

FILE COPY

20040203001312

FINAL PLAT OF ISSAQUAH HIGHLANDS

VILLAGE GREEN

DIVISION 40

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 N, RANGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG

219/91

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS IN FEE 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 SHOWN 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 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.

CROFTON ISSAQUAH II LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: THE DWELLING COMPANY, L.L.C.,
A WASHINGTON LIMITED LIABILITY COMPANY
ITS MANAGING MEMBER

BY: Robert W. Baldwin
ROBERT W. BALDWIN
ITS MANAGER

GRAND-GLACIER L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

BY: PORT BLAKELY COMMUNITIES, INC., A WASHINGTON CORPORATION, ITS MANAGER,

BY: Judd Kirk
JIM WARJON, CHAIRMAN; JUDD KIRK, PRESIDENT; JOHN ADAMS, VP; OR BMOOTHY-LEYBOLD, TREASURER

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERT W. BALDWIN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF THE DWELLING COMPANY, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



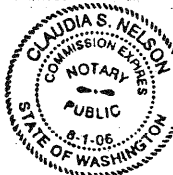
DATED January 23, 2004

SIGNATURE OF Diana P. Osborne
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 1-30-2006

STATE OF WASHINGTON)
COUNTY OF King) SS

ON THIS 26th DAY OF January, 2004 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Judd Kirk TO ME KNOWN TO BE THE President OF PORT BLAKELY COMMUNITIES, INC., A WASHINGTON CORPORATION, THE CORPORATION WHICH IS MANAGER OF GRAND-GLACIER L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.



Claudia S. Nelson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Bellevue
MY APPOINTMENT EXPIRES 8-1-06
PRINT NAME Claudia S. Nelson

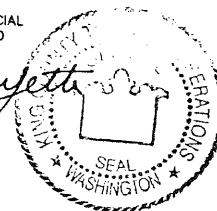
ACKNOWLEDGMENTS

FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, 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 PUBLIC USES, ARE PAID IN FULL. DATED THIS 3rd DAY OF Feb, 2004 A.D.

Ken Guy
MANAGER, KING COUNTY OFFICE OF FINANCE

Shirley C. Yett
DEPUTY



TREASURER'S CERTIFICATE

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.

DATED THIS 29th DAY OF January, 2004 A.D.

James K. Blake
JIM BLAKE, FINANCE DIRECTOR, CITY OF ISSAQUAH

APPROVALS

EXAMINED AND APPROVED THIS 29 DAY OF JAN, 2004.

Keith Niven
KEITH NIVEN - PROGRAM DIRECTOR, CITY OF ISSAQUAH M.D.R.T.

EXAMINED AND APPROVED THIS 29th DAY OF January, 2004 A.D.

Bob Brock
BOB BROCK - PUBLIC WORKS DIRECTOR, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 2nd DAY OF February, 2004 A.D.

Ava Frisinger
AVA FRISINGER, MAYOR, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 2nd DAY OF February, 2004 A.D.

Cathleen Koch
CATHLEEN KOCH, CITY CLERK

EXAMINED AND APPROVED THIS 3rd DAY OF FEBRUARY, 2004 A.D.

Scott Noble
SCOTT NOBLE
KING COUNTY ASSESSOR
James E. Noble
DEPUTY KING COUNTY ASSESSOR
362988-0120 AND 362988-0130

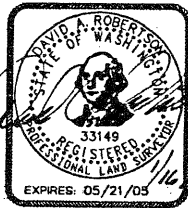
SECTION SUBDIVISION

NOTE:
SECTION SUBDIVISION PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 28-33, 35-48, 52, 80, 81, 86 AND 87, ACCORDING TO PLAT RECORDED IN VOLUME 203 OF PLATS AT PAGE(S) 24-37, UNDER RECORDING NUMBER 20011128000868, IN KING COUNTY, WASHINGTON.

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS REPLAT OF DIVISIONS 40 AND 41, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, EXCEPT AS NOTED, THAT I FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



David A. Robertson
DAVID A. ROBERTSON, PROFESSIONAL LAND SURVEYOR. CERTIFICATE NO. 33149
TRIAD ASSOCIATES
11814 115TH AVE. NE.
KIRKLAND, WASHINGTON 98034
PHONE: (425) 821-8448

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY THIS 3rd DAY OF February, 2004, AT 51 MINUTES PAST 11 A.M. AND RECORDED IN VOLUME 219 OF PLATS, PAGE(S) 91-97, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

Dean Logan
MANAGER

Walt Washington
SUPERINTENDENT OF RECORDS

PORTION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 NORTH,
RANGE 6 EAST, WILLAMETTE MERIDIAN, IN THE CITY OF ISSAQUAH,
KING COUNTY, WASHINGTON

JOB NO 02-056

SHEET 1 OF 7

VOL/PG

CITY OF ISSAQUAH FILE NO. FP03-005IH



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20040203001312

FINAL PLAT OF ISSAQUAH HIGHLANDS

VILLAGE GREEN

DIVISION 40

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 N, RANGE 6 E, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG

219/92

LEGAL DESCRIPTION

DIV. 40 OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA 03-001 IH, ACCORDING TO SURVEY RECORDED APRIL 7, 2003 IN VOLUME 159 OF SURVEYS AT PAGE(S) 28 AND 28A, UNDER RECORDING NO. 20030407900006, IN KING COUNTY, WASHINGTON.

AND

DIV. 41 OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA 02-003 IH, ACCORDING TO SURVEY RECORDED NOVEMBER 20, 2003 IN VOLUME 156 OF SURVEYS AT PAGE(S) 126 AND 126A, UNDER RECORDING NO. 20021120900006, IN KING COUNTY, WASHINGTON.

NOTES

- 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.
- NO EXISTING LOT, DIVISION, TRACT OR PARCEL IN THIS PLAT SHALL BE DIVDED OR CHANGED WHEREBY 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.
- ALL FUTURE PRIVATE UTILITY STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
- FUTURE FOUNDATIONS OF ANY STRUCTURES MAY NOT EXTEND INTO THE AREA OF THE BUILDING SETBACK LINES (B.S.B.L.). EXCEPT MINOR STRUCTURAL INTRUSIONS MAY BE PERMITTED AS DEFINED IN THE MASTER DEVELOPMENT REVIEW TEAM ACTION MEMO 01-28-02-01(LCS) AND UPON APPROVAL OF THE CITY OF ISSAQUAH.
- STRUCTURES, OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, FENCES, OUTBUILDINGS) 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
- 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.
- UPON DEVELOPMENT OF THIS PLAT, ANY APPLICANT FOR DEVELOPMENT SHALL ADOPT TESTING STANDARDS THAT VERIFY THAT THE LOW 1/1 DESIGN VALUES ARE ACHIEVED, TEST MANHOLES AND SIDE SEWERS, AND LOCATE SEWERS IN AREAS THAT DO NOT ENCOURAGE INFLOW.
- THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES OR NON-ORGANIC, NON-SLOW RELEASE FERTILIZERS IS PROHIBITED IN THE BUILDING SETBACK AREA FROM STREAM/BUFFER AND WETLAND IN THIS PLAT. AFFECTS LOT 1.
- THIS PLAT IS SUBJECT TO THE MASTER DEVELOPER SUBORDINATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: BETWEEN CROFTON ISSAQUAH II LLC, A DELAWARE LIMITED LIABILITY COMPANY, GRAND RIDGE PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP AND IHP INVESTMENT FUND III, L.P., A CALIFORNIA LIMITED PARTNERSHIP. RECORDED DECEMBER 18, 2002 UNDER RECORDING NO. 20021218002646.
- A SCHOOL MITIGATION PAYMENT IN THE AMOUNT OF ONE THOUSAND THREE HUNDRED NINETY SIX AND NO/100 DOLLARS (\$1,396) PER SINGLE FAMILY DWELLING UNIT, OR FIVE HUNDRED SEVENTY THREE AND NO/100 DOLLARS (\$573) PER MULTIFAMILY DWELLING UNIT, SHALL BE PAID TO ISSAQUAH SCHOOL DISTRICT NO. 411 AT THE TIME THE BUILDING PERMIT FOR EACH DWELLING UNIT IN THE PLAT IS ISSUED.
- 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 REGARDING THE GRAND RIDGE URBAN PLANNED DEVELOPMENT) AND AS MODIFIED BY INSTRUMENT FILED UNDER RECORDING NO. 9712121468.
- THIS PLAT IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND/OR EASEMENTS" AS AMENDED FOR THIS PLAT; BUT DELETING ANY 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 THE UNITED STATES CODES: RECORDED DECEMBER 20, 1995 UNDER RECORDING NO. 9512201313 AND AS MODIFIED BY INSTRUMENT FILED UNDER RECORDING NO. 9609191192.
- THIS PLAT IS SUBJECT TO DECLARATION OF COVENANTS OF COOPERATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: BETWEEN LAKESIDE INDUSTRIES, A WASHINGTON JOINT VENTURE GENERAL PARTNERSHIP CONSISTING OF RED SAMM MINING SO., INC. AND BLACK RIVER SAND AND GRAVEL CO., INC. AND: GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) AND THE GLACIER RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), RECORDED DECEMBER 20, 1995 UNDER RECORDING NO. 9512201314 AND MODIFIED BY INSTRUMENT FILED UNDER RECORDING NO. 9609191194.
- THIS PLAT IS SUBJECT TO THE UTILITY EASEMENT AND AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN: LAKESIDE INDUSTRIES AND: GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) AND THE GLACIER RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), RECORDED DECEMBER 20, 1995 UNDER RECORDING NO. 9512201316 AND MODIFIED BY INSTRUMENT FILED UNDER RECORDING NO. 9609191191.
- THIS PLAT IS SUBJECT TO THE THREE PARTY AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN: KING COUNTY AND CITY OF ISSAQUAH AND: GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) AND THE GLACIER RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) RECORDED JUNE 18, 1996 UNDER RECORDING NO. 9606180756 IN THIS CONNECTION NOTE STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NO. 9710221244.
- THIS PLAT IS SUBJECT TO THE TWO PARTY AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN: CITY OF ISSAQUAH AND: GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) AND THE GLACIER RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) RECORDED JUNE 25, 1996 UNDER RECORDING NO. 96062501228 AND MODIFIED BY INSTRUMENT FILED UNDER RECORDING NO. 20020118001733.
- THIS PLAT IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND/OR EASEMENTS" AS AMENDED FOR THIS PLAT; BUT DELETING ANY 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 THE UNITED STATES CODES: RECORDED APRIL 28, 1997 UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS.
- THIS PLAT IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND/OR EASEMENTS" AS AMENDED FOR THIS PLAT; BUT DELETING ANY 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 THE UNITED STATES CODES: RECORDED APRIL 28, 1997 UNDER RECORDING NO. 9704281807 AND AS MODIFIED BY AMENDMENTS.
- THIS PLAT IS SUBJECT TO 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 LEVIED BY SAID ASSOCIATION.
- THIS PLAT IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 203 OF PLATS AT PAGE(S) 24 THROUGH 37, INCLUSIVE, IN KING COUNTY, WASHINGTON. SAID PLAT AMENDED BY AFFIDAVIT OF CORRECTION RECORDED UNDER RECORDING NUMBER: 20021120001266. EXCEPT AS MODIFIED BY THIS PLAT.
- THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ISSAQUAH HIGHLANDS SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS" RECORDED: NOVEMBER 28, 2001 UNDER RECORDING NUMBER: 20011128000873.
- THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS" RECORDED: NOVEMBER 28, 2001 UNDER RECORDING NUMBER: 20011128000874.
- THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF LIEN FOR RESIDENTIAL ASSOCIATION ASSESSMENT" RECORDED: NOVEMBER 20, 2002 UNDER RECORDING NUMBER: 20021120001898.
- THIS PLAT IS SUBJECT TO TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS): NO.: LLA 02-003 IH, RECORDED NOVEMBER 20, 2002 UNDER RECORDING NO. 20021120900006.
- THIS PLAT IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT", BUT DELETING ANY 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 THE UNITED STATES CODES: RECORDED DECEMBER 18, 2002 UNDER RECORDING NO. 20021218002645.
- THIS PLAT IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS): NO.: LLA 03-001 IH, RECORDED APRIL 7, 2003 UNDER RECORDING NO. 20030407900006.

NOTES (CONTINUED)

28. THIS PLAT ENCOMPASSES A PORTION 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 LOTS WITHIN THE COAL MINE HAZARD AREA PRIOR TO ISSUANCE OF ANY DEVELOPMENT PERMIT. LOCATION OF SAID COAL MINE HAZARD AREA WAS PROVIDED BY DAVID EVANS AND ASSOCIATES.

29. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENTS ENTITLED "COAL MINE HAZARD - NOTICE TO LOT OWNER (FOR LOTS 1 THROUGH 7, DIVISION 40, ISSAQUAH HIGHLANDS)" AS RECORDED AUGUST 13, 2003 UNDER RECORDING NUMBERS 20030813000283 THROUGH 20030813000289 RESPECTIVELY, MODIFIED VERSIONS OF WHICH MUST BE RECORDED TO CORRECT THE LEGAL DESCRIPTIONS OF SAID LOTS 1 THROUGH 7 AFTER RECORDING OF THIS PLAT AND BEFORE THE TRANSFER OF TITLE TO LOTS 1 THROUGH 7.

30. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENTS ENTITLED "COVENANT NOT TO SUBSURFACE MINING (LOTS 1 THROUGH 7, DIVISION 40, ISSAQUAH HIGHLANDS)" AS RECORDED AUGUST 13, 2003 UNDER RECORDING NUMBERS 20030813000364 THROUGH 20030813000370 RESPECTIVELY, MODIFIED VERSIONS OF WHICH MUST BE RECORDED TO CORRECT THE LEGAL DESCRIPTIONS OF SAID LOTS 1 THROUGH 7 AFTER RECORDING OF THIS PLAT AND BEFORE THE TRANSFER OF TITLE TO LOTS 1 THROUGH 7.


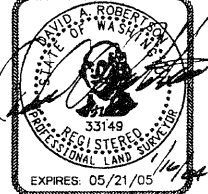
31. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY" RECORDED SEPTEMBER 11, 2003 UNDER RECORDING NUMBER 20030911002246.

EASEMENT PROVISIONS (SHOWN ON SHEETS 6 AND 7)

- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH OR ITS ASSIGNS OVER AND UPON THE LOTS AND TRACTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PUBLIC WATER LINE EASEMENT". THE EASEMENT IS FOR THE PURPOSE OF CITY ACCESS WITHIN THE EASEMENT AREA FOR METER READING, MAINTENANCE, REPAIR, AND REPLACEMENT OF SUCH IMPROVEMENT BY THE CITY OF ISSAQUAH. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.
- 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 24TH AVENUE NORTHEAST, NORTHEAST PARK DRIVE AND NORTH-SOUTH PORTION OF ALLEY 1 FRONTAGES AND DESCRIBED HEREIN AS "SIDEWALK/WOONERF MAINTENANCE EASEMENT". 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, AND REPLACEMENT OF SUCH IMPROVEMENT BY THE CITY OF ISSAQUAH. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.
- AN EASEMENT FOR ACCESS BY MEMBERS OF THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) AND THE PUBLIC IN GENERAL IS HEREBY RESERVED FOR AND GRANTED TO THE I.H.C.A. OR ITS ASSIGNS OVER AND UPON THE LOTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS A "PUBLIC PEDESTRIAN ACCESS EASEMENT". THIS EASEMENT INCLUDES LANDSCAPE, NO FENCES OR STRUCTURES ARE ALLOWED WITHIN THIS EASEMENT AREA EXCEPT AS APPROVED BY THE CITY OF ISSAQUAH. THE OWNERS OF LOTS 1 THROUGH 19 SHALL SHARE EQUALLY IN THE MAINTENANCE OF THE FACILITIES THEREIN. THE I.H.C.A. SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ELECT TO UNDERTAKE THE MAINTENANCE TOGETHER WITH THE RIGHT TO DETERMINE THE DISTRIBUTION OF MAINTENANCE COSTS TO LOTS 1 THROUGH 19 OWNERS AS PERMITTED IN THE DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.
- AN EASEMENT FOR PRIVATE STORM DRAINAGE IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) OR ITS ASSIGNS AND TO OWNERS OF LOTS ADJACENT TO AND SERVED BY THE EASEMENT OVER AND UPON THE LOTS AND TRACTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PRIVATE STORM DRAINAGE EASEMENT". THE COMMON FACILITIES WITHIN THE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS ADJACENT TO AND SERVED BY THE EASEMENT. EACH OWNER SHALL SHARE EQUALLY IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITY USED IN COMMON. THE I.H.C.A. SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ELECT TO UNDERTAKE THE MAINTENANCE TOGETHER WITH THE RIGHT TO DETERMINE THE DISTRIBUTION OF MAINTENANCE COSTS TO LOTS 1 THROUGH 19 OWNERS AS PERMITTED IN THE DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.
- AN EASEMENT FOR PRIVATE FOUNDATION, DRAIN AND DOWNSPOUT IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) OR ITS ASSIGNS AND TO OWNERS OF LOTS ADJACENT TO AND SERVED BY THE EASEMENT OVER AND UPON THE EXTERIOR 5 FEET ADJACENT TO THE BUILDING FOUNDATIONS ON LOTS 1 THROUGH 19 AND ALL TRACTS DESCRIBED HEREIN AS "PRIVATE FOUNDATION, DRAIN AND DOWNSPOUT EASEMENT". THE COMMON FACILITIES WITH THE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS ADJACENT TO AND SERVED BY THE EASEMENT. EACH OWNER SHALL SHARE EQUALLY IN THE MAINTENANCE OF THAT PORTION OF THE FACILITIES THEREIN. THE I.H.C.A. SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ELECT TO UNDERTAKE THE MAINTENANCE TOGETHER WITH THE RIGHT TO DETERMINE THE DISTRIBUTION OF MAINTENANCE COSTS TO LOTS 1 THROUGH 19 OWNERS AS PERMITTED IN THE DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.
- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH OR ITS ASSIGNS OVER AND UPON THE LOTS AND TRACTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PUBLIC STORM DRAINAGE EASEMENT". THE EASEMENT IS FOR THE PURPOSE OF CITY ACCESS WITHIN THE EASEMENT AREA FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF SUCH IMPROVEMENT BY THE CITY OF ISSAQUAH. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.
- AN EASEMENT FOR PRIVATE VEHICULAR ACCESS IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) OR ITS ASSIGNS AND TO OWNERS OF LOTS ADJACENT TO AND SERVED BY THE EASEMENT OVER AND UPON THE LOTS AND TRACTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PRIVATE VEHICULAR ACCESS EASEMENT". THE COMMON FACILITIES WITHIN THE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS ADJACENT TO AND SERVED BY THE EASEMENT. EACH OWNER SHALL SHARE EQUALLY IN THE MAINTENANCE OF THAT PORTION OF THE FACILITIES THEREIN. THE I.H.C.A. SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ELECT TO UNDERTAKE THE MAINTENANCE TOGETHER WITH THE RIGHT TO DETERMINE THE DISTRIBUTION OF MAINTENANCE COSTS TO LOTS 1 THROUGH 4 OWNERS AS PERMITTED IN THE DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.
- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH OR ITS ASSIGNS OVER AND UPON THE LOTS AND TRACTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PUBLIC SANITARY SEWER EASEMENT". THE EASEMENT IS FOR THE PURPOSE OF CITY ACCESS WITHIN THE EASEMENT AREA FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF SUCH IMPROVEMENT BY THE CITY OF ISSAQUAH. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.

RESTRICTIONS&CONDITIONS

NO DIRECT VEHICULAR ACCESS IS ALLOWED FROM INDIVIDUAL LOTS 1 THROUGH 19 ONTO NORTHEAST PARK DRIVE.

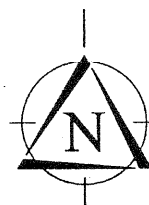
	<p>11814 115th Ave. NE Kirkland, WA 98034-6923</p> <p>425.821.8448 425.821.3481 fax 800.488.0756 toll free www.triadasoc.com</p>		VOL/PG
JOB NO 02-056			
SHEET 2 OF 7			

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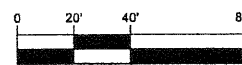
FINAL PLAT OF ISSAQUAH HIGHLANDS
VILLAGE GREEN
DIVISION 40

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 N, RANGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

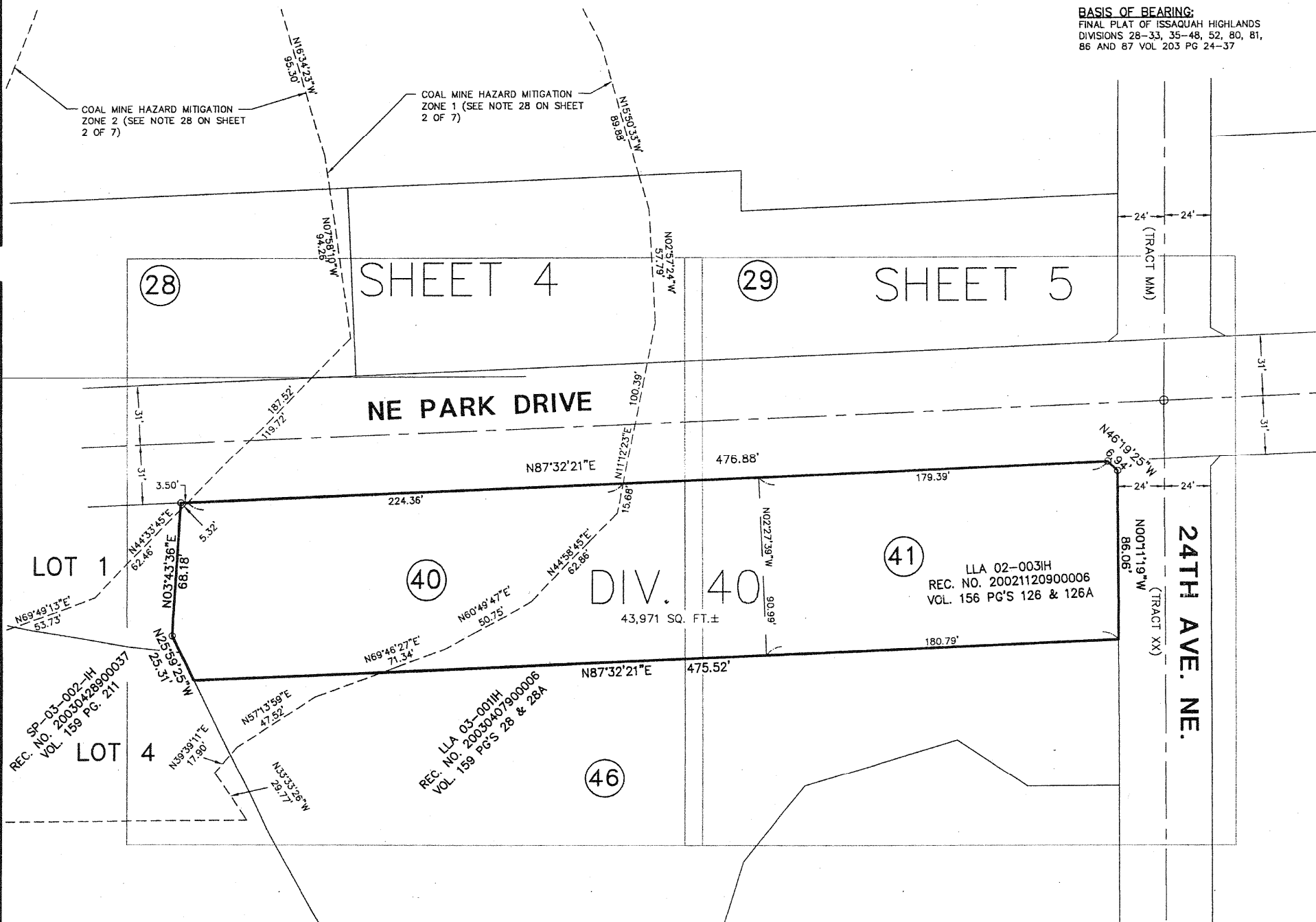
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219/93



SCALE: 1" = 40'



BASIS OF BEARING:
FINAL PLAT OF ISSAQUAH HIGHLANDS
DIVISIONS 28-33, 35-48, 52, 80, 81,
86 AND 87 VOL 203 PG 24-37



NOTE:

SEE SHEETS 6 AND 7 OF 7 FOR DEPICTION OF
EASEMENTS OF RECORD AND EASEMENTS
ESTABLISHED. SEE SHEET 2 OF 7 FOR
EASEMENT NOTES.

LEGEND:

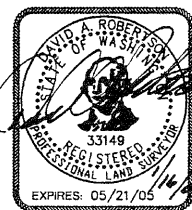
- ⊕ BRASS DISK IN 4"x4" CONCRETE
MONUMENT CASE TO BE SET PER FINAL
PLAT OF ISSAQUAH HIGHLANDS DIVISION
28-33, 35-48, 52, 80, 81, 86 AND 87
VOL 203 PAGES 24-37.
- EXISTING REBAR AND CAP: "DEA 26252"
TO BE SET AT ALL EXTERIOR DIVISION
CORNERS PER FINAL PLAT OF ISSAQUAH
HIGHLANDS DIVISION 28-33, 35-48, 52,
80, 81, 86 AND 87 VOL 203 PAGES
24-37.

CITY OF ISSAQUAH FILE NO. FP03-005IH



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JOB NO 02-056
SHEET 3 OF 7



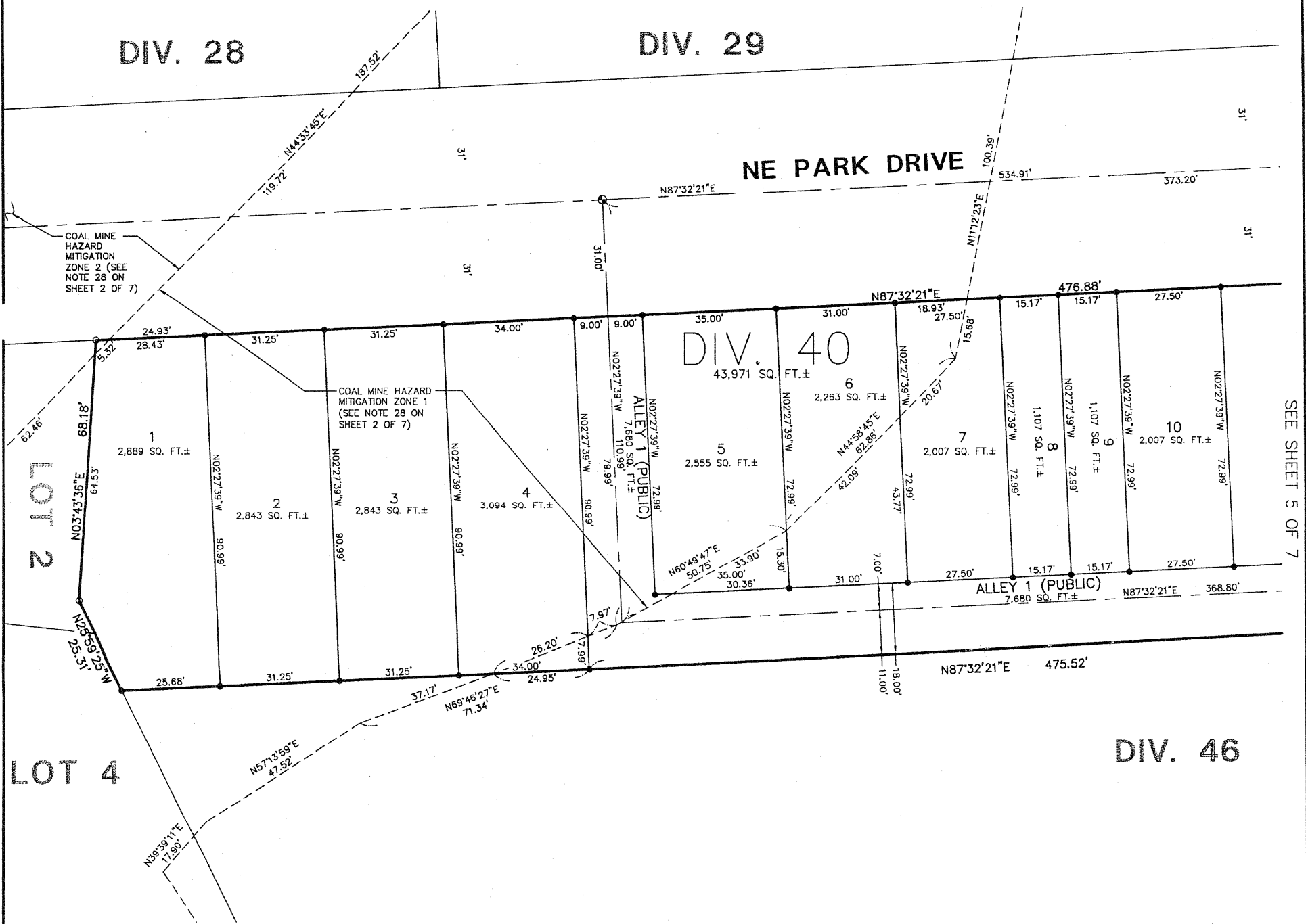
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FINAL PLAT OF ISSAQUAH HIGHLANDS
VILLAGE GREEN
DIVISION 40

VOL/PG
219/94

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 N, RANGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

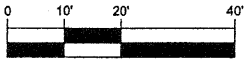


NOTE:

SEE SHEETS 6 AND 7 OF 7 FOR DEPICTION OF
EASEMENTS OF RECORD AND EASEMENTS
ESTABLISHED. SEE SHEET 2 OF 7 FOR
EASEMENT NOTES.



SCALE: 1" = 20'



LEGEND:

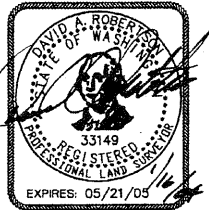
- ⊕ BRASS DISK IN 4"x4" CONCRETE MONUMENT CASE TO BE SET PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISION 28-33, 35-48, 52, 80, 81, 86 AND 87 VOL 203 PAGES 24-37.
- EXISTING REBAR AND CAP: "DEA 26252" SET AT ALL EXTERIOR DIVISION CORNERS PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISION 28-33, 35-48, 52, 80, 81, 86 AND 87 VOL 203 PAGES 24-37.
- ⊙ SET BRASS DISK IN 4"x4" CONCRETE MONUMENT CASE
- SET REBAR AND CAP OR NAIL & TAG LS# 33149

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SHEET 4 OF 7



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FINAL PLAT OF ISSAQUAH HIGHLANDS

VILLAGE GREEN

DIVISION 40

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 N, RANGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG

219/95

DIV. 29

NE PARK DRIVE

DIV. 40

24TH AVENUE NE

DIV. 46

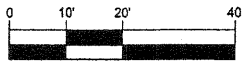
SEE SHEET 4 OF 7

NOTE:

SEE SHEETS 6 AND 7 OF 7 FOR DEPICTION OF
EASEMENTS OF RECORD AND EASEMENTS
ESTABLISHED. SEE SHEET 2 OF 7 FOR
EASEMENT NOTES.



SCALE: 1" = 20'



LEGEND:

- ⊕ BRASS DISK IN 4"x4" CONCRETE MONUMENT CASE TO BE SET PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISION 28-33, 35-48, 52, 80, 81, 86 AND 87 VOL 203 PAGES 24-37.
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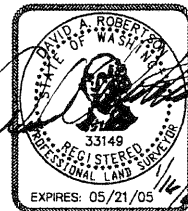
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SHEET 5 OF 7



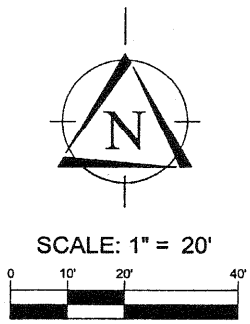
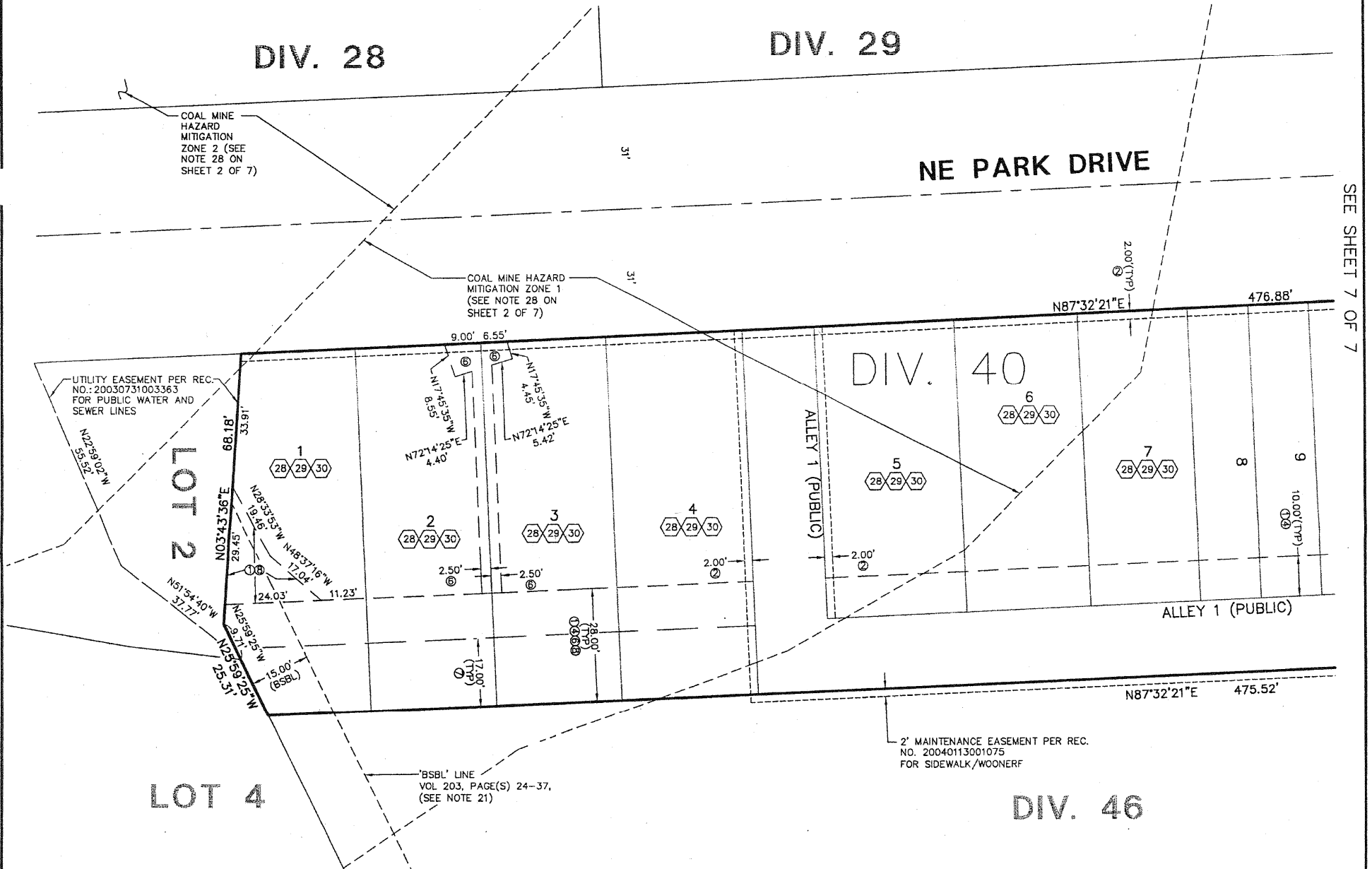
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FINAL PLAT OF ISSAQUAH HIGHLANDS
VILLAGE GREEN
DIVISION 40

VOL/PG
219/96

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 N, RANGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



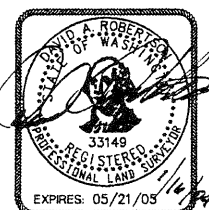
EASEMENT LEGEND:

APPLICABLE EASEMENTS ARE DELINEATED FOR EACH INDIVIDUAL LOT/TRACT, EXCEPT WHERE DENOTED AS (TYP). EASEMENTS THAT APPLY TO ENTIRE TRACTS ARE LISTED UNDER THE TRACT TITLE. NUMBERED EASEMENTS CORRESPOND TO NUMBERED EASEMENT PROVISIONS ON SHEET 2 OF 7.

- ① PUBLIC WATER LINE EASEMENT
- ② SIDEWALK/WOONERF MAINTENANCE EASEMENT
- ③ PUBLIC PEDESTRIAN ACCESS EASEMENT
- ④ PRIVATE STORM DRAINAGE EASEMENT
- ⑤ PRIVATE FOUNDATION DRAIN AND DOWNSPOUT EASEMENT (AFFECTS ALL LOTS OF THIS PLAT AND HAS NOT BEEN PLOTTED HEREON)
- ⑥ PUBLIC STORM DRAINAGE EASEMENT
- ⑦ PRIVATE VEHICULAR ACCESS EASEMENT
- ⑧ PUBLIC SANITARY SEWER EASEMENT
- XX SEE CORRESPONDING NOTE ON SHEET 2 OF 7

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SHEET 6 OF 7



CITY OF ISSAQUAH FILE NO. FP03-005IH

VOL/PG

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FINAL PLAT OF ISSAQUAH HIGHLANDS

VILLAGE GREEN

DIVISION 40

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 N, RANGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG

219/97

DIV. 29

NE PARK DRIVE

DIV. 40

24TH AVENUE NE
(TRACT XX)

DIV. 46

SEE SHEET 6 OF 7

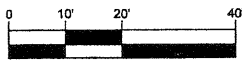
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- XX SEE CORRESPONDING NOTE ON SHEET 2 OF 7



SCALE: 1" = 20'



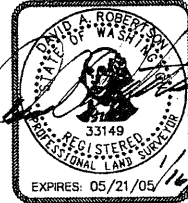
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SHEET 7 OF 7



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