

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

SEE SHEET 6 FOR CONTINUATION

EASEMENT PROVISIONS

(CONTINUED FROM SHEET 3)

36. THE PRIVATE SEWER EASEMENT AS SHOWN ON LOTS 19 AND 20 IS FOR THE BENEFIT OF LOTS 19 AND 20. THE OWNER OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITIES 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.

37. THE PRIVATE SEWER EASEMENT AS SHOWN ON LOT 20 IS FOR THE BENEFIT OF LOT 21. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITIES 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.

38. THE PRIVATE SEWER EASEMENT AS SHOWN ON TRACT E IS FOR THE BENEFIT OF LOTS 65 THROUGH 68. THE OWNER OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITIES 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.

39. THE PRIVATE SEWER EASEMENT AS SHOWN ON TRACT E IS FOR THE BENEFIT OF LOTS 69 THROUGH 70. THE OWNER OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITIES 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.

40. THE PRIVATE SEWER EASEMENT AS SHOWN ON TRACT E IS FOR THE BENEFIT OF LOTS 71 THROUGH 72. THE OWNER OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITIES 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.

41. THE PRIVATE SEWER EASEMENT AS SHOWN ON TRACT E IS FOR THE BENEFIT OF LOTS 73 THROUGH 74. THE OWNER OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITIES 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.

42. THE PRIVATE SEWER EASEMENT AS SHOWN ON TRACT E IS FOR THE BENEFIT OF LOTS 75 THROUGH 76. THE OWNER OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITIES 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.

43. THE PRIVATE SEWER EASEMENT AS SHOWN ON LOT 81 IS FOR THE BENEFIT OF LOT 82. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITIES 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.

44. THE PRIVATE WATER EASEMENT AS SHOWN ON TRACT E IS FOR THE BENEFIT OF LOTS 66 THROUGH 71. THE OWNER OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITIES 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.

45. A PUBLIC SIGNAGE EASEMENT OVER AND UPON PORTIONS OF TRACTS D, E AND F, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS. SAID EASEMENT IS 5' X 5' SQUARE, CENTERED UPON THE POST, AS INSTALLED. THE CITY SHALL HAVE THE RIGHT TO OPERATE, MAINTAIN, REPAIR AND REPLACE THE SIGNAGE WITHIN SAID EASEMENT TOGETHER WITH THE RIGHT TO ACCESS SAID EASEMENT AREA FROM THE RIGHT-OF-WAY FOR SUCH PURPOSES.

LEGEND SEE SHEET 4 FOR PLAT GEOMETRY

- △ PRIVATE DRY UTILITY EASEMENT. SEE EASEMENT PROVISION 1, SHEET 3.
- ▲ PUBLIC ACCESS EASEMENT. SEE EASEMENT PROVISION 2, SHEET 3.
- ▲ PUBLIC PEDESTRIAN ACCESS EASEMENT. SEE EASEMENT PROVISION 3, SHEET 3.
- ▲ PUBLIC STORM DRAINAGE EASEMENT. SEE EASEMENT PROVISION 4, SHEET 3.
- STEEP SLOPE NOTICE SEE GENERAL NOTE 10, SHEET 3.
- E.P. EASEMENT PROVISION
- P.S.E. PRIVATE SEWER EASEMENT
- P.S.D.E. PRIVATE STORM DRAINAGE EASEMENT
- P.W.E. PRIVATE WATER EASEMENT
- PUBLIC SIGN EASEMENT. SEE EASEMENT PROVISION 45, SHEET 7.



ENGINEERING · PLANNING · SURVEYING

JOB NO. 10090

SHEET 7 OF 7

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



SCALE: 1" = 50'
0 25 50

LINE	BEARING	DIST
L20	N54°08'35"W	10.27
L21	N86°00'42"E	53.68
L22	N86°00'42"E	29.54
L23	N86°00'42"E	7.38
L24	N86°15'42"W	73.99
L25	N49°31'08"E	11.76

CITY FILE NO.: FP11-00002