FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISION 34 (REPLAT OF TRACT NN, PP, QQ AND UU)

A PORTION OF NE 1/4 OF SE 1/4 OF SECTIONS 23, AND NW 1/4 OF SW 1/4, OF SECTION 24, T.24N., R.6E., W.M.

| CITY OF ISSAQUAH, KING COUNTY | TREASUR, |
|--|--|
| APPROVALS | FINANCE DIVISION CERTIFICATE |
| Examined and approved this 1977 day of NOVEMBEE 2002 A.D. | I hereby certify that all property taxes are paid, that there breshot delinquent special assessments certified to this office for caleston, and |
| Keith: Niven City of Issaquah M.D.R.T. Program Director | that all special assessments certified for collection on any of this property herein contained dedicated as streets, easements, Tagas or for |
| note Brake | other public uses, are paid in full. Dated this OH day of November 2002 A.D. |
| Bob Brock — Public Works Director, City of Issaquah | _ |
| Examined and approved this <u>Ath</u> day of <i>November</i> 2002 A.D. | Garry Holmes Julian C. Yette Manager, King County Office of Finance Deputy |
| Ara Frisinger | Manager, King County Office of Finance |
| Ava Frisinger, Mayor, City of Issaquah | TREASURER'S CERTIFICATE |
| Examined and approved this 19th day of Waluker 2002 A.D. | I hereby certify that there are no delinquent special assessments certified to this office for collection, and that all special assessments certified |
| | for collection on any of the property herein contained dedicated as streets, easements, Tracts, or for other public uses, are paid in full. |
| Bill McGill - information and Administrative Services Director, City of Issaquah | |
| Examined and approved this 20TH day of NOVEMBER 2002 A.D. | Dated this 19 ^{TL} day of NOVEMBER 2002 A.D. |
| SANTE VINELT | Oftin Me Director, City of Issaguah I I Issaguah I |
| SCOTT NOBLE Deputy King County 362988 -0370/0380/0360/0400 | Finance Director, City of Issaquan (*) |
| CKNOWLEDGMENTS 362988-0370/0380/0360/0400 | SURVEYOR'S CERTIFICATE |
| TATE OF WASHINGTON) | I hereby certify that this plat of Division 34, Issaquah Highlands, is based upon an actual survey of Sections 23 and 24, Township 24 North, Range 6 East, W.M., that |
|) ss OUNTY OF KING) | the courses and distances are shown correctly that the centerline street monumen as graphically delineated will be set and the lot and block corners will be staked |
| n this <u>6 H day of Mountles</u> , 2002, before me, a otary Public in and for the State of Washington, personally appeared | correctly on the ground as construction is completed and that I have fully complie with the provisions of the platting regulations. |
| Judik Kink personally known to me (or proved to me on the basis of | Hules 10/2/07 |
| itisfactory evidence) to be the person who signed the instrument; on oath stated that was authorized to execute this instrument as the | Richard A. Dickman PLS No. 26252 |
| ses and purposes therein mentioned; and on ooth stated that he was duly elected, qualified, | RECORDING CERTIFICATE |
| and pulposes triefly metallined, and on out stated triat he was duly elected, qualified, and acting as said officer of the corporation; that said corporation is the general partner of RAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), a Washington limited partnership; that | Filed for record at the request of the City of Issaquah this 20 day of 100 2002, at 25 minutes past 12:00 A .m., in Volume 20 of Plats |
| aid corporation was authorized to execute the said instrument on behalf of said partnership; and that said instrument was the free and voluntary act and deed of said partnership for the | 2002, at |
| es and purposes therein mentioned. | Recording No. 2002 // 2000/729 |
| I WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written. | |
| JUDIA S. NE 1/1 Clauden & Nelson | DIVISION OF RECORDS AND ELECTION |
| NOTARY PUBLIC in and for the State | Bub C. = gre Walt Walterfor Manager Superintendent of Records |
| OF Washington, Belleville residing at Rule | DEDICATION |
| My appointment expires 8-1-06 Print Name Claude S. Nalson | KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, as owners in fe |
| ate of (UNIMITY) s.s. | simple of the land hereby platted, hereby declare this plat and dedicate to the public all of those roads, alleys, easements and rights of way which are strongly |
| unty of RMM) | hereon for public use (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 |
| certify that I have satisfactory evidence that SIWWB, WIWM signed this instrument, a coth stated that (19)/she/they) (ras/were) authorized to execute this instrument and sknowledge it as the N. VIW KWA BY WWWWW N. FI , a Washington Naturally proporation to be the free and voluntary act of such (party/parties) for the uses and purposes | reasonable grading of the public streets and avenues shown hereon; and dedicate to the City of Issaguah free and clear of all encumbrances, except |
| cknowleage it as the free and voluntary act of such (party/parties) for the uses and purposes lentioned in the instrument. | as shown hereon; and dedicate all publicly—designated easements for public utilities in favor of the City of Issaguah and grant to the City |
| Date: Octom 29 3002 | of Issaquah authority to assign last said publicly—designated easements to other public utilities at its discretion. |
| ignature of July D. Fluy A COTARY | {In witness whereof we set our hands and seals.} |
| tle: Klotava, Pri IVVa, | |
| y Appointment Expires: DUMW/14,207> esiding at: VAMU | GRAND RIDGE PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP BY WARJONE INVESTMENTS, INC. ITS GENERAL PARTNER |
| A Notice of the state of the st | |
| unty of King s.s. | BY: Judd Kill ITS: authorized Agent |
| ertify that I have satisfactory evidence that David Wlazial JR signed this instrument, onth stated that he/she/they) (was/were) authorized to execute this instrument and | BANK OF AMERICA, N.A. |
| certify that I have satisfactory evidence that David Wazial JR signed this instrument, an oath stated that he/she/they) (was/were) authorized to execute this instrument and sknowledge it as the marget of Westerfield Flymonia UC, a Washington experation to be the free and voluntary act of such (party/parties) for the uses and purposes | BY Davida R (Rallitting Community Day 1944 |
| entioned by the instrument. I mited Liability Company | BY: Dougla B. Gollitt ITS: Senior Vice-President |
| ate: 10-30-02 ignature of Real Scherner for SCHEP | WESTERFIELD FINANCIAL L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY |
| stary Public: Ochun Scholmerkon the Notory Public | BY: LIN ITS: MANINGER |
| tle: Notoly Public y Appointment Expires: 3-22-04 esiding at: Kent | LOZIER AT VALAIS L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY |
| 2 7 7 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 | LOZIEN AT VALAIS E.E.C., A WASHINGTON LIMITED LIABILITY COMPANY |
| country of King) s.s. | BY. SITS: MANKER |
| certify that I have satisfactory evidence that Milhall D. PAIU signed this instrument | |
| n oath stated that (he) she/they) (was were) authorized to execute this instrument and cknowledge it as the horage of 107.02 04 Valua LC, a Washington erporation to be the free shd voluntary act of such (party/parties) for the uses and aurposes | R. |
| entioned in the instrument. | DAVID EVANS |
| entioned in the instrument Limited Liability Company SCHED | AND ASSOCIATES INC. 415 - 118th Avenue SE |
| Date: 10-30-03 Signature of Seedy Selan Se | Bellevue Washington 98005-3518 Phone: 425.519.6500 |
| itle: Notaly Public | COUNTE INDESERVE OF THE PROPERTY OF THE PROPER |
| My Appointment Expires: 3-31-04 Residing at: Kent | EXPIRES 5/21/D4 |

SHEET

FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISION 34 (REPLAT OF TRACT NN, PP, QQ AND UU)

A PORTION OF NE 1/4 OF SE 1/4 OF SECTIONS 23, AND NW 1/4 OF SW 1/4, OF SECTION 24, T.24N., R.6E., W.M. CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

NOTES AND RESTRICTIONS

- 1. ALL MONUMENTS DELINEATED AS FOUND WERE FIELD VISITED AS STATED.
- 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 DIVISIONS 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 FUTURE PRIVATE UTILITY STUB-OUTS INCLUDING PRIVATE EASEMENTS SHOWN ON THIS PLAT SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER AND/OR ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION, AND WILL BE CREATED BY SEPARATE DOCUMENT AFTER THE RECORDING OF THIS PLAT.
- 6. FOUNDATIONS OF ANY STRUCTURES MAY NOT BE LOCATED WITHIN THE AREA DELINEATED BY 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 WITHOUT PRIOR APPROVAL FROM THE CITY OF ISSAQUAH.
- 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 THE TIME THE BUILDING PERMIT FOR EACH DWELLING UNIT IN THE PLAT IS ISSUED. (THIS NOTE MEETS THE RECORDED SCHOOL MITIGATION AGREEMENT UNDER RECORDING NO'S 9508160202 AND 9712121468). NO'S 9508160202 AND 9712121468).
- 10. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER A.F.N. 9508160202 (SCHOOL MITIGATION AGREEMENT RECARDING THE GRAND RIDGE URBAN PLANNED DEVELOPMENT). AND AS MODIFIED BY INSTRUMENT FILED UNDER RECORDING NO. 9712121468.
- 11. THIS PLAT IS SUBJECT TO THE 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 AMENDED.
- 12. THIS PLAT IS SUBJECT TO THE 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 AMENDED.
- 13. 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.
- 14. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ISSAQUAH HIGHLANDS SUMMARY", AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 20011128000873.
- 15. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED " DECLARATION OF RETAINED AND ASSIGNED RIGHT", AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 20011128000874.
- 16. DIVISION 34 IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE ISSAGUAH HIGHLANDS COMMUNITY ASSOCIATION (RESIDENTIAL PROPERTIES) AS RECORDED IN KING COUNTY UNDER AUDITOR'S NO. 9704281806 AND AS AMENDED.
- 17. DIVISION 34 IS SUBJECT TO THE DECLARATION OF EASEMENTS AND COVENANTS TO SHARE COSTS FOR ISSAQUAH HIGHLANDS AS FILED IN KING COUNTY UNDER AUDITOR'S NO. 9704281807 AND AS AMENDED.
- 18. PROVISIONS OF THE ARTICLES OF INCORPORATION AND BYLAWS OF ISSAOUAH HIGHLANDS COMMUNITY ASSOCIATION, AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION.
- 19. CERTAIN CONDITIONS OF THE PRELIMINARY PLAT, PP00-0011H, WILL APPLY TO FUTURE PLATS, SITE DEVELOPMENT PERMITS AND UTILITY PERMITS WITHIN THIS FINAL PLAT.
- 20. 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 TRACT 'QQ', TRACT 'ZA', LOTS 1-29, 32-39, AND 41-51.
- 21. TRACTS 'NN' AND 'PP' ARE HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION UPON THE RECORDING OF THE PLAT FOR THE PURPOSE OF OPEN SPACE AND PEDESTRIAN ACCESS, SUBJECT TO UTILITIES EASEMENT AS SHOWN ON SHEET 6 OF 6.
- 22. TRACT 'QQ' IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION UPON RECORDING OF THIS PLAT FOR THE PURPOSE OF PARK AND OPEN SPACE.
- 23. LOT 42 IS SUBJECT TO AN ACCESS EASEMENT TO THE BENEFIT OF LOT 43 AS SHOWN ON SHEET 5 OF 6. OWNER OF SAID LOTS AND THEIR SUCCESSORS AND ASSIGNS SHALL EQUALLY SHARE THE COST TO MAINTAIN, REPLACE OR REPAIR THE DRIVEWAY WITHIN SAID EASEMENT.
- 24. TRACT 'ZA' IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION UPON RECORDING OF THIS PLAT FOR THE PURPOSE OF OPEN SPACE AND STORM WATER DRAINAGE.

EASEMENT PROVISIONS

EASEMENT PROVISIONS

1. A PRIVATE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY, QWEST, MILLENNIUM COMMUNICATION, INC., GRAND RIDGE PARTIMERSHIP) (LIMITED PARTIMERSHIP), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON A 5.00 FOOT WIDE STRIP OF PRIVATE LAND (LOTS 1 THROUGH 52, 56–57, 61, 62, 67, 68, 73 THROUGH 85 AND TRACTS NN AND PP) AND IN ADDITION AN ADJOINING STRIP OF PRIVATE LAND (LOTS 2–6, 12–13, 16–17, 22, 26–27, 28–29, 32–33, 35–36, 39–41, 46–47, 49–50, 62, 73 AND TRACT QQ) AND A STRIP OF PRIVATE LAND ON LOTS 63 THROUGH 71 ALL AS SPECIFED AND AS SHOWN ON SHEETS 5 AND 6 HEREON WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, REPLACE, REPAIR, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND DATA TRANSMISSION, AND UPILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS 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 WRES FOR TRANSMISSION OR DATA TRANSMISSION USES SHALL BE PLACED WITHIN THE EASEMENT UNLESS THE SAME SHALL BE PLACED WITHIN THE EASEMENT UNLESS THE SAME SHALL BE PLACED WITHIN THE EASEMENT UNLESS THE SAME SHALL BE PLACED WITHIN THE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF

- 2. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH, UNDER AND UPON ALL PUBLIC STREETS, ALLEYS, LANES, AVENUES, AND PLACES 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 APPURIENANCES WITHIN AND TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR SAID EASEMENTS ENTERED LYON FOR SAID EASEMENTS, EXCEPT THAT ROCKETIES, 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 AND TRACT FRONTAGE, EXCEPT PARK DRIVE (i.e. THE OUTER 2' ADJACENT TO THE RIGHT OF WAY OF THE 5' EASEMENT CREATED IN PARAGRAPH 1 ABOVE). 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 SIDEWALK. 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.
- A. A 15' WIDE PUBLIC SANITARY EASEMENT AS SHOWN ON SHEET 6 OF 6 IS HEREBY DEDICATED AND RESERVED TO THE CITY OF ISSAQUAH. THE CITY OF ISSAQUAH SHALL HAVE THE RIGHT TO CONSTRUCT, MAINTAIN, REPLACE, REPAIR AND OPERATE UTILITY LINES AND APPURTENANCES WITHIN AND TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR SAID EASEMENTS, EXCEPT THAT ROCKERIES, ROADWAYS, WALKWAYS AND RETAINING WALLS MAY BE CONSTRUCTED WITHIN EASEMENTS OVER PRIVATE PROPERTY WITH PRIOR APPROVAL OF THE CITY OF ISSAQUAH.
- 5. DRIVEWAY ACCESS FOR LOT 43 SHALL BE THROUGH LOT 42. IN NO EVENT SHALL LOT 43 BE PERMITTED A SEPARATE DRIVEWAY ACCESS ONTO RIGHT-OF-WAY. AN ACCESS EASEMENT FOR LOT 43 OVER LOT 42 HAS BEEN GRANTED TO THE BENEFIT OF LOT 43 IN PERPETUITY.

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





DAVID EVANS AND ASSOCIATES INC.

415 - 118th Avenue SE Bellevue Washington 98005-3518 Phone: 425.519.6500

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FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISION 34 (REPLAT OF TRACT NN, PP, QQ AND UU)

A PORTION OF NE 1/4 OF SE 1/4 OF SECTIONS 23, AND NW 1/4 OF SW 1/4, OF SECTION 24, T.24N., R.6E., W.M. CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LAND DESCRIPTIONS AND BASIS OF BEARING

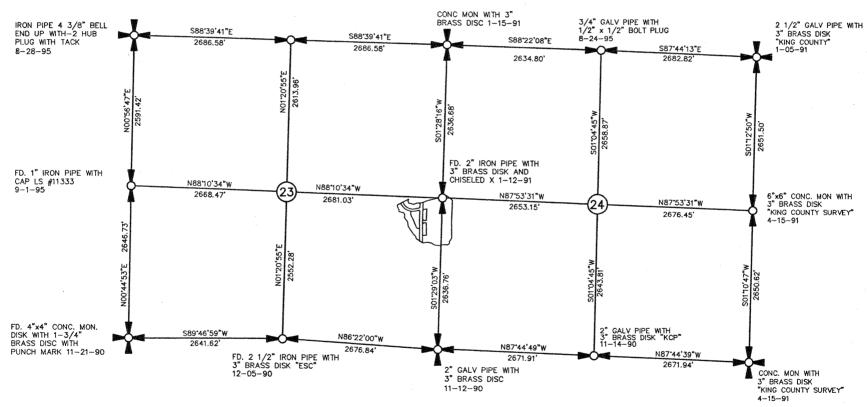
TRACT 'NN', 'PP', 'QQ', AND 'UU' FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 28 THROUGH 33, 35 THROUGH 48, 52, 80, 81, 86 AND 87 ACCORDING TO PLAT RECORDED IN VOLUME 203 OF PLATS, PAGE(S) 24 THROUGH 37, INCLUSIVE, IN KING COUNTY, WASHINGTON.

SAID PLAT SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

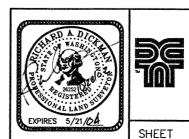
SECTION SUBDIVISION



SECTION SUBDIVISION PER OSTERGAARD-ROBINSON AND ASSOCIATES (OR) RECORD OF SURVEY RECORDED IN VOLUME 106 OF SURVEYS, PAGES 237A-H.



SECTION 23, T.24N., R.6E., W.M.





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