OR PROVISIONS SHOWN OR DISCLOSED BY FINAL PLAT OF ISSAQUAH HIGHLANDS SOUTH EXPANSION RECORDED IN VOLUME 250 OF PLATS, PAGE(S) 39 THROUGH 42.

10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ISSAQUAH HIGHLANDS SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS (SOUTH EXPANSION FINAL PLAT - PARCELS A, B AND C)" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20081216000518.

11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS (SOUTH EXPANSION FINAL PLAT - PARCELS A, B AND C)" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20081216000519.

12. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND/ OR DISTRIBUTION SYSTEM IN FAVOR OF PUGET SOUND ENERGY, INC. A WASHINGTON CORPORATION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20090924000363.

13. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS) AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20091211900003.

14. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR STORMWATER AND SANITARY SEWER FACILITIES IN FAVOR OF GRAND-GLACIER LLC, A WASHINGTON LIMITED LIABILITY COMPANY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20101223001666.

CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

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

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

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 _____ DAY OF _____, 20____.

CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

AVA FRISINGER, MAYOR, CITY OF ISSAQUAH

CLERK OF THE CITY OF ISSAQUAH

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

KING COUNTY ASSESSOR 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 _____ DAY OF _____, 20____.

FINANCE DIVISION

MANAGER, KING COUNTY FINANCE DIVISION DEPUTY

RECORDING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2011,
AT _____ M, AT THE REQUEST OF _____

BOOK _____ OF _____

PAGE(S) _____

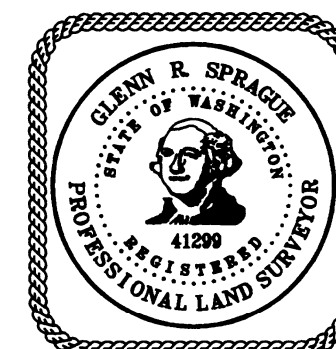
SUPERINTENDENT OF RECORDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF FOREST RIDGE AT ISSAQUAH HIGHLANDS, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 26, 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 TRACT 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.

GLENN R. SPRAGUE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 41299
STATE OF WASHINGTON

DATE



ENGINEERING · PLANNING · SURVEYING

JOB NO. 10090

SHEET 1 OF 7

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

CITY FILE NO.: FP11-00002

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