

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)
COUNTY OF _____)SS

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____.

ATTEST: _____
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

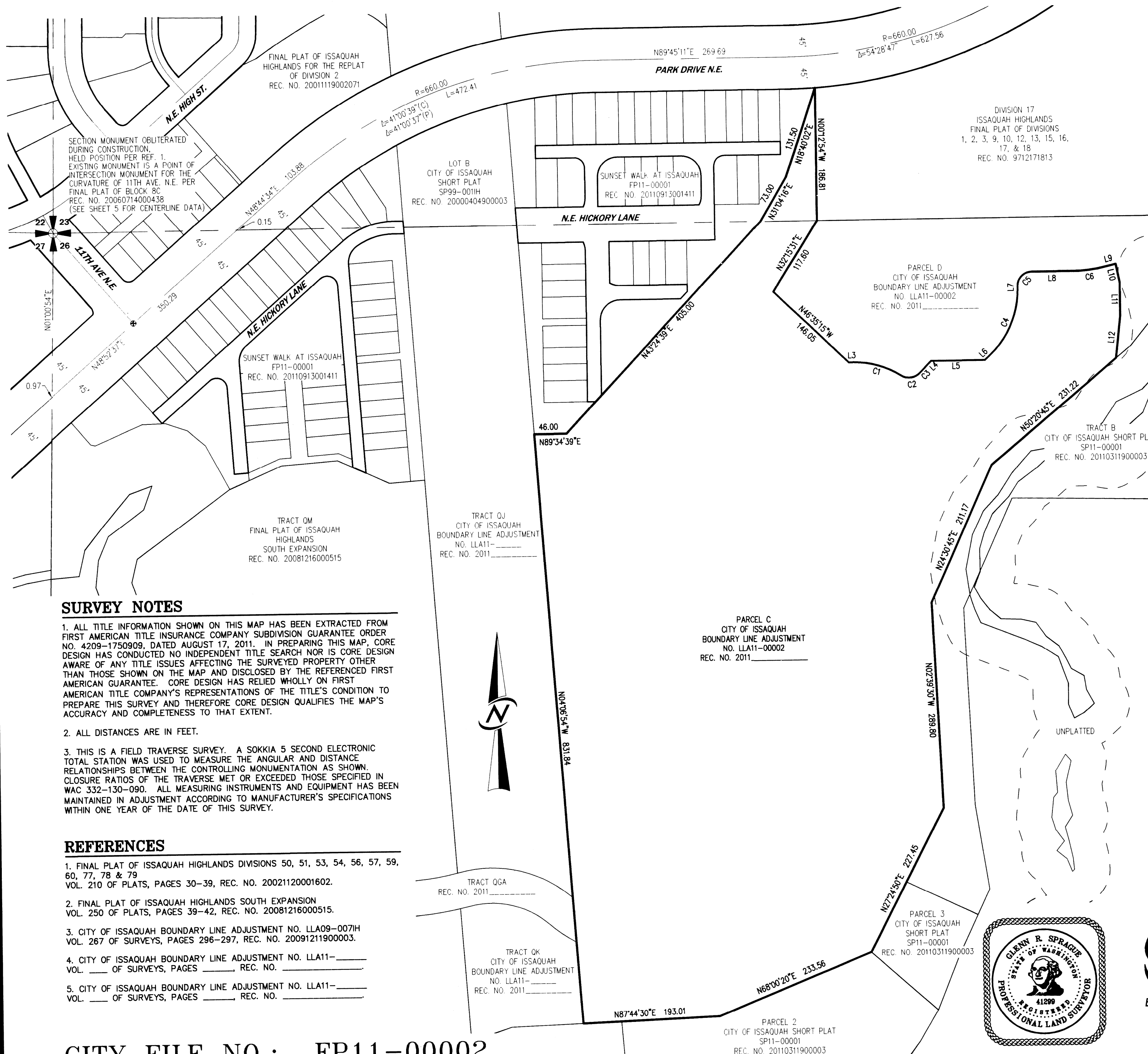
UCi U 6 2011

#911

Parcel C - Forest Ridge 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



SURVEY NOTES

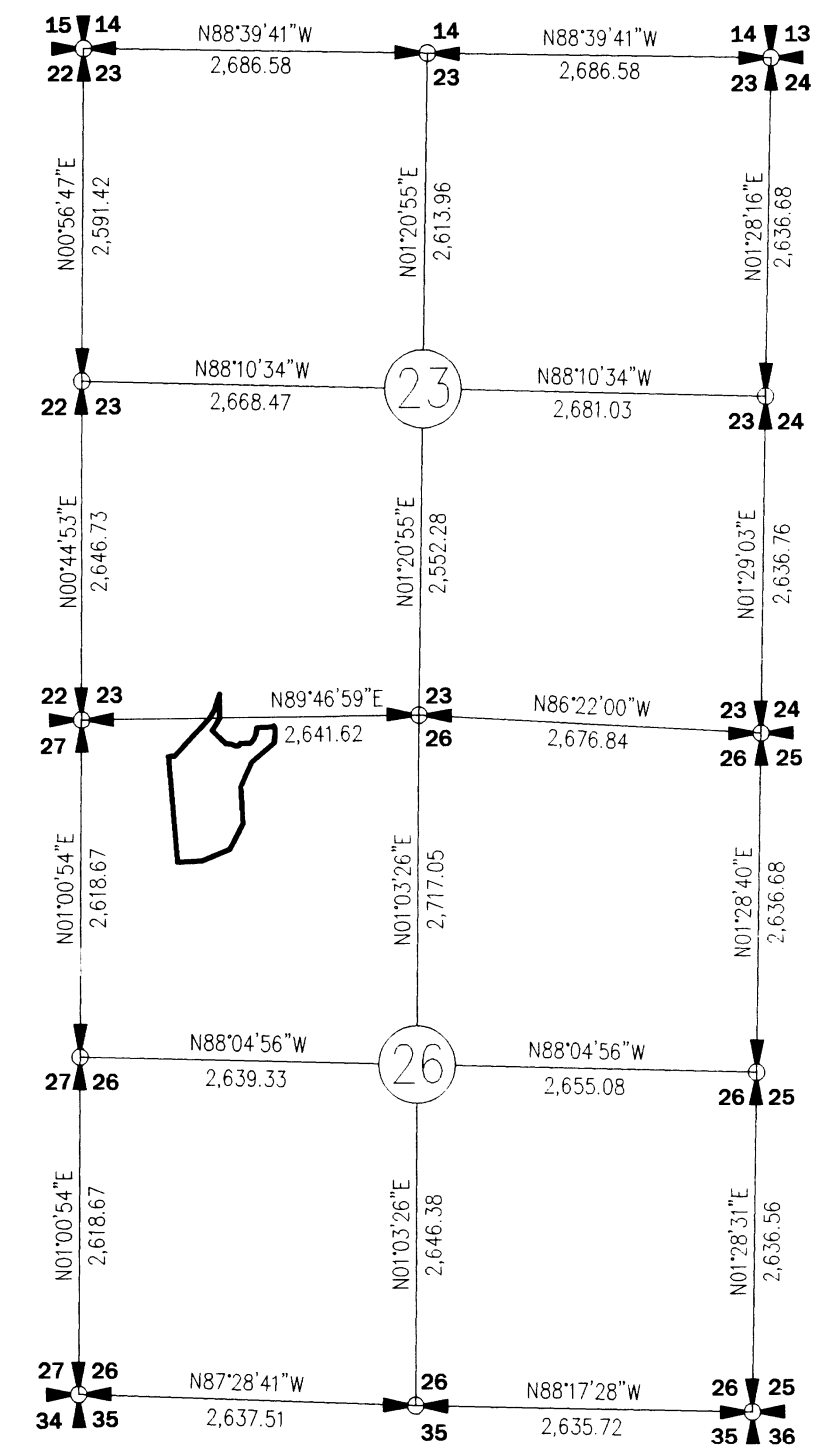
1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 4209-1750909, DATED AUGUST 17, 2011. IN PREPARING THIS MAP, CORE DESIGN HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN AWARE OF ANY TITLE ISSUES AFFECTING 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.

REFERENCES

1. FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 50, 51, 53, 54, 56, 57, 59, 60, 77, 78 & 79
VOL. 210 OF PLATS, PAGES 30-39, REC. NO. 20021120001602.
2. FINAL PLAT OF ISSAQUAH HIGHLANDS SOUTH EXPANSION
VOL. 250 OF PLATS, PAGES 39-42, REC. NO. 20081216000515.
3. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA09-0071H
VOL. 267 OF SURVEYS, PAGES 296-297, REC. NO. 20091211900003.
4. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA11-_____
VOL. ____ OF SURVEYS, PAGES ____, REC. NO. ____.
5. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA11-_____
VOL. ____ OF SURVEYS, PAGES ____, REC. NO. ____.



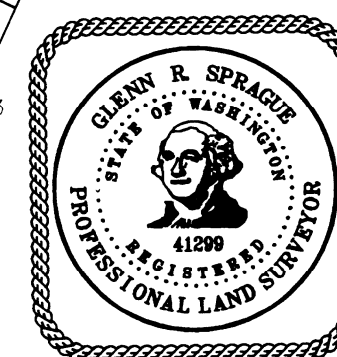
SECTION SUBDIVISION AS SHOWN PER REF. 1

BASIS OF BEARINGS

N89°46'59\"/>

LINE	BEARING	DIST
L3	N89°46'59\"/>	6.82
L4	N45°51'35\"/>	6.31
L5	N89°46'59\"/>	76.40
L6	N45°51'35\"/>	12.60
L7	N00°00'00\"/>	3.68
L8	N89°46'48\"/>	58.35
L9	N76°26'43\"/>	16.93
L10	N11°53'06\"/>	26.74
L11	N00°09'42\"/>	46.89
L12	N06°30'27\"/>	59.43

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	121.50	32°38'37\"/>	69.22
C2	22.00	79°49'52\"/>	30.65
C3	276.50	03°15'50\"/>	15.75
C4	126.50	45°51'35\"/>	101.25
C5	20.00	89°46'48\"/>	31.34
C6	193.00	13°20'05\"/>	44.92



CORE
DESIGN

ENGINEERING · PLANNING · SURVEYING

JOB NO. 10090

SHEET 2 OF 7

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

CITY FILE NO.: FP11-00002

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

GENERAL NOTES

1. NO EXISTING LOT OR TRACT IN THE 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, ALL PRIVATE UTILITY STUB OUTS AND EASEMENTS AS SHOWN HEREON, SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNERS AND/OR ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION.

3. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR THE 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.

4. TRACT A IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, PRIVATE UTILITIES AND PUBLIC PEDESTRIAN ACCESS.. THE IHCA SHALL HAVE THE RIGHT TO ALLOCATE MAINTENANCE COSTS TO THE BENEFITED LOT OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER RECORDING NO. 9704281806 AND AS AMENDED.

5. TRACTS B, C, D, F, G AND K ARE HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE AND PUBLIC AND/OR PRIVATE UTILITIES. THE IHCA SHALL HAVE THE RIGHT TO ALLOCATE MAINTENANCE COSTS TO THE BENEFITED LOT OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER RECORDING NO. 9704281806 AND AS AMENDED.

6. TRACT E IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, PUBLIC AND PRIVATE UTILITIES AND PUBLIC PEDESTRIAN ACCESS. THE IHCA SHALL HAVE THE RIGHT TO ALLOCATE MAINTENANCE COSTS TO THE BENEFITED LOT OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER RECORDING NO. 9704281806 AND AS AMENDED.

7. TRACT I IS HEREBY CONVEYED TO THE CITY OF ISSAQUAH UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, PRIVATE UTILITIES AND CRITICAL AREA (WETLAND BUFFER). ANY AREA WITHIN TRACT I THAT LIES OUTSIDE OF THE CRITICAL AREA BUFFER SHALL BE CONSIDERED CRITICAL AREA.

8. TRACT J IS HEREBY CONVEYED TO THE CITY OF ISSAQUAH UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PUBLIC PEDESTRIAN ACCESS, PUBLIC AND PRIVATE UTILITIES, MULTI PURPOSE TRAIL AND PRIVATE ACCESS TO LOTS 31 AND 32. THE CITY RESERVES THE RIGHT TO USE TRACT J FOR PUBLIC VEHICULAR ACCESS.

9. TRACT L IS HEREBY CONVEYED TO THE OWNERS OF LOTS 84 THROUGH 86 UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE ACCESS AND UTILITIES. THE OWNERS OF SAID LOTS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS AND UTILITY FACILITIES WITHIN SAID TRACT.

10. LOTS 1 THROUGH 14 ARE ALL WITHIN 50' OF A STEEP SLOPE AS IDENTIFIED UNDER CRITICAL AREA STUDY SEP07-002IH THAT HAS SINCE BEEN ELIMINATED THROUGH GRADING ACTIVITIES UNDER PUB09-010H.

11. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES OR CERTAIN FERTILIZERS IS PROHIBITED IN THE 15' BSBL FROM STREAM AND WETLAND BUFFERS; ORGANIC, SLOW-RELEASE FERTILIZERS ARE PERMITTED. THIS RESTRICTION AFFECTS LOTS 40 THROUGH 49 AND 83 THROUGH 86.

12. LOT 86 SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO COLLEGE DRIVE.

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 (4.00 FEET ADJACENT TO ANY ALLEYS) PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS, OVER ALL OF TRACT L AND AS SHOWN ON LOT 86. FURTHER EASEMENTS ARE RESERVED OVER PRIVATE LANDS FOR VAULTS, PEDESTALS AND RELATED FACILITIES ("VAULT EASEMENTS") ADJACENT TO THE 5-FOOT 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. FURTHER, THESE ENTITIES ARE GRANTED AN EASEMENT UNDER AND UPON THE PUBLIC ALLEYS 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.

2. A NON-EXCLUSIVE PUBLIC 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 AND ALLEY AND WOONERF 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. 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.

3. 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 TRACT A, E, F AND L.

4. A PUBLIC STORM DRAIN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON A PORTIONS OF LOT 22, 43 THROUGH 49 AND TRACTS B, D, F AND K AS SHOWN HEREON. 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 PUBLIC WATER EASEMENT OVER AND UPON PORTIONS OF TRACTS E AND F 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. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 1 THROUGH 12 IS FOR THE BENEFIT OF LOTS 1 THROUGH 13 AND PARCEL D, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LL11-00002, RECORDING NO. _____. THE OWNER 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.

EASEMENT PROVISIONS

7. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 15 THROUGH 20 AND TRACT A IS FOR THE BENEFIT OF LOTS 14 THROUGH 19. THE OWNER 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 PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOT 22 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 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 AS SHOWN ON LOT 23 AND TRACT C IS FOR THE BENEFIT OF LOTS 23 AND 24. THE OWNER 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.

10. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 25 THROUGH 28 IS FOR THE BENEFIT OF LOTS 26 THROUGH 29. THE OWNER 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.

11. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOT 30 IS FOR THE BENEFIT OF LOT 31. THE OWNER OF SAID BENEFITED LOT 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.

12. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 33 AND 34 IS FOR THE BENEFIT OF LOTS 33 THROUGH 35. THE OWNER 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.

13. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 37 THROUGH 39 IS FOR THE BENEFIT OF LOTS 36 THROUGH 39. THE OWNER 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.

14. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 41 AND 42 IS FOR THE BENEFIT OF LOTS 40 THROUGH 42. THE OWNER 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.

15. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOT 44 IS FOR THE BENEFIT OF LOTS 43 THROUGH 45. THE OWNER 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.

16. THE ROCKERY EASEMENT AS SHOWN ON LOTS 43 THROUGH 49 IS FOR THE BENEFIT OF SAID LOTS. THE OWNER OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE ROCKERY FACILITY THEY HAVE BENEFIT OF USE.

17. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 47 THROUGH 49 IS FOR THE BENEFIT OF LOTS 46 THROUGH 49 AND 83. THE OWNER 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.

18. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 50 AND 51 IS FOR THE BENEFIT OF LOTS 50 THROUGH 52. THE OWNER 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.

19. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 54 AND 55 IS FOR THE BENEFIT OF LOTS 53 THROUGH 56. THE OWNER 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.

20. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 60 AND 61 IS FOR THE BENEFIT OF LOTS 59 THROUGH 61. THE OWNER 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.

21. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 63 AND 64 IS FOR THE BENEFIT OF LOTS 62 THROUGH 64. THE OWNER 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.

22. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON TRACT E IS FOR THE BENEFIT OF LOTS 65 THROUGH 70. THE OWNER 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.

EASEMENT PROVISIONS

23. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 74 THROUGH 78 AND TRACT E IS FOR THE BENEFIT OF LOTS 71 THROUGH 79. THE OWNER 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.

24. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 84 AND 85 AND TRACTS K AND L IS FOR THE BENEFIT OF LOTS 84 THROUGH 86. THE OWNER 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.

25. THE PRIVATE UTILITY EASEMENT AS SHOWN ON TRACT K IS FOR THE BENEFIT OF LOTS 85 THROUGH 86. THE OWNER OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE UTILITY 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.

26. THE PRIVATE SEWER EASEMENT AS SHOWN ON LOTS 3 AND 4 IS FOR THE BENEFIT OF LOTS 3 AND 4. 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.

27. THE PRIVATE SEWER EASEMENT AS SHOWN ON LOT 6 IS FOR THE BENEFIT OF LOT 5. 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.

28. THE PRIVATE SEWER EASEMENT AS SHOWN ON LOTS 6 AND 7 IS FOR THE BENEFIT OF LOTS 6 AND 7. 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.

29. THE PRIVATE SEWER EASEMENT AS SHOWN ON LOT 10 IS FOR THE BENEFIT OF LOT 9. 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.

30. THE PRIVATE SEWER EASEMENT AS SHOWN ON LOT 11 IS FOR THE BENEFIT OF LOT 10. 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.

31. THE PRIVATE SEWER EASEMENT AS SHOWN ON LOTS 11 AND 12 IS FOR THE BENEFIT OF LOTS 11 AND 12. 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.

32. THE PRIVATE SEWER EASEMENT AS SHOWN ON LOT 12 IS FOR THE BENEFIT OF LOT 13. 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.

33. THE PRIVATE SEWER EASEMENT AS SHOWN ON TRACT A IS FOR THE BENEFIT OF LOT 14. 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.

34. THE PRIVATE SEWER EASEMENT AS SHOWN ON LOTS 16 AND 17 IS FOR THE BENEFIT OF LOTS 16 AND 17. 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.

35. THE PRIVATE SEWER EASEMENT AS SHOWN ON LOT 17 IS FOR THE BENEFIT OF LOT 18. 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.

(CONTINUED ON SHEET 7)



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ENGINEERING • PLANNING • SURVEYING

JOB NO. 10090

SHEET 3 OF 7

CITY FILE NO.: FP11-00002

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

BUILDING SETBACK LINE

LINE	BEARING	DISTANCE
L26	N19°04'18"W	24.27
L27	N08°27'26"W	38.24
L28	N11°40'59"E	49.28
L29	N25°44'12"E	37.01
L30	N43°09'57"E	24.58
L31	N33°24'41"E	31.18
L32	N41°45'41"E	40.95
L33	N81°11'00"E	35.13
L34	N70°08'37"E	25.90
L35	N49°22'17"E	5.37
L36	N34°13'45"E	26.63
L37	N64°59'11"E	27.90
L38	N42°57'36"E	6.53
L39	N27°32'43"E	12.36
L40	N05°49'12"E	17.56
L41	N12°38'29"W	35.49
L42	N19°55'36"W	24.14

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C58	65.00	10°36'52"	12.04
C59	65.00	20°08'25"	22.85
C60	65.00	14°03'13"	15.94
C61	65.00	17°25'45"	19.77
C62	65.00	08°21'00"	9.47
C63	65.00	39°25'19"	44.72
C64	65.00	30°45'25"	34.89
C65	65.00	26°25'53"	29.99

SUNSET WALK AT ISSAQUAH
FP11-00001
REC. NO. 20110913001411

PARCEL D
CITY OF ISSAQUAH
BOUNDARY LINE ADJUSTMENT
NO. 11A11-00002
REC. NO. 2011

COLLEGE DRIVE

50' BUFFER

NF-23 WETLAND

DETAIL A

LINE	BEARING	DISTANCE
L1	N89°46'59"E	6.82
L2	N45°51'35"E	6.31
L3	N45°51'35"E	12.60
L4	N89°46'59"E	18.39
L5	N76°26'43"E	16.93
L6	N46°35'21"W	12.05
L10	N83°14'21"E	1.35
L11	N12°12'49"W	1.35
L12	N67°10'43"W	2.72
L13	N67°10'43"W	2.69
L14	N00°13'12"W	19.28

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	22.00	79°49'52"	30.65
C2	276.50	03°15'50"	15.75
C3	20.00	89°46'48"	31.34
C6	30.00	72°11'27"	33.80
C7	34.00	10°11'54"	6.05
C10	121.50	07°32'00"	15.98
C11	221.50	05°34'33"	21.56
C12	221.50	03°15'51"	12.62
C27	223.50	01°59'35"	7.77
C28	126.50	00°24'48"	0.91
C29	126.50	08°09'35"	18.02
C30	126.50	18°48'52"	41.54
C31	45.00	103°27'45"	81.26
C32	45.00	66°19'33"	52.09
C33	45.00	37°08'12"	29.17

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C34	27.00	103°27'45"	48.76
C35	155.00	09°34'44"	25.91
C36	10.00	72°11'28"	12.60
C37	43.00	10°11'54"	7.65
C38	178.50	02°09'27"	6.72
C39	178.50	00°15'57"	0.83
C50	276.50	07°22'01"	35.55
C51	276.50	01°54'08"	9.18
C52	25.00	10°11'54"	4.45
C53	43.00	17°16'23"	12.96
C54	43.00	29°29'32"	22.13
C55	43.00	46°45'55"	35.10
C56	78.50	35°43'47"	48.95
C57	6.00	90°00'00"	9.42

SEE SHEET 5 FOR CONTINUATION

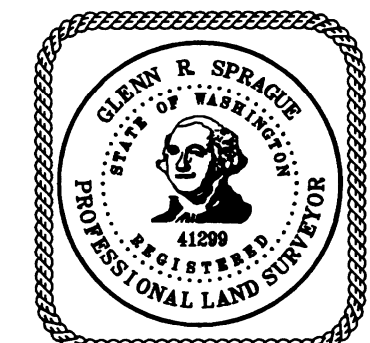
AREAS

ENTIRE SITE	±548,101 S.F.	(±12.58 ACRES)
DEDICATED RIGHT-OF-WAY	±120,199 S.F.	(±2.75 ACRES)
LOTS	±317,840 S.F.	(±7.30 ACRES)
TRACTS	±110,062 S.F.	(±2.53 ACRES)

LEGEND

- ⊕ MONUMENT PER CITY OF ISSAQUAH STANDARDS
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 41299" AT CORNER
- FOUND REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 41299" AT CORNER
- ✱ SET TACK IN LEAD WITH WASHER STAMPED "CORE 41299" IN LIEU OF FRONT CORNER AT ALL POINTS ALONG PUBLIC RIGHT-OF-WAY, 8.75' OFFSET FOR ROADS AND 0.50' OFFSET FOR THE ALLEY (UNLESS SHOWN OTHERWISE)
- ⓧ SEE GENERAL NOTE, AS INDICATED, ON SHEET 3

SCALE: 1" = 50'



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ENGINEERING · PLANNING · SURVEYING

JOB NO. 10090

SHEET 4 OF 7

CITY FILE NO.: FP11-00002

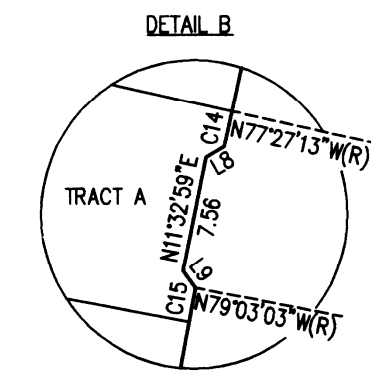
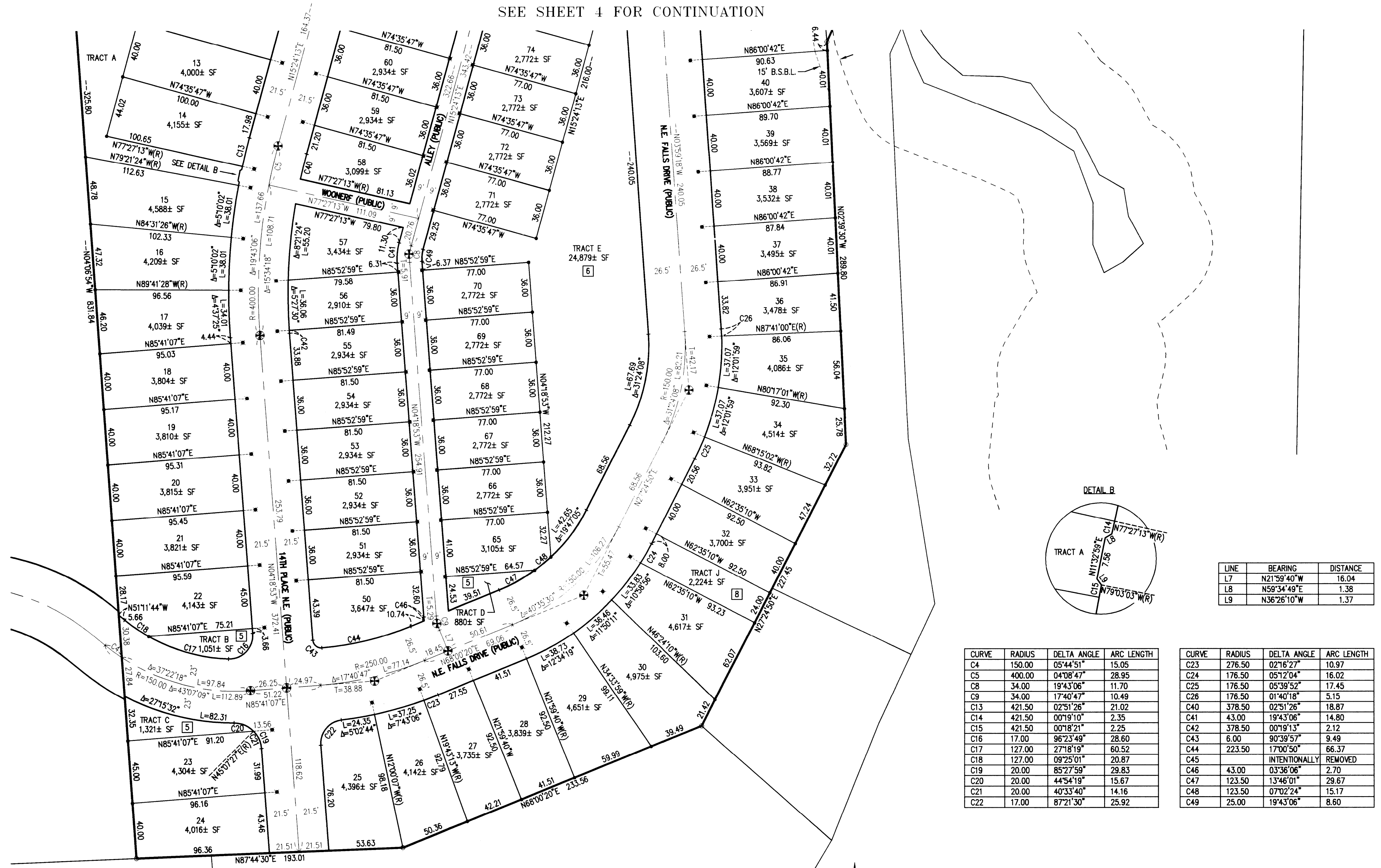
Forest Ridge at Issaquah Highlands

(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 4 FOR CONTINUATION



LINE	BEARING	DISTANCE
L7	N21°59'40"W	16.04
L8	N59°34'49"E	1.38
L9	N36°26'10"W	1.37

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C4	150.00	05°44'51"	15.05
C5	400.00	04°08'47"	28.95
C8	34.00	19°43'06"	11.70
C9	34.00	17°40'47"	10.49
C13	421.50	02°51'26"	21.02
C14	421.50	00°19'10"	2.35
C15	421.50	00°18'21"	2.25
C16	17.00	96°23'49"	28.60
C17	127.00	27°18'19"	60.52
C18	127.00	09°25'01"	20.87
C19	20.00	85°27'59"	29.83
C20	20.00	44°54'19"	15.67
C21	20.00	40°33'40"	14.16
C22	17.00	87°21'30"	25.92

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C23	276.50	02°16'27"	10.97
C24	176.50	05°12'04"	16.02
C25	176.50	05°39'52"	17.45
C26	176.50	01°40'18"	5.15
C40	378.50	02°51'26"	18.87
C41	43.00	19°43'06"	14.80
C42	378.50	00°19'13"	2.12
C43	6.00	90°39'57"	9.49
C44	223.50	17°00'50"	66.37
C45		INTENTIONALLY REMOVED	
C46	43.00	03°36'06"	2.70
C47	123.50	13°46'01"	29.67
C48	123.50	07°02'24"	15.17
C49	25.00	19°43'06"	8.60

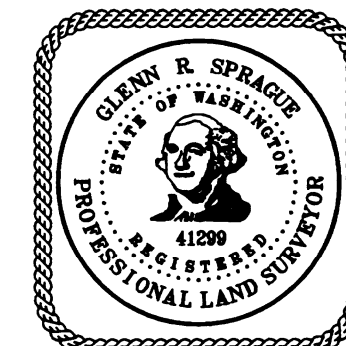
AREAS

ENTIRE SITE	±548,101 S.F.	(±12.58 ACRES)
DEDICATED RIGHT-OF-WAY	±120,199 S.F.	(±2.75 ACRES)
LOTS	±317,840 S.F.	(±7.30 ACRES)
TRACTS	±110,062 S.F.	(±2.53 ACRES)

LEGEND

- ⊕ MONUMENT PER CITY OF ISSAQUAH STANDARDS
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 41299" AT CORNER
- FOUND REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 41299" AT CORNER
- ✱ SET TACK IN LEAD WITH WASHER STAMPED "CORE 41299" IN LIEU OF FRONT CORNER AT ALL POINTS ALONG PUBLIC RIGHT-OF-WAY, 8.75' OFFSET FOR ROADS AND 0.50' OFFSET FOR THE ALLEY (UNLESS SHOWN OTHERWISE)
- ⓧ SEE GENERAL NOTE, AS INDICATED, ON SHEET 3

SCALE: 1" = 50'



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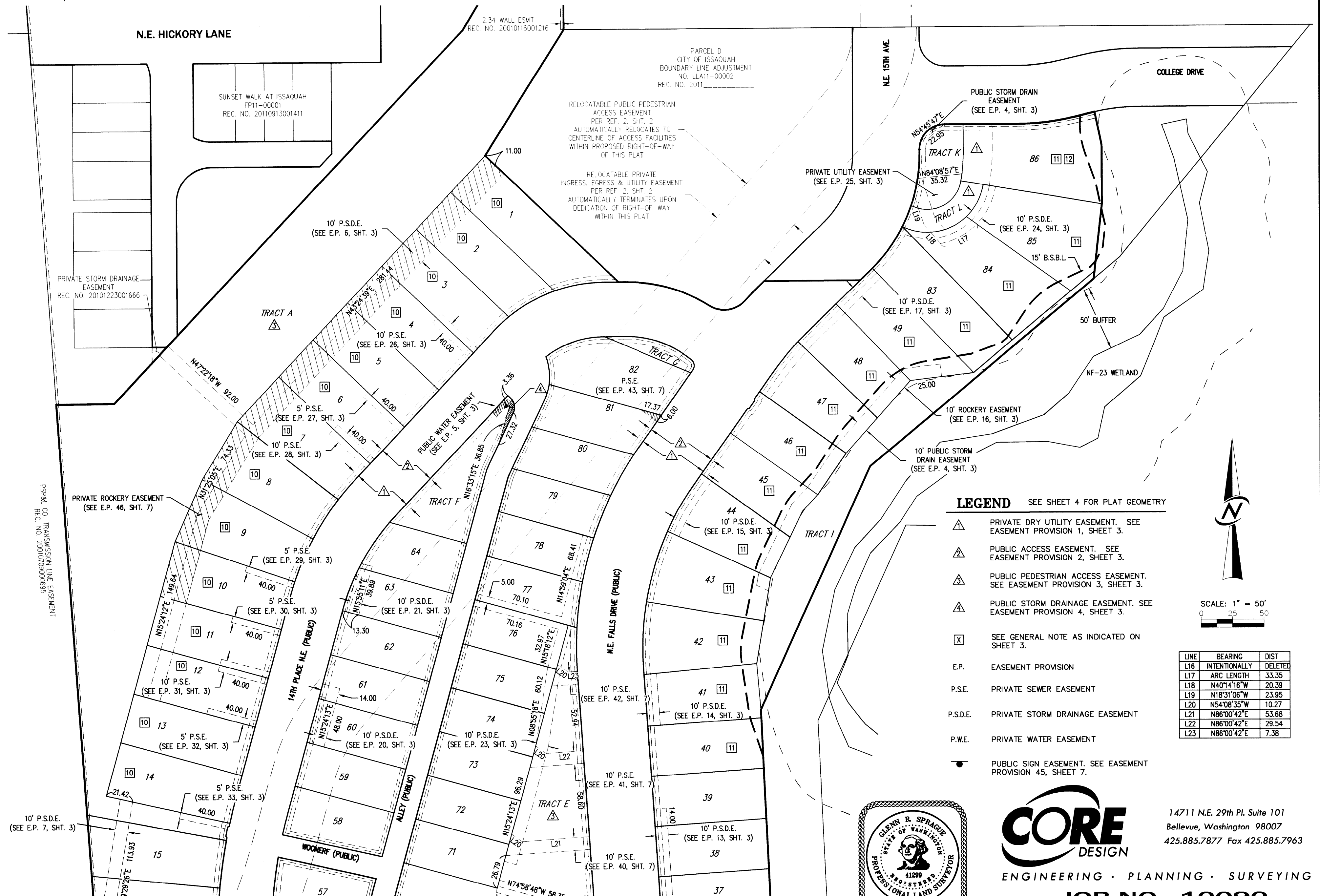
JOB NO. 10090

SHEET 5 OF 7

CITY FILE NO.: FP11-00002

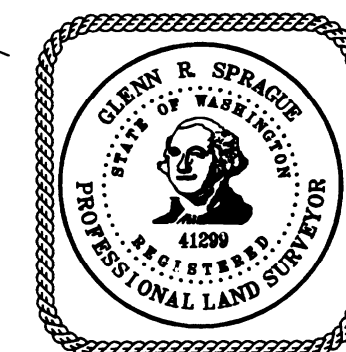
Forest Ridge at Issaquah Highlands (PARCEL C)

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



CITY FILE NO.: FP11-00002

SEE SHEET 7 FOR CONTINUATION



CORE
DESIGN

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SHEET 6 OF 7

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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.



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SHEET 7 OF 7

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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