

FPOZ-002IH

PORTIONS OF THE SOUTHEAST 1/4 OF SECTION 23, THE SOUTHWEST 1/4 OF SECTION 24,
THE NORTHWEST 1/4 OF SECTION 25 AND THE NORTHEAST 1/4 OF SECTION 26,
ALL IN TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

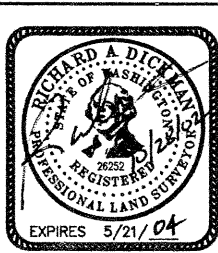
FINAL PLAT OF ISSAQUAH HIGHLANDS
DIVISIONS 50, 51, 53, 54, 56, 57, 59, 60, 76, 77, 78 AND 79
(BEING A REPLAT OF TRACTS JJ AND BBB AND FOR OTHER
UNPLATTED LANDS SITUATED IN A PORTION OF SECTION 26)
PORTIONS OF THE SOUTHEAST 1/4 OF SECTION 23, THE SOUTHWEST 1/4 OF SECTION 24,
THE NORTHWEST 1/4 OF SECTION 25 AND THE NORTHEAST 1/4 OF SECTION 26,
ALL IN TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

NOTES AND RESTRICTIONS

1. ALL MONUMENTS DELINEATED AS FOUND WERE FIELD VISITED AS STATED.
2. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING 3 AND 5 SECOND ELECTRONIC THEODOLITES WITH INTEGRAL ELECTRONIC DISTANCE MEASURING UNITS. THE LINEAR AND ANGULAR CLOSURE OF THE TRAVERSE MET OR EXCEEDED THE STANDARDS OF W.A.C. 332-130-090.
3. UPON DEVELOPMENT OF TRACTS IN THIS FINAL PLAT WHICH ARE SHOWN FOR FUTURE DEVELOPMENT, ANY APPLICANT FOR DEVELOPMENT SHALL ADOPT TESTING STANDARDS THAT VERIFY THAT THE LOW I/I DESIGN VALUES ARE ACHIEVED, TEST MANHOLES AND SIDE SEWERS, AND LOCATE SEWERS IN AREAS THAT DO NOT ENCOURAGE INFLOW.
4. NO FUTURE LOT OR PORTION OF A FUTURE LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE ZONING IN WHICH LOCATED.
5. ALL PRIVATE UTILITY STUB-OUTS AND EASEMENTS AS SHOWN SHALL BE PRIVATELY OWNED AND MAINTAINED BY EITHER THE LOT OWNER OR THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION, AND A USE AND MAINTENANCE AGREEMENT WILL BE DETERMINED AND CREATED BY SEPARATE DOCUMENT AFTER THE RECORDING OF THIS PLAT.
6. FUTURE FOUNDATIONS OF ANY STRUCTURES MAY NOT EXTEND BEYOND THE BUILDING SETBACK LINES (B.S.B.L.), EXCEPT MINOR STRUCTURAL INTRUSIONS MAY BE PERMITTED AS DEFINED IN THE ISSAQUAH HIGHLANDS CRITICAL AREA DEVELOPMENT STANDARDS UPON APPROVAL OF THE CITY OF ISSAQUAH.
7. STRUCTURES, OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OVERHANGS) SHALL NOT BE PERMITTED WITHIN THE ACCESS EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON AND DEDICATED TO THE CITY.
8. 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.
9. A SCHOOL MITIGATION PAYMENT IN THE AMOUNT OF ONE THOUSAND THREE HUNDRED NINETY-SIX AND NO/100 DOLLARS (\$1,396.00) PER SINGLE FAMILY DWELLING UNIT OR FIVE HUNDRED SEVENTY THREE AND NO/100 DOLLARS (\$573.00) PER MULTI-FAMILY DWELLING UNIT, SHALL BE PAID TO ISSAQUAH HIGHLANDS SCHOOL DISTRICT NO. 411 AT TIME THE BUILDING PERMIT FOR EACH DWELLING UNIT IN THE PLAT IS ISSUED.
10. THIS PLAT IS SUBJECT TO AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER A.F.N. 9508160202 (SCHOOL MITIGATION AGREEMENT REGARDING THE GRAND RIDGE URBAN PLANNED DEVELOPMENT).
11. DIVISIONS 50, 51, 53, 54, 56, 57, 60 AND 76 THROUGH 79 WILL BE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS EITHER FOR THE RESIDENTIAL PROPERTIES (SINGLE FAMILY / CONDOMINIUMS) AS FILED UNDER KING COUNTY RECORDING NO. 9704281806 AND AS MODIFIED BY ADDENDA'S; OR THE COMMERCIAL AND MULTI-FAMILY (RENTAL) PROPERTIES AS FILED UNDER KING COUNTY RECORDING NO. 9712190670 AND AS MODIFIED BY ADDENDA'S, DEPENDING ON THE USES ACTUALLY DEVELOPED IN THOSE DIVISIONS.
12. THIS PLAT IS SUBJECT TO THE "DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR ISSAQUAH HIGHLANDS" RECORDED UNDER A.F.N. 9704281807 AND AS AMENDED.
13. THIS PLAT IS SUBJECT TO AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN DOCUMENT RECORDED UNDER A.F.N. 9606180756 (RECORDED TO GIVE NOTICE OF THE JOINT AGREEMENT INCLUDING THE EASTERN ACCESS COVENANTS [THREE-PARTY]). AND AS MODIFIED.
14. THIS PLAT IS SUBJECT TO AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN DOCUMENT RECORDED UNDER A.F.N. 9606251228 (RECORDED TO GIVE NOTICE OF THE ANNEXATION AND DEVELOPMENT AGREEMENT [TWO-PARTY]). AND AS MODIFIED BY INSTRUMENTS FILED UNDER RECORDING NO. 9805110405 AND 20020118001733.
15. THIS PLAT IS SUBJECT TO THE AGREEMENT AND ITS TERMS AND CONDITIONS BY AND BETWEEN THE GRAND RIDGE PARTNERSHIP AND SUMMIT COMMUNICATIONS REGARDING AN EASEMENT AGREEMENT FOR CABLE TELEVISION SERVICE AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9709091546.
16. THIS PLAT IS SUBJECT TO TERM DEED OF DEVELOPMENT RIGHTS, CONSERVATION AND TRAIL EASEMENT COVENANTS, OBLIGATIONS AND CONDITIONS, BY AND BETWEEN THE GRAND RIDGE PARTNERSHIP AND KING COUNTY, AS DISCLOSED BY INSTRUMENTS FILED UNDER RECORDING NO. 9612030696 AND AS AMENDED.
17. TRACT 'DD' IS A CRITICAL AREA TRACT TO BE OWNED AND MAINTAINED BY THE GRAND RIDGE PARTNERSHIP TO BE DEDICATED AT A LATER DATE.
18. NOTES, CONDITIONS, PROVISIONS, COVENANTS AND/OR RESTRICTIONS AS DISCLOSED ON THE FACE OF THIS PLAT SHALL SUPERCEDE AND NEGATE ANY AND ALL NOTES, CONDITIONS, PROVISIONS, COVENANTS AND/OR RESTRICTIONS, IF ANY, AS DELINEATED ON THE FACE OF THE FOLLOWING DOCUMENTS: THE RECORD OF SURVEY FILED UNDER RECORDING NO. 9512119005, LOT LINE ADJUSTMENT GRLLA 97-001 (REV) AS FILED UNDER RECORDING NO. 9704289013 AND AS AMENDED, LOT LINE ADJUSTMENT GRLLA 98-001 AS FILED UNDER RECORDING NO. 9805299008, FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 28 THROUGH 33, 35 THROUGH 48, 52, 80, 81, 86 AND 87 AS FILED IN VOLUME 203 OF PLATS, PAGES 24 THROUGH 37 UNDER RECORDING NO. 20011128000868, AND FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISION 55 AS FILED IN VOLUME 203 OF PLATS, PAGES 38 THROUGH 44 UNDER RECORDING NO. 20011128000869.

NOTES AND RESTRICTIONS (CONT)

19. TRACT 'CX' IS HEREBY CONVEYED TO THE CITY OF ISSAQUAH, UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF CITY PARK.
20. TRACTS 'CD' AND 'CM' IS SUBJECT TO AN EASEMENT 30.00 FEET IN WIDTH, AND ITS TERMS AND CONDITIONS THEREOF, TO THE BENEFIT OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, FOR THE PURPOSE OF BURIED TELECOMMUNICATION LINES, ITS HEIRS AND SUCCESSORS, AS DISCLOSED BY INSTRUMENT FILED UNDER AUDITOR'S FILE NO. 3864377 AND AS AMENDED BY INSTRUMENT FILED UNDER RECORDING NO. 7306120606, AND AS PLOTTED HEREON.
21. TRACT 'CD' IS SUBJECT TO AN EASEMENT 20.00 FEET IN WIDTH, AND ITS TERMS AND CONDITIONS THEREOF, TO THE BENEFIT OF PACIFIC NORTHWEST BELL TELEPHONE COMPANY, ITS HEIRS AND SUCCESSORS, FOR THE PURPOSE OF BURIED TELECOMMUNICATION LINKS, AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 8804220928, AND AS PLOTTED HEREON.
22. TRACT 'EF' IS SUBJECT TO AN EASEMENT AND RIGHT OF WAY 150 FEET IN WIDTH, AND ITS TERMS AND CONDITIONS, TO THE BENEFIT OF THE UNITED STATES OF AMERICA, FOR THE PURPOSE OF ELECTRICAL TRANSMISSION LINES AND ACCESS ROAD, AS DISCLOSED BY INSTRUMENT FILED UNDER AUDITOR'S FILE NO. 4799833, AND AS PLOTTED HEREON.
23. TRACT 'CD' AND 'EF' ARE OWNED AND MAINTAINED BY THE GRAND RIDGE PARTNERSHIP FOR THE PURPOSE OF FUTURE DEVELOPMENT AND/OR OPEN SPACE.
24. TRACTS 'DA', 'EC', AND 'ED' ARE FOR THE PURPOSE OF OPEN SPACE AND ARE OWNED AND MAINTAINED BY THE GRAND RIDGE PARTNERSHIP, WHICH MAY BE DEDICATED TO ANOTHER ENTITY IN THE FUTURE.
25. TRACTS 'CF' AND 'CG' ARE HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PEDESTRIAN ACCESS, OPEN SPACE AND PARK. TRAILS AND/OR SIDEWALK AND LANDSCAPING TO BE MAINTAINED BY IHCA TOGETHER WITH THE RIGHT OF THE IHCA TO DETERMINE THE DISTRIBUTION OF MAINTENANCE COSTS TO DIVISION 50 LOT OWNERS AND OTHER ADJACENT PROPERTIES AS PERMITTED IN THE DECLARATION OF COVENANT, CONDITIONS AND RESTRICTION UNDER RECORDING NO. 9704281806 AND AS AMENDED.
26. TRACT 'CM' AND 'CZ' ARE HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PUBLIC PEDESTRIAN ACCESS TRAILS AND OPEN SPACE. MAINTENANCE OF SAID TRACTS SHALL BE MAINTAINED BY THE IHCA.
27. TRACT 'CQ' IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PUBLIC PEDESTRIAN ACCESS AND OPEN SPACE. LANDSCAPING AND MAINTENANCE OF SAID TRACT SHALL BE MAINTAINED BY SAME.
28. TRACTS 'EA' AND 'EB' ARE OWNED AND MAINTAINED BY THE GRAND RIDGE PARTNERSHIP FOR THE PURPOSE OF FUTURE PUBLIC ROADS AND UTILITIES. SAID TRACTS SHALL BE DEDICATED TO THE CITY OF ISSAQUAH AT A LATER DATE.
29. TRACT 'CD' CONTAIN PORTIONS OF REGULATED WETLAND AREAS. THIS TRACT WILL BE FURTHER SUBDIVIDED THROUGH FUTURE SUBDIVISIONS. THROUGH THE FUTURE SUBDIVISIONS, FURTHER REVIEW UNDER THE ISSAQUAH HIGHLANDS CRITICAL AREA STANDARDS SHALL OCCUR, INCLUDING THE BUFFER AND SETBACK REQUIREMENTS OF APPENDIX 'E' OF THE TWO PARTY AGREEMENT, UNLESS SUCH REQUIREMENTS ARE MODIFIED PURSUANT TO SAID APPENDIX 'E'.
30. DIVISION 60, TRACTS 'CD', 'CR', 'CS', 'EA', 'EE' AND 'EF' ENCOMPASS PORTIONS OF A COAL MINE HAZARD AREA. ALL DEVELOPMENT IN THE HAZARD AREA SHALL ADHERE TO AND BE CONSISTENT WITH THE AMENDED (AM00-015H) APPENDIX B - PART 4, SUPPLEMENTAL DEVELOPMENT MITIGATION ZONES 1, 2, AND 3, OR AS SUBSEQUENTLY MODIFIED. A NOTICE OF RISK AND CITY WAIVER FORM MUST BE EXECUTED OR BE ON FILE FOR ALL TRACTS OR DIVISION WITHIN THE COAL MINE HAZARD AREA PRIOR TO THE ISSUANCE OF ANY DEVELOPMENT PERMIT.
31. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES, OR NON-ORGANIC, NON-SLOW RELEASE FERTILIZERS IS PROHIBITED IN THE 15 FOOT BUILDING SETBACK AREA FROM STREAM AND WETLAND BUFFERS IN DIVISIONS 78 AND 79 AND TRACTS 'CD', 'DA' AND 'EF' AND LOTS 1-8 DIVISION 59 WHICH DISCHARGE WATER DIRECTLY IN TO ADJACENT WETLANDS.
32. TRACTS 'EE', DIVISIONS 53, 54, 60, 77, 78 AND 79 ARE OWNED AND MAINTAINED BY THE GRAND RIDGE PARTNERSHIP FOR THE PURPOSE OF FUTURE DEVELOPMENT.
33. CERTAIN CONDITIONS OF THE PRELIMINARY PLAT, PP01-004H WILL APPLY TO FUTURE PLATS, SITE DEVELOPMENT PERMITS AND UTILITY PERMITS WITHIN THIS FINAL PLAT.
34. TRACTS 'CR', 'CS' AND 'CT' ARE OWNED AND MAINTAINED BY THE GRAND RIDGE PARTNERSHIP FOR THE PURPOSE OF PUBLIC PEDESTRIAN ACCESS TRAILS AND UTILITIES MAINTENANCE OF SAID TRACTS SHALL BE MAINTAINED BY THE OWNERSHIP OF SAID TRACTS.
35. WHERE DIFFERENCES IN GEOMETRY ARE EVIDENT, RIGHT OF WAY LINES SHOWN ON THIS FINAL PLAT SUPERCEDE COMMON RIGHT OF WAY LINES DEFINED BY PREVIOUSLY RECORDED FINAL PLATS, DUE TO COMPUTED ROUNDING ERRORS.



**DAVID EVANS
AND ASSOCIATES INC.**
415 - 118th Avenue SE
Bellevue Washington 98005-3518
Phone: 425.519.6500

SHEET **2** OF **10**

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VOL./PAGE

PORTIONS OF THE SOUTHEAST 1/4 OF SECTION 23, THE SOUTHWEST 1/4 OF SECTION 24,
THE NORTHWEST 1/4 OF SECTION 25 AND THE NORTHEAST 1/4 OF SECTION 26,
ALL IN TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SECTION SUBDIVISION PER OSTERGAARD-ROBINSON AND ASSOCIATES (OR)
RECORD OF SURVEY RECORDED IN VOLUME 106 OF SURVEYS, PAGES 237A-H.
THE WEST LINE OF SAID SECTION 26 AMENDED BY RECORD OF SURVEY
RECORDED IN VOLUME 142 OF SURVEYS, PAGES 88 AND 88A, RECORDS OF
KING COUNTY, WASHINGTON.

1. A PRIVATE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY, QWEST, SUMMIT COMMUNICATION, INC., GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON A 5.00 FOOT WIDE STRIP OF PRIVATE LAND AS SHOWN ON SHEET 6 THROUGH 10 HEREON. FURTHER EASEMENTS ARE RESERVED OVER PRIVATE LANDS FOR VAULTS, PEDESTALS AND RELATED FACILITIES ("VAULT EASEMENTS") ADJACENT TO THE 5-FOOT WIDE UTILITY EASEMENTS RESERVED IN THE PRECEDING SENTENCE AS FOLLOWS:

(a) THE VAULT EASEMENTS MAY OCCUPY UP TO AN ADDITIONAL 5-FEET IN WIDTH (FOR A TOTAL WIDTH OF 10 FEET) WITH THE LENGTH OF EACH VAULT EASEMENT AS NEEDED TO LOCATE, OPERATE, AND REPAIR THE FACILITY; (b) THE NUMBER AND LOCATION OF VAULT EASEMENTS WILL BE "AS INSTALLED" DURING THE UTILITY'S INITIAL INSTALLATION OF FACILITIES; AND (c) ALL PRIVATE LAND THAT DOES NOT HAVE VAULT, PEDESTALS OR RELATED FACILITIES INSTALLED ON IT IS RELEASED AUTOMATICALLY FROM THE VAULT EASEMENTS UPON FINAL COMPLETION OF THE INITIAL INSTALLATION OF SUCH FACILITIES WITHIN THIS PLAT. THE 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, TELECOMMUNICATIONS, DATA TRANSMISSION, AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. FURTHER, THESE ENTITIES ARE GRANTED AN EASEMENT UNDER AND UPON THE PUBLIC STREETS DEDICATED FOR THE SAME UTILITY PURPOSES DESCRIBED ABOVE, SUBJECT TO ANY APPLICABLE CITY REGULATIONS OR FRANCHISE REQUIREMENTS. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE, CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION USES SHALL BE PLACED OR PERMITTED TO BE PLACED WITHIN THIS EASEMENT UNLESS THE SAME SHALL BE UNDERGROUND. NO PERMANENT STRUCTURE SHALL BE PLACED WITHIN THE EASEMENTS WITHOUT PERMISSION FROM EASEMENT OWNERS. THIS EASEMENT SUPERSEDES ALL UTILITY EASEMENTS OVER THE ABOVE DESCRIBED LANDS CREATED FOR THE SAME PURPOSE THEREOF, AS ESTABLISHED BY PRIOR ISSAQUAH HIGHLANDS FINAL PLAT(S).

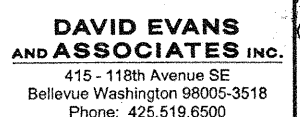
2. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH, UNDER AND UPON ALL PUBLIC STREETS, WHICH ARE HEREIN DEDICATED AND UPON THE PUBLIC EASEMENTS SHOWN ON THE PLAT AND DESCRIBED HEREIN FOR UTILITIES, WATER LINES, SANITARY SEWER, AND STORM DRAINAGE. THE CITY OF ISSAQUAH SHALL HAVE THE RIGHT TO CONSTRUCT, MAINTAIN, REPLACE, REPAIR AND OPERATE WATER LINES, SANITARY SEWER LINES, AND STORM DRAINAGE LINES AND APPURTENANCES WITHIN AND TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR SAID EASEMENTS, EXCEPT THAT ROCKERIES, WALKWAYS, AND RETAINING WALLS MAY BE CONSTRUCTED WITHIN EASEMENTS OVER PRIVATE PROPERTY WITH PRIOR APPROVAL OF THE CITY OF ISSAQUAH.

3. A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON A 2.00 FOOT WIDE STRIP OF PRIVATE LAND LYING PARALLEL WITH AND ADJACENT TO ALL STREET FRONTAGE (i.e. THE OUTER 2' OF THE 5.00 FOOT WIDE EASEMENT CREATED IN PARAGRAPH 1 ABOVE) AND TOGETHER WITH ADJOINING 2 FEET FROM THE BACK EDGE OF THE SIDEWALK EASEMENT AS SHOWN ON SHEET 7 AND 9. 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. 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.

4. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE BENEFITED LOT OWNER(S), UNDER AND UPON ALL LOTS AND TRACTS FOR PRIVATE EASEMENTS AS SHOWN ON SHEETS 6 THROUGH 10. (REFER TO NOTE 5 ON SHEET 2 OF 10)

5. ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) GRANTS TO LOTS 12 THROUGH 33, DIVISION 50, A NON-EXCLUSIVE 5' WIDE PRIVATE WATER LINE UTILITY EASEMENT FOR THE PURPOSE OF ACCESS, REPAIR, REPLACEMENT, CONSTRUCTION AND MAINTENANCE OF WATER LINES. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION AND SHALL INDEMNIFY THE OWNER FOR ANY DAMAGE OR LOSS.

6. ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) GRANTS TO THE CITY OF ISSAQUAH, ITS HEIRS AND SUCCESSORS, EASEMENTS, OVER, UNDER THROUGH AND ACROSS PORTIONS OF TRACT CZ, AS SHOWN ON SHEETS 8 AND 10 OF 10 HEREON, FOR THE ACCESS, REPAIR, REPLACEMENT, CONSTRUCTION AND MAINTENANCE OF DOMESTIC WATER PRESSURE REDUCING STATION AND DRAIN LINES. SAID CITY SHALL RESTORE THE EASEMENT AREAS AS NEARLY AS POSSIBLE TO ITS ORIGINAL CONDITION AT TIME OF DISTURBANCE, AND SHALL INDEMNIFY THE OWNER FOR ANY DAMAGE OR LOSS.



SHEET 3 OF 10

PORTIONS OF THE SOUTHEAST 1/4 OF SECTION 23, THE SOUTHWEST 1/4 OF SECTION 24,
THE NORTHWEST 1/4 OF SECTION 25 AND THE NORTHEAST 1/4 OF SECTION 26,
ALL IN TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

PARCEL RD ARD:

TRACT JJ OF THE FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 28-33, 35-48, 52, 80, 81, 86 AND 87, ACCORDING TO PLAT RECORDED NOVEMBER 28, 2001 IN VOLUME 203 OF PLATS AT PAGE(S) 24 THROUGH 37, INCLUSIVE, UNDER RECORDING NO. 20011128000869, IN KING COUNTY, WASHINGTON.

PARCEL "B":

TRACT BBB OF THE FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISION 55, ACCORDING TO PLAT RECORDED NOVEMBER 28, 2001 IN VOLUME 203 OF PLATS AT PAGE(S) 38 THROUGH 44, INCLUSIVE, UNDER RECORDING NO. 20011126000869, IN KING COUNTY, WASHINGTON.

PARCEL ⁷⁹C⁸⁰:

A PORTION OF SECTION 26, TOWNSHIP 24 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26;
THENCE NORTH 88°18'43" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER
OF SAID SECTION, A DISTANCE OF 569.63 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 12°04'19" EAST 593.89 FEET;
THENCE SOUTH 85°05'28" WEST 694.13 FEET;
THENCE SOUTH 04°51'3" EAST 202.55 FEET;
THENCE NORTH 89°51'19" WEST 1603 FEET, MORE OR LESS, TO THE EAST MARGIN OF
THE BONNEVILLE TRANSMISSION LINE EASEMENT;
THENCE NORTHEASTERLY ALONG THE EAST MARGIN 960 FEET, MORE OR LESS, TO THE
NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION;
THENCE SOUTH 88°18'43" EAST ALONG SAID NORTH LINE 1790 FEET, MORE OR LESS,
TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF ISSAQUAH BY DEED
RECORDED MARCH 17, 1993 UNDER RECORDING NO. 9303171953.

PARCEL "D":

A PORTION OF SECTION 26, TOWNSHIP 24 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26;
THENCE NORTH 88°18'43" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER
OF SAID SECTION 26, A DISTANCE OF 569.63 FEET;
THENCE SOUTH 12°04'19" EAST 593.89 FEET;
THENCE SOUTH 85°05'28" WEST 694.13 FEET;
THENCE SOUTH 04°51'31" EAST 202.55 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 04°51'31" WEST 202.55 FEET;
THENCE NORTH 85°05'28" EAST 694.13 FEET;
THENCE SOUTH 02°47'00" EAST 537.98 FEET;
THENCE SOUTH 28°55'43" WEST 480.79 FEET;
THENCE NORTH 69°27'55" WEST 58.38 FEET;
THENCE NORTH 47°05'26" WEST 158.63 FEET;
THENCE SOUTH 36°55'27" WEST 248.07 FEET;
THENCE SOUTH 10°48'04" WEST 59.50 FEET;
THENCE NORTH 64°12'17" WEST 377.55 FEET;
THENCE SOUTH 87°33'10" WEST 1702 FEET, MORE OR LESS, TO THE EAST MARGIN OF
THE BONNEVILLE TRANSMISSION LINE EASEMENT;
THENCE NORTHEASTERLY ALONG SAID EAST MARGIN 796 FEET, MORE OR LESS, TO A
POINT WHICH BEARS NORTH 89°51'19" WEST FROM THE POINT OF BEGINNING;
THENCE SOUTH 89°51'19" EAST 1603 FEET, MORE OR LESS, TO THE POINT OF
BEGINNING.
EXCEPT THAT PORTION THEREOF AS CONVEYED TO THE CITY OF ISSAQUAH BY DEED
RECORDED MARCH 17, 1993 UNDER RECORDING NO. 9303171953.

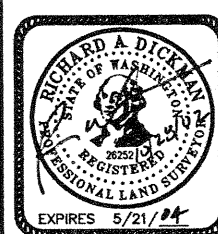
PARCEL "E"

A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 24 NORTH,
RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28;
THENCE NORTH 88°18'43" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER
OF SAID SECTION, A DISTANCE OF 569.63 FEET;
THENCE SOUTH 12°04'19" EAST 593.89 FEET;
THENCE SOUTH 02°47'00" EAST 537.98 FEET;
THENCE SOUTH 28°55'43" WEST 480.79 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 69°27'55" EAST 564.25 FEET TO A LINE THAT BEARS NORTH 00°30'23"
EAST;
THENCE SOUTH 00°33'23" WEST TO A LINE THAT BEARS NORTH 88°47'00" EAST TO
THE SECTION LINE;
THENCE SOUTH 88°47'00" WEST 1892.59 FEET TO A TRACT OF LAND CONVEYED TO
THE CITY OF ISSAQUAH UNDER RECORDING NO. 9303171953 AND 12.49 FEET
NORTHERLY OF THE SOUTHEASTERLY CORNER OF SAID TRACT;
THENCE NORTH 05°37'12" EAST ALONG THE EAST BOUNDARY OF SAID TRACT TO A
LINE THAT BEARS SOUTH 87°33'10" WEST;
THENCE NORTH 87°33'10" EAST TO INTERSECT WITH THE LINE THAT BEARS
NORTH 64°12'17" WEST;
THENCE SOUTH 64°12'17" WEST 377.55 FEET;
THENCE NORTH 10°48'04" EAST 59.50 FEET;
THENCE NORTH 36°55'27" EAST 248.07 FEET;
THENCE SOUTH 47°05'26" EAST 158.63 FEET;
THENCE SOUTH 69°27'55" EAST 58.38 FEET TO THE POINT OF BEGINNING.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°32'21"E	61.66
L2	S87°32'21"W	47.73
L3	S03°43'36"W	68.18
L4	S25°59'25"E	114.30
L5	S29°58'35"E	60.66
L6	S18°54'53"E	41.32
L7	N53°27'45"E	27.15
L8	N74°07'58"E	27.21
L9	N17°11'39"E	37.33
L10	N39°07'49"E	49.61
L11	N72°40'03"E	82.11
L12	S55°34'06"E	43.56
L13	N89°48'41"E	46.97
L14	N57°49'15"W	27.32
L16	N15°08'03"W	47.73
L17	N38°26'34"W	55.67
L18	N58°52'57"W	69.64
L19	N33°33'28"W	26.41
L20	N05°58'42"W	62.41
L21	N18°36'32"E	29.14
L22	N15°00'11"W	42.26
L23	N64°34'37"W	46.26
L24	N13°09'32"W	152.51
L25	N20°10'21"E	95.43
L26	N48°55'19"E	20.99
L27	N78°17'40"E	67.03
L28	N58°05'18"E	66.04
L29	N29°09'22"E	61.43
L30	N04°44'59"E	58.69
L31	N16°58'29"E	110.94
L32	N46°12'56"E	88.66
L33	N33°40'35"E	80.63
L34	N28°37'58"E	43.01
L35	N37°33'07"E	67.04
L36	N6°35'6"E	25.99
L37	N89°53'55"E	33.92
L38	N78°04'49"E	27.45
L39	S01°13'00"E	1.69
L40	S39°27'23"W	13.99
L41	S02°58'21"E	8.49
L42	S24°58'38"E	26.35
L43	N74°45'52"E	38.77
L44	N54°21'18"E	13.02
L45	N32°30'48"W	5.66
L46	N65°54'14"E	15.30
L47	N47°10'34"W	8.99
L48	N41°20'26"E	62.21
L49	N14°54'17"W	36.50
L50	N14°54'17"W	31.12
L51	N39°41'08"W	16.30
L52	N72°11'09"W	29.71
L53	N76°09'39"E	116.11
L54	N63°18'35"W	5.00
L55	N32°04'45"W	13.74
L56	N49°19'53"E	28.66
L57	N56°25'56"E	14.68

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	431.00	1'59"23"	14.97
C2	42.00	65'31"50"	48.04
C3	42.00	28'27"36"	20.86
C4	26.00	42'20"33"	19.21
C8	43.00	41'33"27"	31.19
C9	43.00	2'30"36"	17.52
C10	100.00	28'41"48"	50.09
C11	100.00	24'40"10"	43.06
C12	176.00	6'14"30"	19.17
C13	42.00	39'56"03"	29.27
C14	10.00	91'59"59"	16.06
C15	1.00	90'00"00"	1.57
C16	1224.00	0'52"50"	18.81
C17	15.00	32'16"24"	8.45
C18	43.00	70'30"29"	52.92
C19	176.00	26'03"19"	80.04



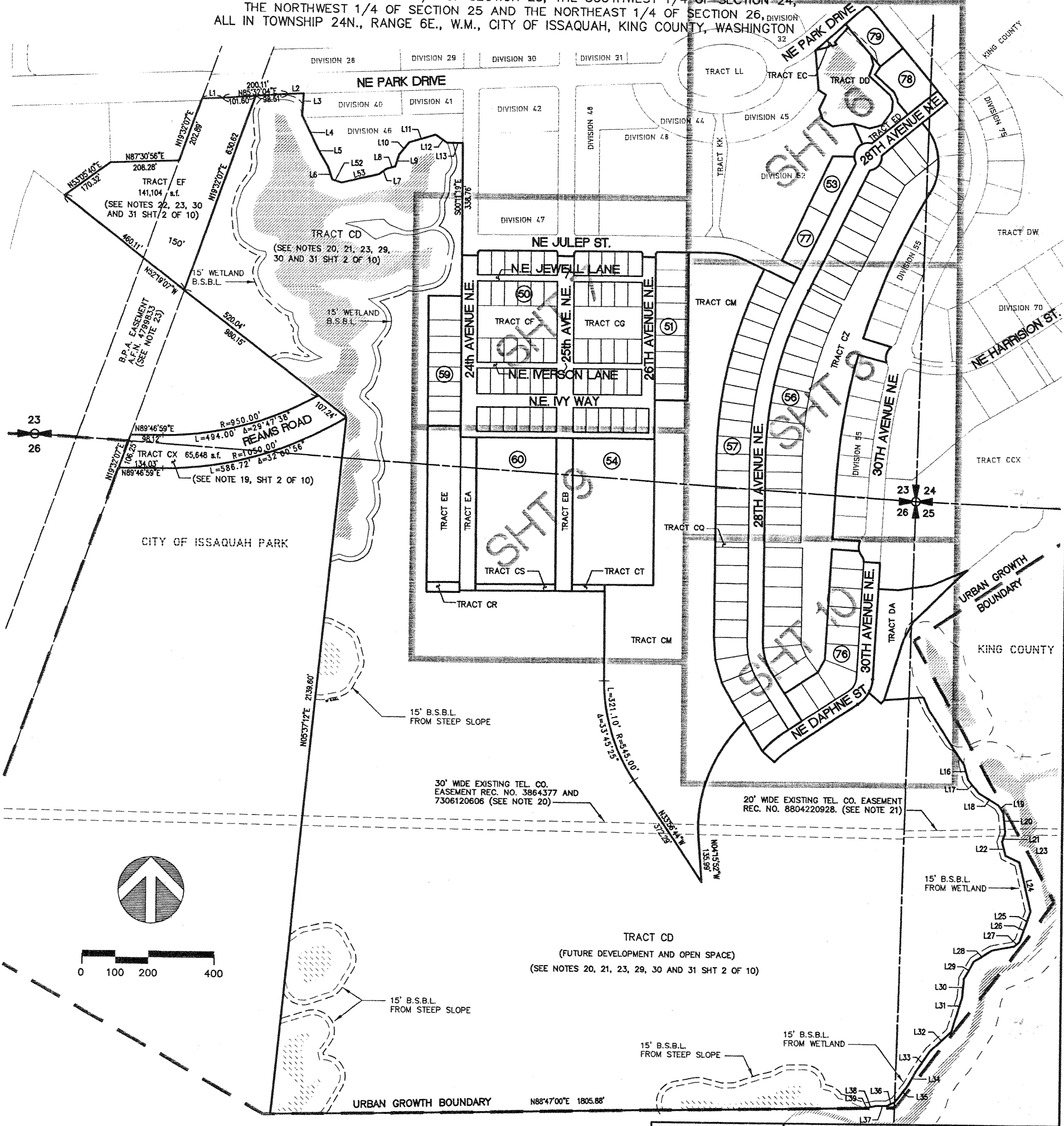
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Bellevue Washington 98005-3518
Phone: 425.519.6500

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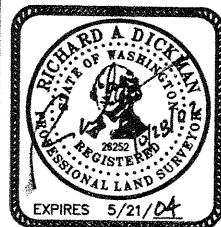
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FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 50, 51, 53, 54, 56, 57, 59, 60, 76, 77, 78 AND 79 (BEING A REPLAT OF TRACTS JJ AND BBB AND FOR OTHER UNPLATTED LANDS SITUATED IN A PORTION OF SECTION 26)

PORTIONS OF THE SOUTHEAST 1/4 OF SECTION 23, THE SOUTHWEST 1/4 OF SECTION 24,
THE NORTHWEST 1/4 OF SECTION 25 AND THE NORTHEAST 1/4 OF SECTION 26, DIVISION
ALL IN TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SEE SHEET 4 OF 10
FOR LINE AND CURVE TABLES

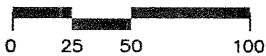


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SEE SHEET 4 OF 10
FOR LINE AND CURVE TABLES



SET 1/2 INCH REBAR AND PLASTIC
CAP "DEA" 26252 AT ALL DIVISION,
LOT AND TRACT CORNERS



SHEET 6 OF 10

PORTIONS OF THE SOUTHEAST 1/4 OF SECTION 23, THE SOUTHWEST 1/4 OF SECTION 24,
THE NORTHWEST 1/4 OF SECTION 25 AND THE NORTHEAST 1/4 OF SECTION 26,
ALL IN TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

1000

PUBLIC DRAIN EASEMENT DETAIL
N.T.S.

15' B.S.B.L. FROM WETLAND BUFFER

5' UTILITY EASEMENT REC. NO. 20011128000868

TRACT CD
3,397,651 s.f.
(FUTURE DEVELOPMENT AND OPEN SPACE)

(SEE NOTES 20, 21, 23, 29, 30 AND 31 SHT 2 OF 10)

WETLAND

50'

15'

B.S.B.L.

5' UTILITY

N 001°19' W 124.21'

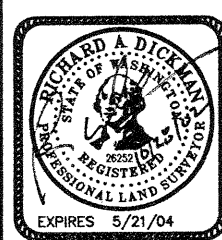


SEE SHEET 8 OF 10

SEE SHEET 80F 10

SEE SHEET 9 OF 10

SEE SHEET 4 OF 10
FOR LINE AND CURVE TABLES



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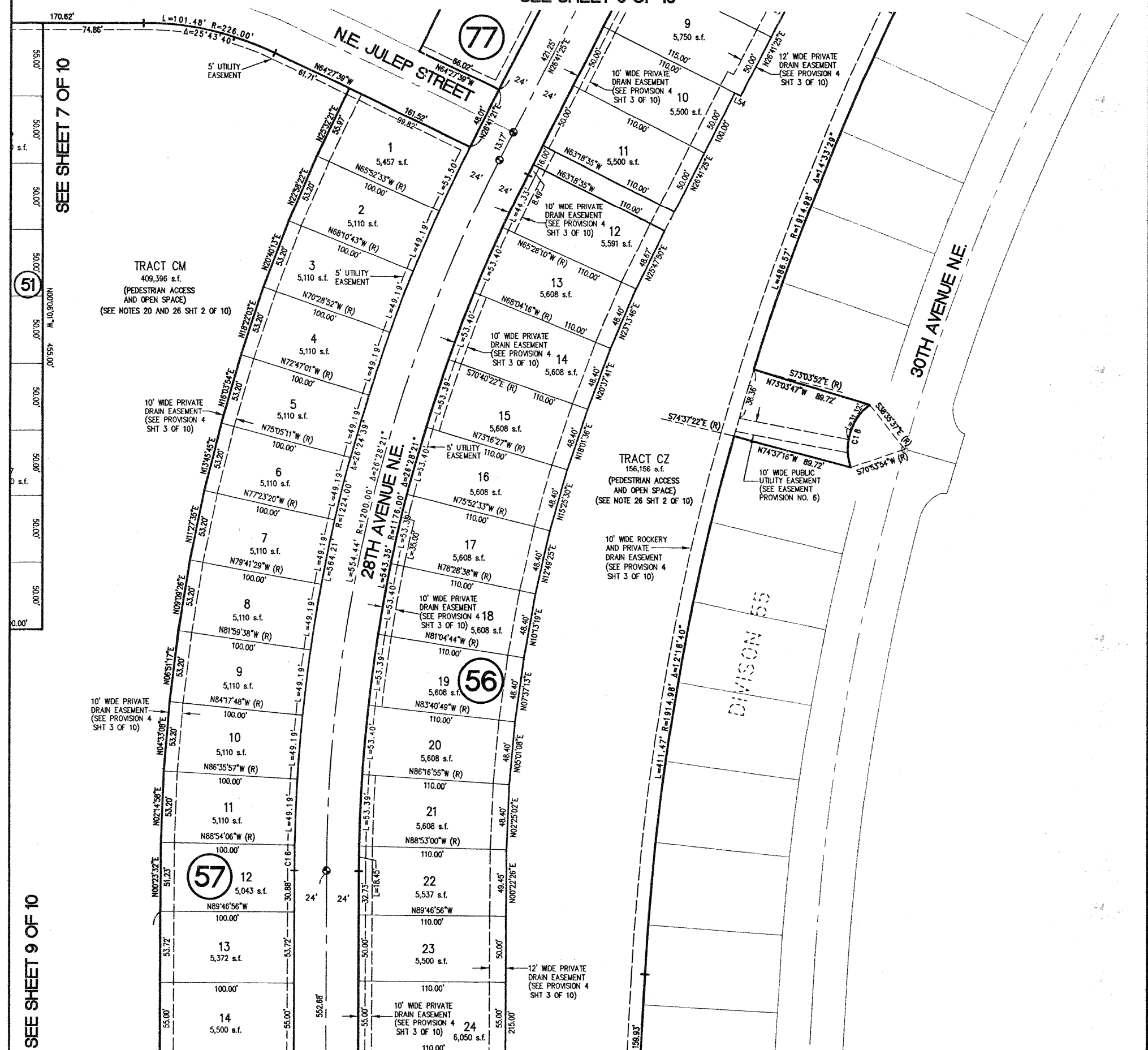
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PORTIONS OF THE SOUTHEAST 1/4 OF SECTION 23, THE SOUTHWEST 1/4 OF SECTION 24,
THE NORTHWEST 1/4 OF SECTION 25 AND THE NORTHEAST 1/4 OF SECTION 26,
ALL IN TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

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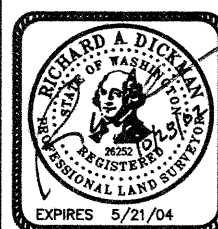
SEE SHEET 10 OF 10



⊕ SET BRASS DISK IN 4x4 CONCRETE MONUMENT IN CASE

SET 1/2 INCH REBAR AND PLASTIC
CAP "DEA" 26252 AT ALL DIVISION,
LOT AND TRACT CORNERS

SEE SHEET 4 OF 10
FOR LINE AND CURVE TABLES



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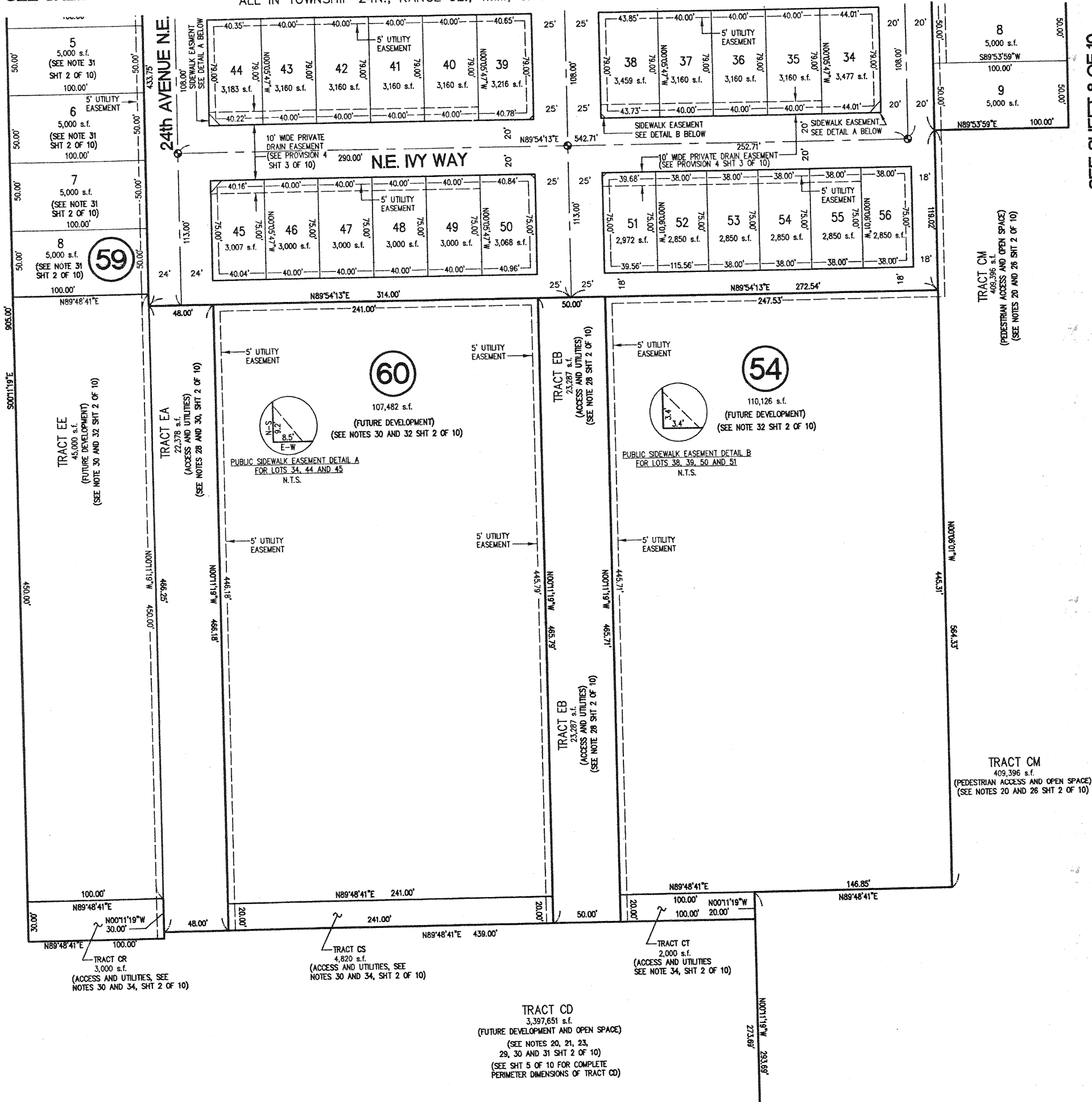
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FINAL PLAT OF ISSAQUAH HIGHLANDS **DIVISIONS 50, 51, 53, 54, 56, 57, 59, 60, 76, 77, 78 AND 79** **(BEING A REPLAT OF TRACTS JJ AND BBB AND FOR OTHER** **UNPLATTED LANDS SITUATED IN A PORTION OF SECTION 26)**

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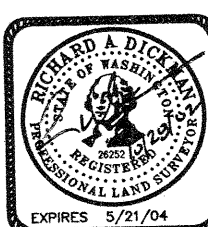
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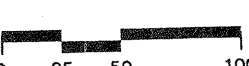


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SHEET **9** OF **10**

SEE SHEET 4 OF 10
 FOR LINE AND CURVE TABLES

SET BRASS DISK IN 4x4 CONCRETE
 MONUMENT IN CASE
 SET 1/2 INCH REBAR AND PLASTIC
 CAP "DEA" 26252 AT ALL DIVISION,
 LOT AND TRACT CORNERS



PORTIONS OF THE SOUTHEAST 1/4 OF SECTION 23, THE SOUTHWEST 1/4 OF SECTION 24,
THE NORTHWEST 1/4 OF SECTION 25 AND THE NORTHEAST 1/4 OF SECTION 26,
ALL IN TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 8 OF 10

SEE SHEET 9 OF 10

TRACT CM
409,396 s.f.
(PEDESTRIAN ACCESS AND OPEN SPACE)
(SEE NOTES 20 AND 26 SHT 2 OF 10)

TRACT CQ
1,600 s.f.
OPEN SPACE AND
NOTE: 27 CUT 2

10' WIDE PRIVATE
DRAIN EASEMENT-
(SEE PROVISION 4

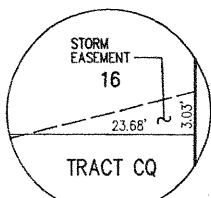
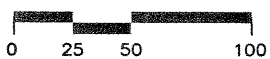
TRACT CM
409,396 s.f.
(PEDESTRIAN ACCESS
AND OPEN SPACE)
(SEE NOTES 20 AND 26 SHT 2 OF 10)
(SEE SHT 5 OF 10 FOR COMPLETE
PERIMETER DIMENSIONS OF TRACT CM)

SEE SHEET 4 OF 10
FOR LINE AND CURVE TABLES

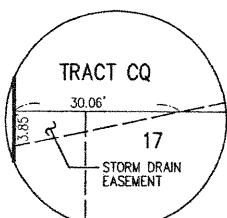
TRACT CD
3,397,651 s.f.
(FUTURE DEVELOPMENT AND OPEN SPACE)
(SEE NOTES 20, 21, 23,
29, 30, AND 31 SHT 2 OF 10)
(SEE SHT 5 OF 10 FOR COMPLETE
PERIMETER DIMENSIONS OF TRACT CD)

④ SET BRASS DISK IN 4x4 CONCRETE MONUMENT IN CASE

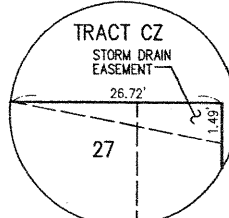
SET 1/2 INCH REBAR AND PLASTIC
CAP "DEA" 26252 AT ALL DIVISION,
LOT AND TRACT CORNERS



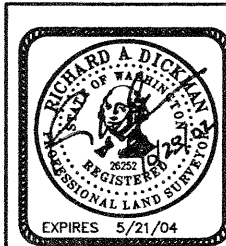
PRIVATE DRAIN EASEMENT DETAIL A
N.T.S.



PRIVATE DRAIN EASEMENT DETAIL B
N.T.S.



PRIVATE DRAIN EASEMENT DETAIL C
NTS



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