

FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 59B
(BEING A REPLAT OF TRACT EE OF ISSAQUAH HIGHLANDS DIVS. 50, 51, 53, 54, 56, 57, 59, 60, 76, 77, 78 AND 79)
PORTIONS OF THE SOUTHEAST 1/4 OF SECTION 23, THE NORTHEAST 1/4 OF SECTION 26,
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 within 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: John Kirk
JUDG KIRK, PRESIDENT

ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION

BY: N/A
JOHN ADAMS, PRESIDENT

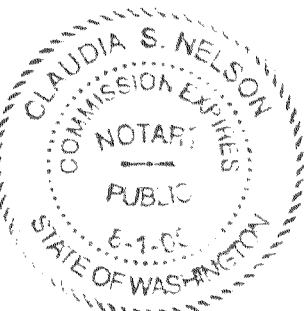
ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF KING } SS

On this 25th day of September, 2003, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John 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 Bellevue
My appointment expires 8-1-06
Print Name Claudia S. Nelson



STATE OF WASHINGTON }
COUNTY OF KING } SS N/A

On this 25th day of September, 2003, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John Kirk 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.

N/A
NOTARY PUBLIC in and for the State of
Washington, residing at Bellevue
My appointment expires 8-1-06
Print Name Claudia S. Nelson

APPROVALS

Examined and approved this 3rd 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 12th day of November 2003 A.D.

Ava Frisinger
Ava Frisinger, Mayor, City of Issaquah

Examined and approved this 12th day of November 2003 A.D.

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

Examined and approved this 12th day of November 2003 A.D.

Chathleen Koch
Chathleen Koch, City Clerk

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

SCOTT NOBLE
King County Assessor

Kevin Ellet
Deputy King County
362992-1570

SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Division 59B, Issaquah Highlands, is based upon an actual survey of Sections 23 and 26, 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 PLS No. 26252

RECORDING CERTIFICATE

Filed for record at the request of the City of Issaquah this 18 day of Nov 2003, at 0 minutes past 9:00 A.M., in Volume 218 of Plots at pages 45-47, Records of King County, Washington.

Recording No. 20031118000040

DIVISION OF RECORDS AND ELECTION

Dean Lopez Manager
Walter Whist Superintendent of Records

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 17th day of November 2003 A.D.

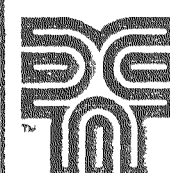
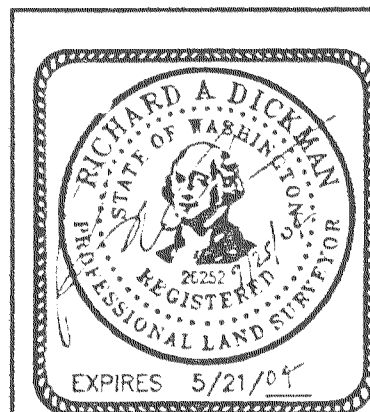
Ken Guy
Manager, King County Office of Finance

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
Finance Director, City of Issaquah



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

FILE NO. FP-03-009-I.H.

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FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 59B
(BEING A REPLAT OF TRACT EE OF ISSAQUAH HIGHLANDS DIVS. 50, 51, 53, 54, 56, 57, 59, 60, 76, 77, 78 AND 79)
PORTIONS OF THE SOUTHEAST 1/4 OF SECTION 23, THE NORTHEAST 1/4 OF SECTION 26,
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. 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.

4. 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.

5. 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 SHORT PLAT IS ISSUED. (THIS NOTE MEETS THE RECORDED SCHOOL MITIGATION AGREEMENT UNDER RECORDING NO'S 9508160202 AND 9712121468.

6. THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS OF COOPERATION BY AND BETWEEN GRAND RIDGE PARTNERSHIP AND LAKESIDE INDUSTRIES, AS RECORDED IN KING COUNTY UNDER AUDITOR'S NO. 9512201313 AND AS AMENDED.

7. 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.

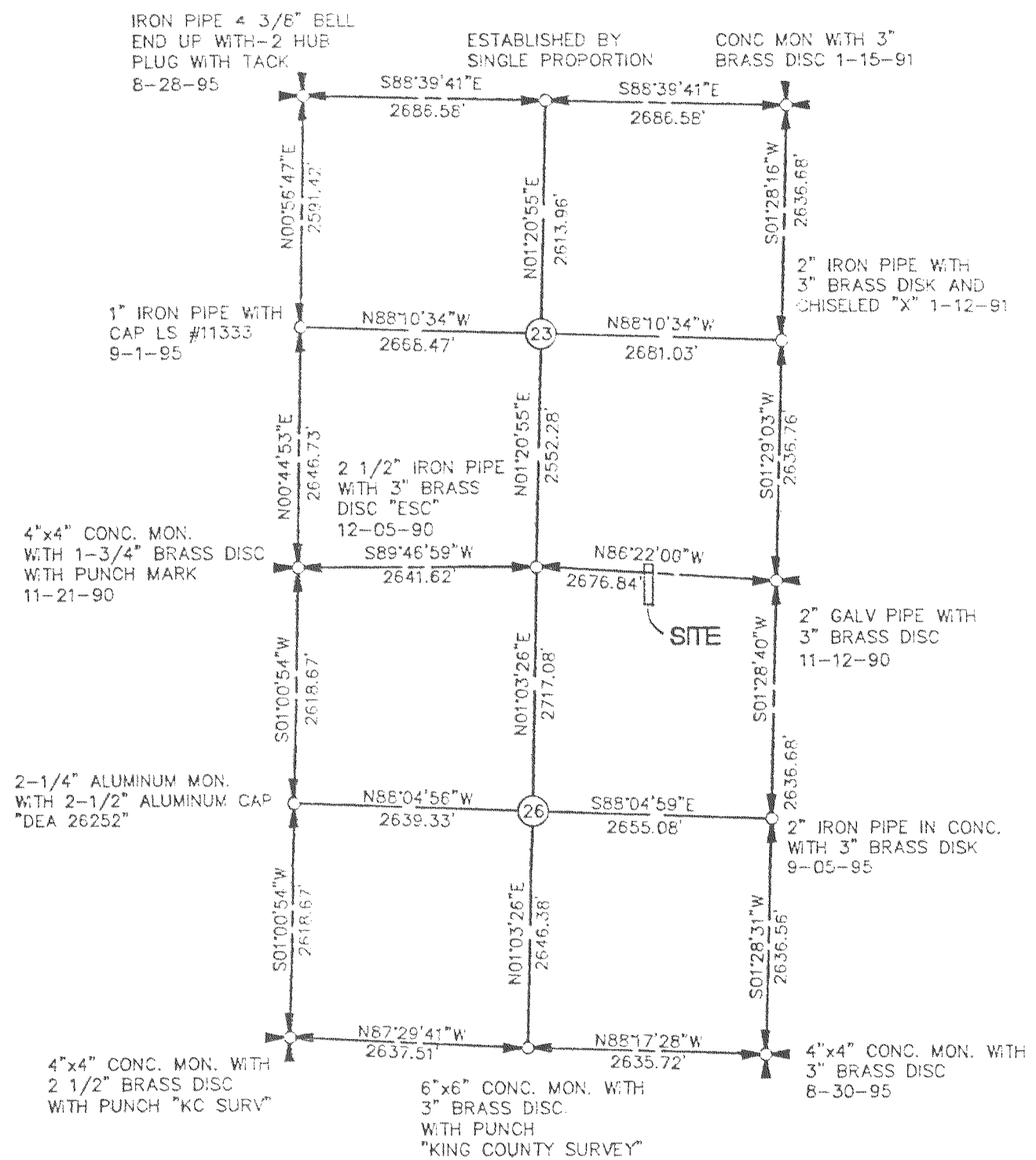
8. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN DOCUMENT RECORDED UNDER A.F.N. 9606251228 (RECORDED TO GIVE NOTICE OF THE ANNEXATION AND DEVELOPMENT AGREEMENT [TWO-PARTY]). AND AS MODIFIED.

9. THIS PLAT IS SUBJECT TO THE RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS DELINEATED ON THE FACE OF PLAT RECORDED IN VOLUME 210 OF PLATS, PAGES 30 THROUGH 39, UNDER RECORDING NO. 20021120001602.

10. THIS PLAT IS SUBJECT TO THE "MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM (ISSAQUAH HIGHLANDS)" RECORDED UNDER A.F.N. 20030218001542.

11. THIS PLAT IS ENCOMPASS PORTIONS OF A COAL MINE HAZARD AREA. ALL DEVELOPMENT IN THE HAZARD AREA SHALL ADHERE TO AND BE CONSISTENT WITH THE AMENDED (AM00-015IH) APPENDIX B - PART 4, SUPPLEMENTAL DEVELOPMENT MITIGATION ZONES 1, 2, AND 3, OR AS SUBSEQUENTLY MODIFIED. A NOTICE OF RSK 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.

12. TRACT EEA IS OWNED AND MAINTAINED BY THE GRAND-GLACIER LLC FOR THE PURPOSE OF OPEN SPACE.



SECTIONS 23 AND 26 T.24N., R.6E., W.M.

SECTION SUBDIVISION

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.

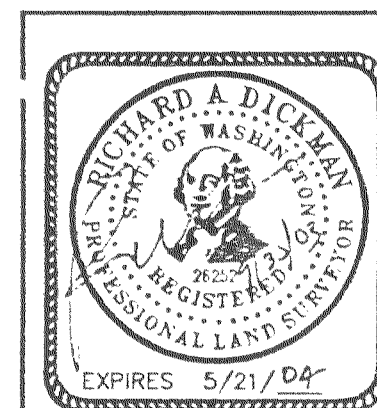
LAND DESCRIPTION AND BASIS OF BEARING

TRACT EE, FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 50, 51, 53, 54, 56, 57, 59, 60, 76, 77, 78 AND 79, AS RECORDED IN VOLUME 210 OF PLATS, PAGES 30 THROUGH 39, UNDER RECORDING NO. 20021120001602, RECORDS OF KING COUNTY, WASHINGTON.

SAID PARCELS SITUATED IN A PORTION OF THE SE 1/4 OF SECTION 23, THE SW 1/4 OF SECTION 24, THE NW 1/4 OF SECTION 25 AND NE 1/4 OF SECTION 26, ALL IN TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

EASEMENT PROVISIONS

1. 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 EXISTING 5.00 FOOT WIDE EASEMENT AS SHOWN ON SHEET 3). 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.



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Bellevue Washington 98005-3518
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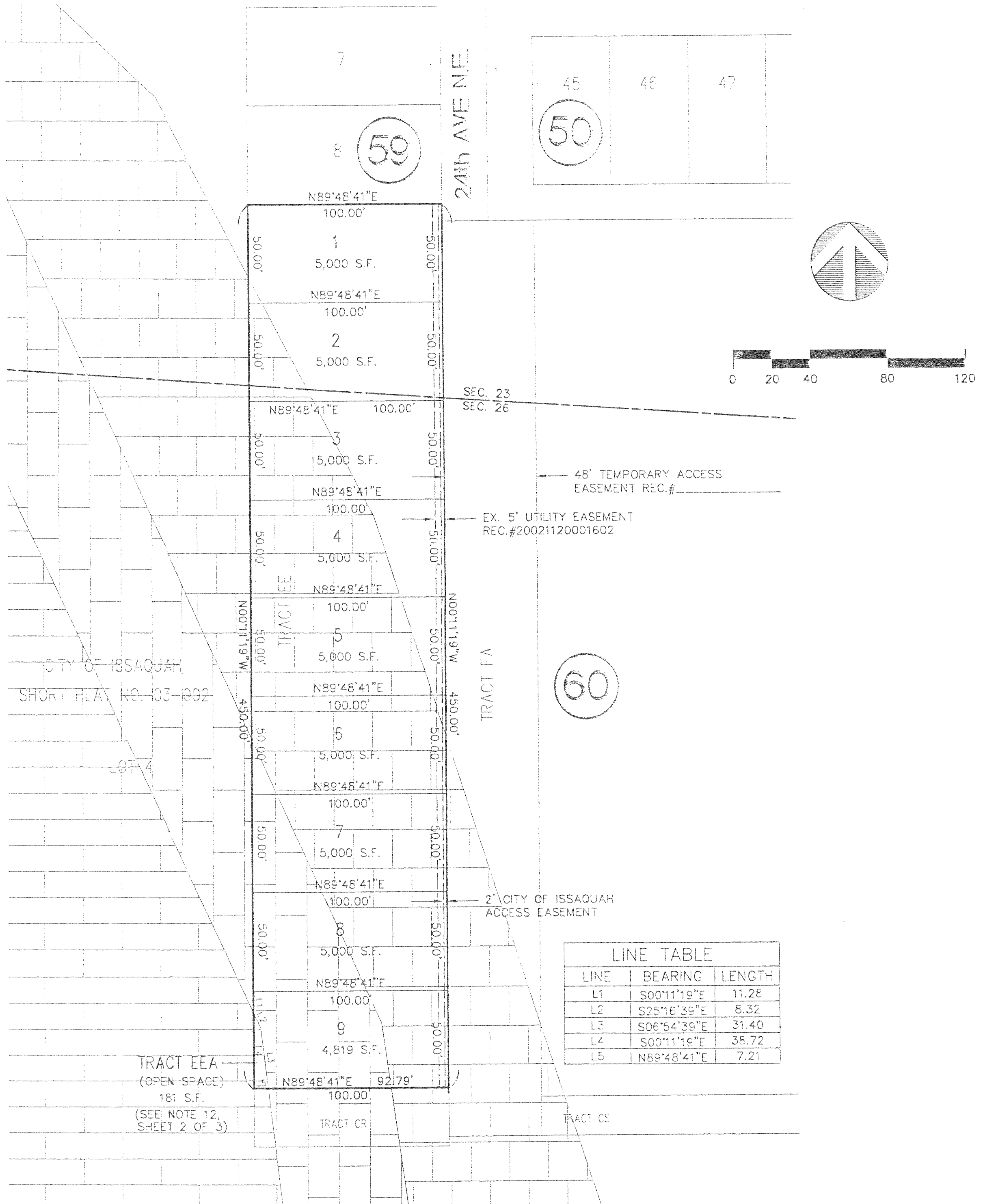
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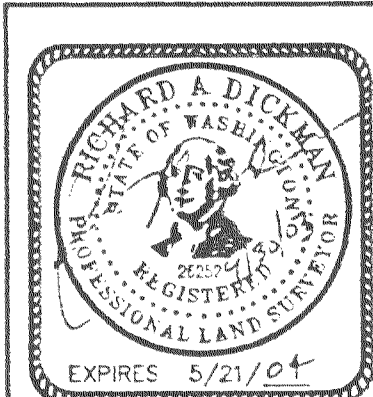


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LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°11'19"E	11.28
L2	S25°16'39"E	8.32
L3	S06°54'39"E	31.40
L4	S00°11'19"E	38.72
L5	N89°48'41"E	7.21

- COAL MINE MITIGATION ZONE 1
(SEE NOTE 11, SHEET 2 OF 3)
- COAL MINE MITIGATION ZONE 2
(SEE NOTE 11, SHEET 2 OF 3)
- COAL MINE MITIGATION ZONE 3
(SEE NOTE 11, SHEET 2 OF 3)

TOTAL AREA OF THIS FINAL PLAT IS APPROX. 1.03 AC.



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