

FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 82, 83, 97 AND 99
(BEING A REPLAT OF TRACTS DK, FD, FH, FI, GO, GR AND GS OF ISSAQUAH HIGHLANDS DIVS. 84,85 AND 90
AND A REPLAT OF LOT 1, CITY OF ISSAQUAH SHORT PLAT NO. SP-03-004H)
PORTIONS OF THE EAST 1/2 OF SECTION 23, THE NORTHWEST 1/4 OF SECTION 24,
IN TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, 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, 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 with this subdivision.

{In witness whereof we set our hands and seals.}

GRAND-GLACIER LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

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

BY: Judd Kirk
JUDD KIRK, PRESIDENT

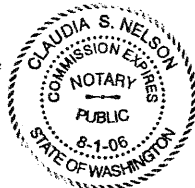
ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION

BY: John Adams
JOHN ADAMS, PRESIDENT

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF KING } SS

On this 28th day of October, 2003, 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 LLC, 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 Bullman
My appointment expires 8-1-06
Print Name Claudia S. Nelson

STATE OF WASHINGTON }
COUNTY OF KING } SS

On this 28th day of October, 2003, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John Adams to me known to be the PRESIDENT of Issaquah Highlands Community Association, that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said association, 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 Bullman
My appointment expires 8-1-06
Print Name Claudia S. Nelson



APPROVALS

Examined and approved this 17 day of NOVEMBER 2003 A.D.

Keith Niven
Keith Niven, City of Issaquah M.D.R.T. Program Director

Bob Brock
Bob Brock, Public Works Director, City of Issaquah

Examined and approved this 17th day of November 2003 A.D.

Ava Frisinger
Ava Frisinger, Mayor
City of Issaquah

Attest: Cathleen Koch
Cathleen Koch, City Clerk

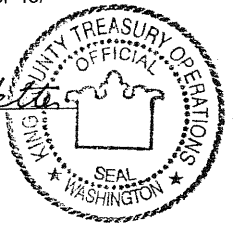
FINANCE DIVISION CERTIFICATE

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 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 20th day of November 2003 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 17th day of NOVEMBER 2003 A.D.

James R. Blake
Jim Blake, Finance Director, City of Issaquah

Examined and approved this 20th day of NOVEMBER 2003 A.D.

SCOTT NOBLE
King County Assessor

Ann E. O'Leary
Deputy King County Assessor

SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Divisions 82, 83, 97 and 99, Issaquah Highlands, is based upon an actual survey of Section 23 and Section 24, Township 24 North, Range 6 East, W.M., that the courses and distances are shown correctly that the centerline street monuments as graphically delineated will be set and the lot and block 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.

Richard A. Dickman
Richard A. Dickman PLS No. 26252

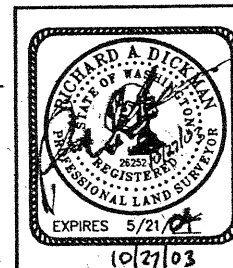
RECORDING CERTIFICATE

Filed for record at the request of the City of Issaquah this 20 day of Nov 2003, at 40 minutes past 1:00 P.M., in Volume 218 of Plats at pages 57-60. Records of King County, Washington.

Recording No. 20031120000239

DIVISION OF RECORDS AND ELECTION

Dean Lagan Walt Washington
Manager Superintendent of Records



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

FILE NO. FP-03-007-I.H.

SHEET 1 OF 10

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FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 82, 83, 97 AND 99
(BEING A REPLAT OF TRACTS DK, FD, FH, FI, GQ, GR AND GS OF ISSAQUAH HIGHLANDS DIVS. 84,85 AND 90
AND A REPLAT OF LOT 1, CITY OF ISSAQUAH SHORT PLAT NO. SP-03-004H)

PORTIONS OF THE EAST 1/2 OF SECTION 23, THE NORTHWEST 1/4 OF SECTION 24,
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 EXISTING LOT, DIVISION, TRACT OR PARCEL IN THIS PLAT SHALL BE DIVIDED 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.
5. UNLESS SPECIFICALLY DESCRIBED IN THE EASEMENT PROVISIONS (SHEET 3 OF 10), ALL FUTURE PRIVATE UTILITY STUB-OUTS AND EASEMENTS AS SHOWN HEREON, SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER AND/OR ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION, AND THE ACTUAL EASEMENT AND A USE AND MAINTENANCE AGREEMENT WILL BE CREATED BY SEPARATE RECORDED 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 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 AMENDED BY INSTRUMENT FILED UNDER RECORDING NO. 9712121468.
11. DIVISIONS 82, 83, 97 AND 99 SHALL BE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RESIDENTIAL PROPERTIES (SINGLE FAMILY) UNDER KING COUNTY RECORDING NO. 9704281806 AND AS AMENDED.
12. DIVISIONS 82, 83, 97 AND 99 ARE 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 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 MODIFIED.
14. 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 MODIFIED, INCLUDING BUT NOT LIMITED TO THE WATER QUALITY MONITORING REQUIREMENTS AND IMPERVIOUS SURFACE RESTRICTIONS SET FOR IN APPENDIX 'D'.
15. THIS PLAT IS SUBJECT TO PROVISIONS OF ARTICLES OF INCORPORATION AND BY-LAWS OF THE ISSAQUAH HIGHLANDS HOMEOWNERS ASSOCIATION, AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION.
16. THIS PLAT IS SUBJECT TO THE AGREEMENT AND ITS TERMS AND CONDITIONS BY AND BETWEEN THE GRAND-GLACIER LLC AND PUGET SOUND ENERGY, INC. REGARDING AN EASEMENT AGREEMENT FOR ELECTRIC AND NATURAL GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEMS AND APPURTENANCES AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 20001102000844.
17. THIS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCELINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION.
18. TRACTS 'CNI' AND 'CNG' ARE 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.
19. TRACT 'CNK' IS HEREBY CONVEYED TO THE CITY OF ISSAQUAH UPON THE RECORDING OF THIS PLAT FOR THE PURPOSE OF A PARK.
20. TRACTS 'CNH', 'CNL', 'CNM', 'CNN', 'CNO', 'CNP', 'CNR', AND 'CNO' ARE HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS PLAT FOR THE PURPOSE OF OPEN SPACE. TRACTS 'CNH', 'CNL', 'CNM', 'CNN', 'CNO' 'CNP' AND 'CNR' ARE SUBJECT TO A PEDESTRIAN ACCESS EASEMENT ACROSS THE FULL AREA OF THE TRACT, AS PERMITTED IN THE DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS, THE IHCA SHALL DETERMINE THE DISTRIBUTION OF MAINTENANCE COSTS TO LOT OWNERS 1 THROUGH 42 IN DIVISION 97 FOR TRACTS 'CNL' AND 'CNM', AND LOTS 1 THROUGH 18 IN DIVISION 82 AND LOTS 1 THROUGH 19 IN DIVISION 83 FOR TRACT 'CNR'.
21. TRACTS 'CNI', 'CNG' AND 'CNS' ARE OWNED AND MAINTAINED BY THE GRAND-GLACIER LLC FOR THE PURPOSE OF FUTURE PUBLIC ROADS AND UTILITIES. SAID TRACTS SHALL BE DEDICATED TO THE CITY OF ISSAQUAH AT A LATER DATE.
22. TRACT 'CNF' CONTAINS 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'.
23. TRACTS 'CNF', 'CNK' AND 'CNU' 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.
24. 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 TRACTS 'CNA', 'CND', 'CNE', 'CNK', 'CNQ' AND 'CNU', AND LOTS 7 AND 8 OF DIVISION 82.
25. TRACTS 'CNA', 'CNB', 'CNC', 'CND' AND 'CNT' ARE OWNED AND MAINTAINED BY THE GRAND-GLACIER LLC FOR THE PURPOSE OF FUTURE DEVELOPMENT. TRACTS 'CNE' AND 'CNF' ARE OWNED AND MAINTAINED BY THE GRAND-GLACIER LLC FOR THE PURPOSE OF OPEN SPACE, BUT MAY BECOME FUTURE DEVELOPMENT, IF ALTERNATE PASSIVE OPEN SPACE IS PROVIDED AS REQUIRED BY THE 2-PARTY AGREEMENT, AS DETERMINED BY THE CITY OF ISSAQUAH. OPEN SPACE MAY BE DEDICATED TO THE CITY OF ISSAQUAH AT A LATER DATE.
26. CERTAIN CONDITIONS OF THE PRELIMINARY PLAT, PP02-003H, WILL APPLY TO FUTURE FINAL PLATS OF TRACTS 'CNA', 'CNB', 'CNC', 'CND', 'CNI', 'CNS' AND 'CNT', SITE DEVELOPMENT PERMITS AND UTILITY PERMITS WITHIN THIS FINAL PLAT.
27. TRACT 'CNI' IS A PRIVATE ACCESS TRACT FOR INGRESS AND EGRESS FOR THE BENEFIT OF LOTS 1 AND 2 IN DIVISION 97. OWNERSHIP OF LOTS 1 AND 2 INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT 'CNI' AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ELECT TO MAINTAIN TRACT 'CNI' AND SHALL DETERMINE THE DISTRIBUTION OF MAINTENANCE COSTS TO THE OWNERS OF LOTS 1 AND 2 AS PERMITTED IN THE DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS.
28. A LANDSCAPE EASEMENT HAS BEEN ESTABLISHED ON LOTS 1 THROUGH 10, DIVISION 97 (SEE EASEMENT PROVISION NO. 3). THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) ELECTS TO MAINTAIN THE EASEMENT AREA AND SHALL DETERMINE THE DISTRIBUTION OF MAINTENANCE COSTS TO THE OWNERS OF LOTS 1 THROUGH 10, DIVISION 97 AS PERMITTED IN THE DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS.
29. TRACT 'CNU' SHALL BE OWNED AND MAINTAINED BY THE GRAND-GLACIER LLC FOR THE PURPOSE OF OPEN SPACE.

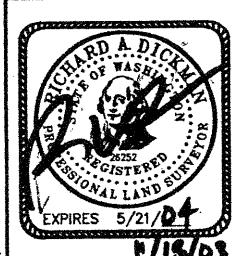
EASEMENT PROVISIONS

1. A PRIVATE DRY UTILITIES EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY, QWEST, COMCAST, GRAND-GLACIER LLC, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON A 5.00 FOOT WIDE STRIP OF PRIVATE LAND OVER, UNDER, THROUGH AND ACROSS DIVISIONS 82, 83, 97, AND 99, TRACTS "CNA", "CNB", "CNF", "CNH", "CNI", "CNK", "CNS" AND "CNT" AS SHOWN 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) EXCEPT FOR LOT 11, DIVISION 99, EASEMENTS MAY OCCUPY UP TO AN ADDITIONAL 7-FEET IN WIDTH (FOR A TOTAL WIDTH OF 12 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. 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 ALLEY FRONTAGE (I.e. THE OUTER 2' OF THE 5.00 FOOT WIDE 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 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.
3. A LANDSCAPE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) OVER, UNDER AND UPON LOTS 1 THROUGH 10 IN DIVISION 97 AS SHOWN ON SHEET 8 OF 10 FOR THE PURPOSE OF LANDSCAPE MAINTENANCE. (SEE NOTE 28 THIS SHEET)
4. A PUBLIC PEDESTRIAN ACCESS EASEMENT IS RESERVED FOR PUBLIC PEDESTRIAN USE AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON TRACTS 'CNH', 'CNL', 'CNM', 'CNN', 'CNO', 'CNP' AND 'CNR'.

(SEE SHEET 3 OF 10 FOR CONTINUED EASEMENT PROVISIONS)

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.01	N06°14'39"E
L2	50.40	N19°32'07"E
L3	30.82	N70°20'10"E
L4	28.08	N38°11'28"E
L5	7.03	N54°21'00"E
L6	25.86	N63°43'20"E
L7	55.23	N86°48'43"W
L8	34.20	N63°28'38"W
L9	43.86	N53°43'53"W
L10	44.66	N55°28'23"W
L11	33.51	N47°33'44"W
L12	35.88	N41°24'55"W
L13	32.11	N58°42'16"W
L14	36.24	N28°28'50"W
L15	18.75	N47°02'23"W
L16	30.83	N03°51'24"W
L17	24.35	N21°30'05"W
L18	28.14	N28°31'14"W
L19	16.13	N54°44'09"W
L20	45.11	N59°29'22"W
L21	42.12	N33°25'06"W
L22	45.42	N26°28'50"W
L23	5.20	N52°31'47"E
L24	18.47	N51°32'39"E
L25	20.82	N24°27'22"E
L26	13.91	N40°02'01"W
L27	66.22	N01°07'13"W
L28	42.51	N31°08'38"W
L29	14.26	N26°58'16"W
L30	15.19	N89°55'28"W
L31	34.25	N42°51'32"W
L32	20.83	N45°33'12"W
L33	32.19	N24°13'17"W
L34	12.82	N65°39'00"W
L35	18.00	N25°32'20"E
L36	2.62	N27°08'54"W
L37	21.63	N20°14'47"W
L38	14.75	N54°57'25"W
L39	23.50	N00°37'35"E
L40	23.50	N00°37'35"E
L41	26.04	N01°36'02"E
L42	10.00	N88°07'48"W
L43	11.34	N73°48'26"E
L44	11.78	N73°48'26"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	21.94	202.00	6°13'24"
C2	15.09	50.00	17°17'21"
C3	16.20	50.00	18°33'33"
C4	48.42	50.00	55°28'50"
C5	15.40	50.00	17°38'41"
C6	122.84	50.36	139°45'17"
C7	56.18	25.00	128°45'46"
C8	51.30	50.00	58°46'50"
C9	36.15	50.00	41°25'43"
C10	28.40	25.00	65°05'15"
C11	18.83	25.00	43°08'38"
C12	41.41	26.00	91°14'37"
C13	40.28	26.00	88°45'23"
C14	22.07	51.00	24°47'35"
C15	58.04	51.00	65°12'28"
C16	30.73	27.00	65°12'28"
C17	11.68	27.00	24°47'35"
C18	41.84	100.00	23°58'21"
C19	51.88	124.00	23°58'21"
C20	31.80	76.00	23°58'21"
C21	23.68	42.00	32°18'08"
C22	48.85	43.00	65°05'15"
C23	30.71	43.00	40°55'05"
C24	18.14	43.00	24°10'10"
C25	24.86	43.00	33°07'49"
C26	14.46	25.00	33°07'49"
C27	19.06	43.00	25°23'59"
C28	12.77	43.00	17°01'17"
C29	33.83	60.00	32°18'08"
C30	69.67	258.00	15°28'18"
C31	49.54	240.00	11°49'39"
C32	18.20	258.00	4°02'29"
C33	31.59	258.00	7°00'57"
C34	19.88	258.00	4°24'52"
C35	21.12	240.00	5°02'35"
C36	24.91	581.00	2°27'23"
C37	14.00	581.00	1°22'51"
C38	35.91	25.00	82°18'21"
C39	15.43	581.00	1°31'18"
C40	7.62	599.00	0°43'43"
C41	20.00	599.00	1°54'48"
C42	20.00	675.00	1°41'52"
C43	19.41	51.00	21°48'35"
C44	20.00	51.00	22°28'08"
C45	18.63	51.00	20°55'45"
C46	12.30	51.00	13°49'15"
C47	9.77	51.00	10°58'20"
C48	9.63	60.00	9°11'57"
C49	24.19	60.00	23°06'11"
C50	37.98	675.00	3°13'27"
C51	48.01	725.00	3°47'40"
C52	68.61	376.00	10°27'20"
C53	47.36	25.00	108°32'04"



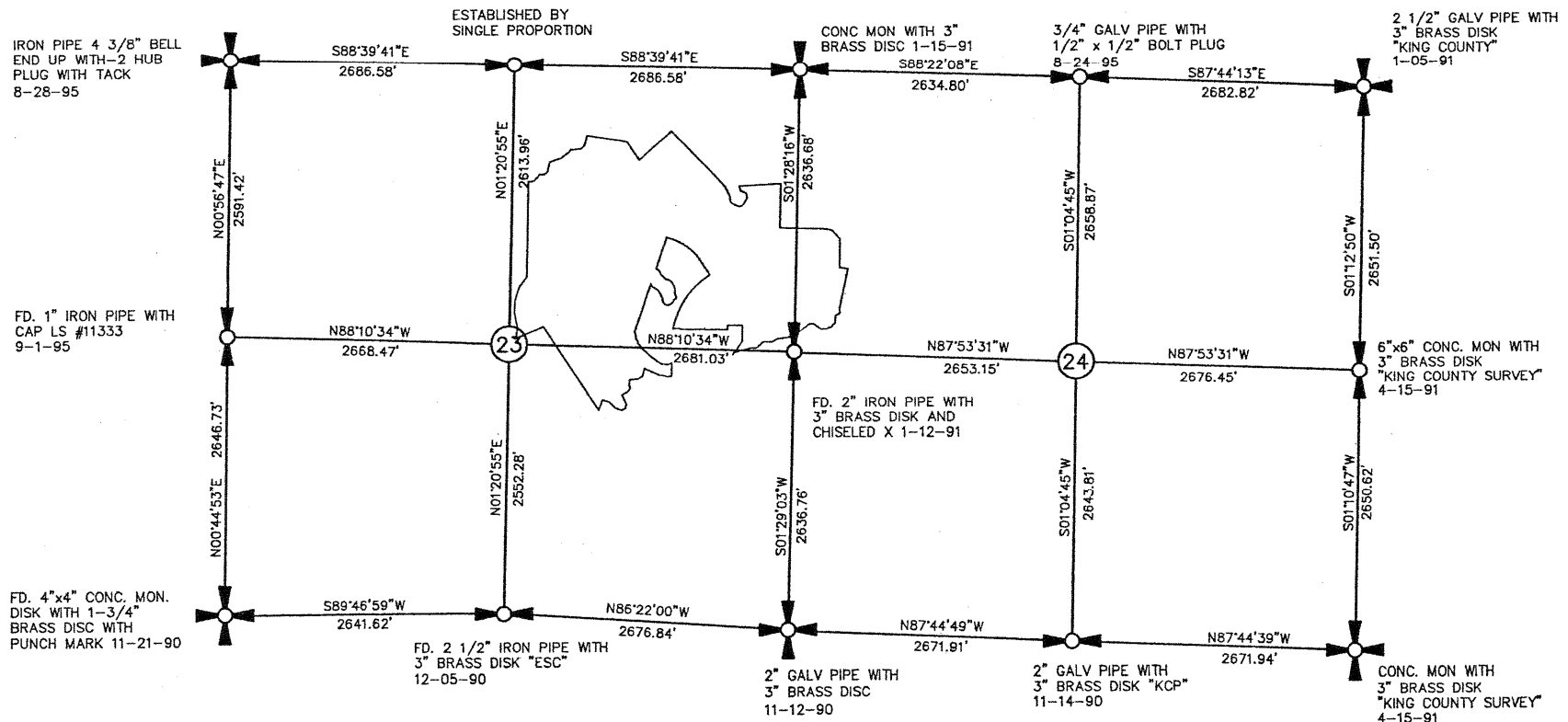
DAVID EVANS AND ASSOCIATES INC.

SHEET 2 OF 10

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VOL./PAGE

PORTIONS OF THE EAST 1/2 OF SECTION 23, THE NORTHWEST 1/4 OF SECTION 24,
IN TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



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

(NOTE: UNLESS SPECIFICALLY DESCRIBED IN THE EASEMENT PROVISIONS (SHEETS 2 AND 3 OF 10) ALL FUTURE PRIVATE UTILITY STUB-OUTS AND EASEMENTS AS SHOWN HEREON, SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER AND/OR ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION, AND THE ACTUAL EASEMENT AND A USE AND MAINTENANCE AGREEMENT WILL BE CREATED BY SEPARATE RECORDED DOCUMENT AFTER THE RECORDING OF THIS PLAT.)

TRACTS DK, FD, FH, FI, GQ, GR AND GS OF FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 84, 85 AND 90, ACCORDING TO PLAT RECORDED IN VOLUME 210 OF PLATS AT PAGES 46 THROUGH 56, UNDER RECORDING NO. 20021120001868, RECORDES OF KING COUNTY, WASHINGTON, TOGETHER WITH LOT 1, CITY OF ISSAQUAH SHORT PLAT NO. SP-03-004IH, AS FILED UNDER RECORDING NO. 20030625900014, RECORDS OF SAID COUNTY.



**DAVID EVANS
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Bellevue Washington 98005-3518
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FILE NO. FP-03-007-I.H.

SHEET **3** OF **10**

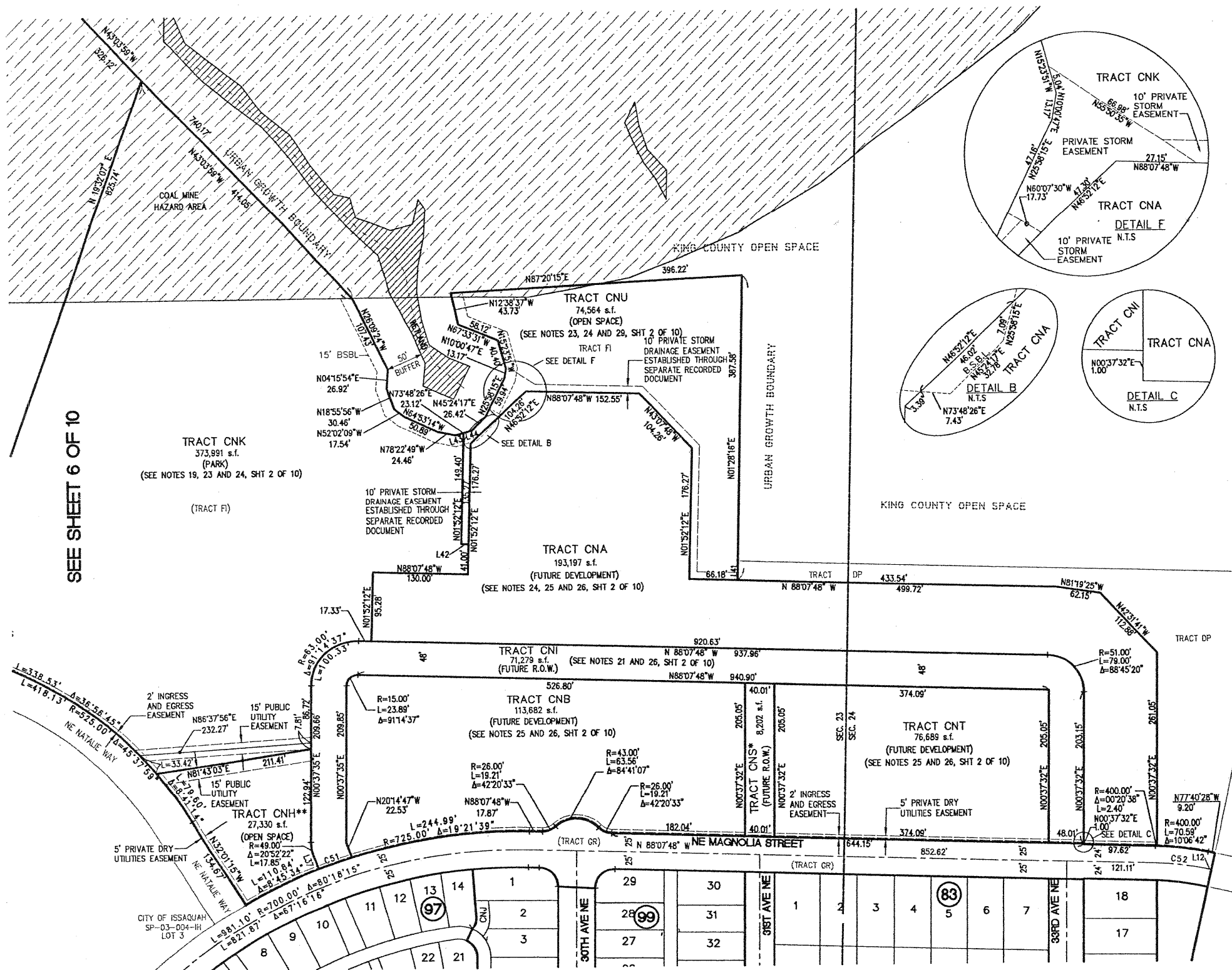
VOL./PAGE

PORTIONS OF THE EAST 1/2 OF SECTION 23, THE NORTHWEST 1/4 OF SECTION 24,
IN TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



(BEING A REPLAT OF TRACTS DK, FD, FH, FI, GQ, GR AND GS OF ISSAQUAH HIGHLANDS DIVS. 84,85 AND 90
AND A REPLAT OF LOT 1, CITY OF ISSAQUAH SHORT PLAT NO. SP-03-004IH)

PORTIONS OF THE EAST 1/2 OF SECTION 23, THE NORTHWEST 1/4 OF SECTION 24,
IN TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SEE SHEET 8, 9 AND 10 OF 10

NOTE REFERENCE

* SEE NOTES 21 AND 26, SHEET 2 OF 10.
** SEE NOTE 20 AND EASEMENT PROVISION NO. 4, SHEET 2 OF 10.



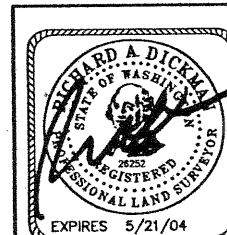
COAL MINE HAZARD AREA

WETLAND AREA

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

SEE SHEET 2 OF 10
FOR LINE TABLE

FILE NO. FP-03-007-I.H.



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Phone: 425.519.6500

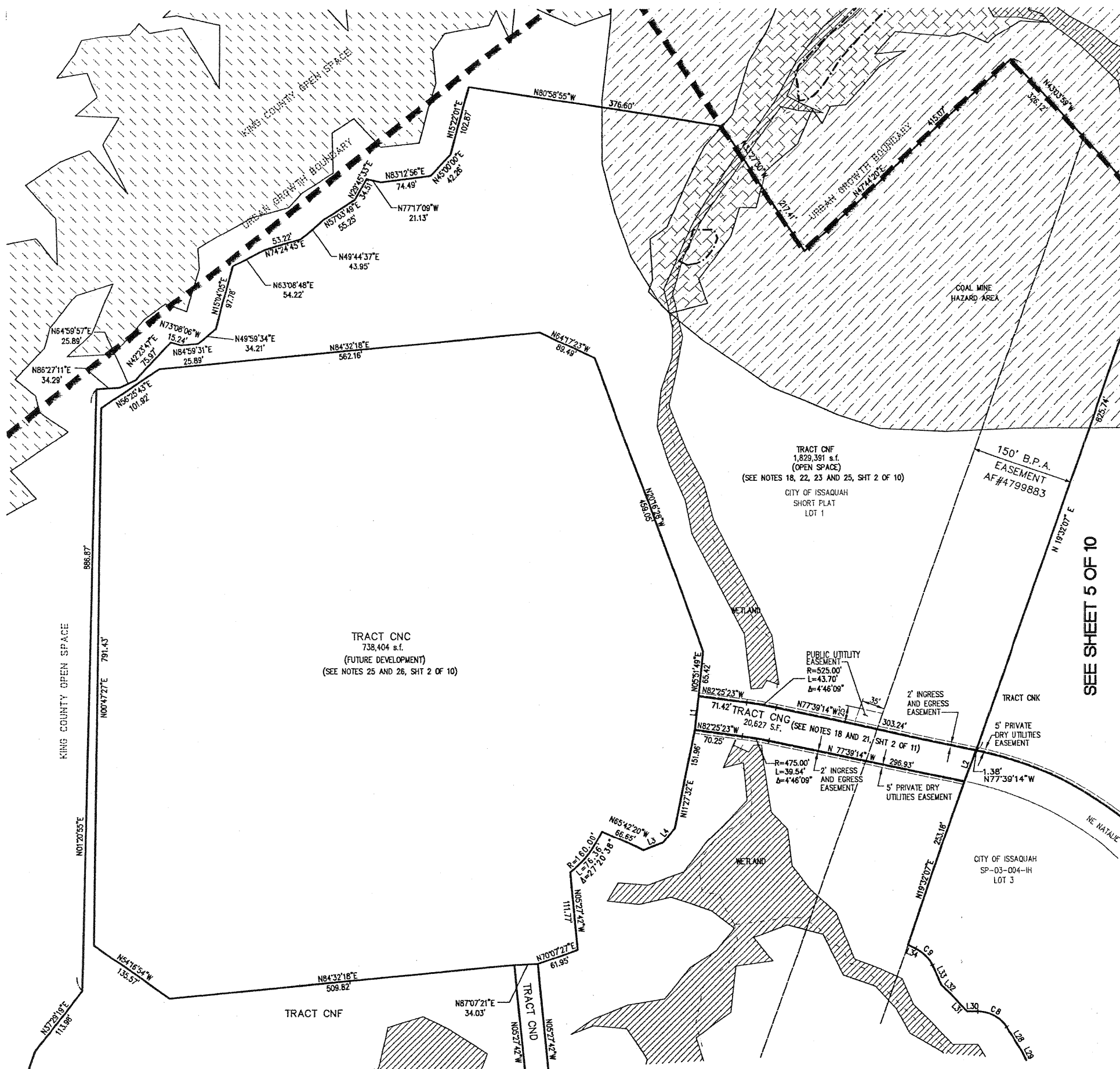
SHEET 5 OF 10

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(BEING A REPLAT OF TRACTS DK, FD, FH, FI, GQ, GR AND GS OF ISSAQUAH HIGHLANDS DIVS. 84,85 AND 90 AND A REPLAT OF LOT 1, CITY OF ISSAQUAH SHORT PLAT NO. SP-03-004IH)

PORTIONS OF THE EAST 1/2 OF SECTION 23, THE NORTHWEST 1/4 OF SECTION 24,
IN TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SEE SHEET 7 OF 10

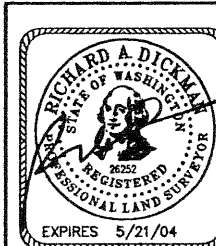


A horizontal number line with tick marks at 0, 50, 100, and 200. The number 100 is circled.

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

SEE SHEET 2 OF 10
FOR LINE TABLE

FILE NO. FP-03-007-I.H.



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SHEET 6 OF 10

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$$\frac{56}{1}$$

(BEING A REPLAT OF TRACTS DK, FD, FH, FI, GQ, GR AND GS OF ISSAQUAH HIGHLANDS DIVS. 84,85 AND 90 AND A REPLAT OF LOT 1, CITY OF ISSAQUAH SHORT PLAT NO. SP-03-004IH)

SEE SHEET 6 OF 10



WETLAND AREA

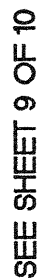
STEEP SLOPE

COAL MINE HAZARD AREA

SEE SHEET 2 OF 10
FOR LINE TABLE

SHEET 7 OF 10

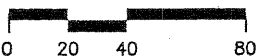
PORTIONS OF THE EAST 1/2 OF SECTION 23, THE NORTHWEST 1/4 OF SECTION 24,
IN TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



* SEE NOTE 20 AND EASEMENT
PROVISION NO. 4, SHEET 2 OF 10.

** SEE NOTE 20, SHEET 2 OF 10.

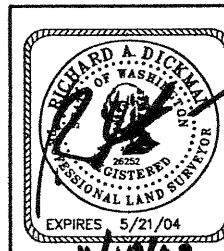
*** SEE NOTES 20, 28 AND EASEMENT
PROVISION NO. 3, SHEET 2 OF 10.



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 2 OF 10
FOR LINE TABLE

FILE NO. FP-03-007-I.H.



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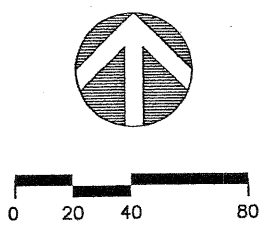
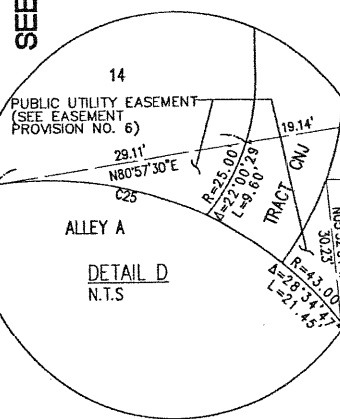
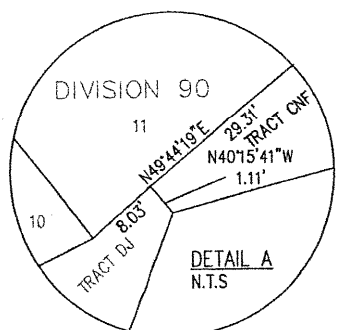
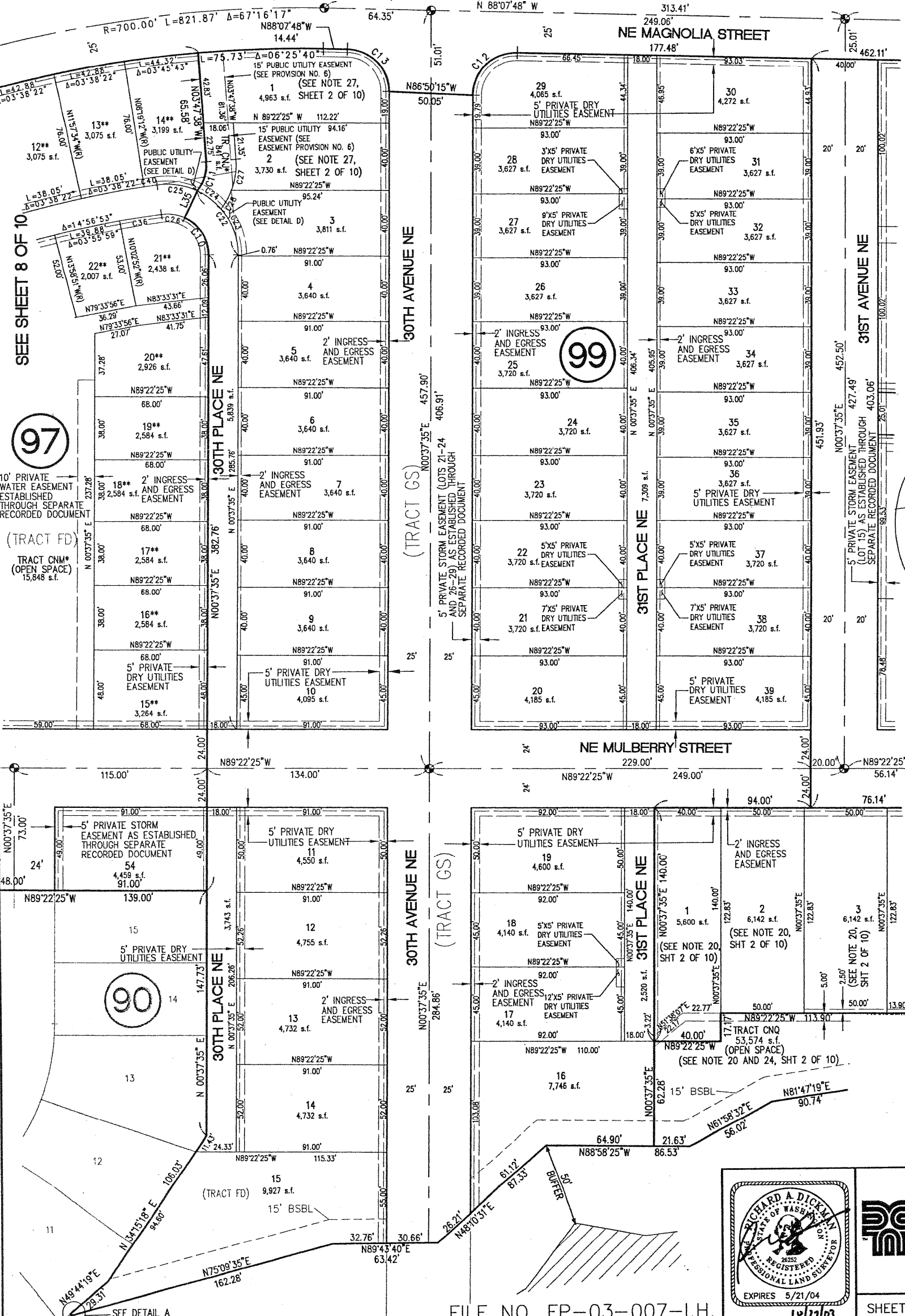
SHEET 8 OF 10

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218 58

FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 82, 83, 97 AND 99
(BEING A REPLAT OF TRACTS DK, DV, FD, FH, FI, GO, GR AND GS OF ISSAQUAH HIGHLANDS DIVS. 84,85 AND 90
AND A REPLAT OF LOT 1, CITY OF ISSAQUAH SHORT PLAT NO. SP-03-0041H)

SEE SHEET 5 OF 10

PORTIONS OF THE EAST 1/2 OF SECTION 23, THE NORTHWEST 1/4 OF SECTION 24,
IN TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



WETLAND AREA

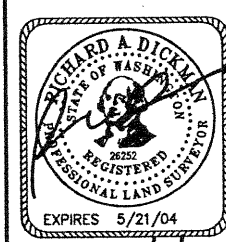
SET BRASS DISK IN 4x4 CONCRETE MONUMENT IN CASE

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

SEE SHEET 2 OF 10 FOR LINE TABLE

NOTE REFERENCE

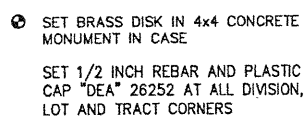
- * SEE NOTE 27 AND EASEMENT PROVISION NO. 5, SHEET 2 OF 10
- ** SEE NOTE 20, SHEET 2 OF 10



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415 - 118th Avenue SE
Bellevue Washington 98005-3518
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PORTIONS OF THE EAST 1/2 OF SECTION 23, THE NORTHWEST 1/4 OF SECTION 24,
IN TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 9 OF 10



FILE NO. FP-03-007-I.H.



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