

FINAL PLAT OF ISSAQUAH HIGHLANDS

VILLAGE GREEN

DIVISION 48

(REPLAT OF DIVISION 48 AND TRACT KK)

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
221/062

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

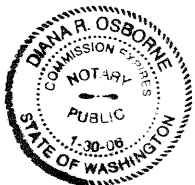
BY: PORT BLAKELY COMMUNITIES, INC., A WASHINGTON CORPORATION, ITS MANAGER.

BY: Judd Kirk
JUDD KIRK, PRESIDENT

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF King) SS

ON THIS DAY PERSONALLY APPEARED BEFORE ME ROBERT W. BALDWIN, TO ME KNOWN TO BE THE MANAGER OF THE DWELLING COMPANY, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY AND THE MANAGING MEMBER OF CROFTON ISSAQUAH II LLC, THE WASHINGTON LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SUCH INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS DULY AUTHORIZED TO EXECUTE SUCH INSTRUMENT. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 30th DAY OF April, 2004.



DATED April 30, 2004
SIGNATURE OF Diana R. Osborne
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 1-30-2006

STATE OF WASHINGTON)
COUNTY OF King) SS

ON THIS 28th DAY OF May, 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 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 Bellingham
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 27th DAY OF May, 2004 A.D.

Ken Guy
MANAGER, KING COUNTY OFFICE OF FINANCE

Carol Hill
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 26th DAY OF May, 2004 A.D.

Jim Blake
JIM BLAKE, FINANCE DIRECTOR, CITY OF ISSAQUAH

APPROVALS

EXAMINED AND APPROVED THIS 25th DAY OF MAY, 2004 A.D.

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

EXAMINED AND APPROVED THIS 26th DAY OF MAY, 2004 A.D.

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

EXAMINED AND APPROVED THIS 26th DAY OF May, 2004 A.D.

Ava Frisinger
AVA FRISINGER, MAYOR, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 26th DAY OF May, 2004 A.D.

Cathleen Koch
CATHLEEN KOCH, CITY CLERK

EXAMINED AND APPROVED THIS 27th DAY OF MAY, 2004 A.D.

SCOTT NOBLE
KING COUNTY ASSESSOR

Debra E. O'Connell
DEPUTY KING COUNTY ASSESSOR

362988-0200 AND 0330

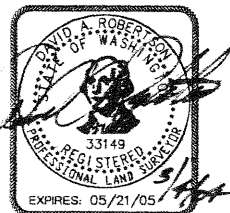
SECTION SUBDIVISION

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 2001128000868, 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 DIVISION 48 AND TRACT KK, ISSAQUAH HIGHLANDS 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; AND 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 27 DAY OF May, 2004, AT 25 MINUTES PAST 2 P.M. AND RECORDED IN VOLUME 221 OF PLATS, PAGE(S) 62-66, 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 5

CITY OF ISSAQUAH FILE NO. FP04-0011H



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FINAL PLAT OF ISSAQUAH HIGHLANDS

VILLAGE GREEN

DIVISION 48

(REPLAT OF DIVISION 48 AND TRACT KK)

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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LEGAL DESCRIPTION

DIV. 48 AND TRACT KK OF THE CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA 02-002 IH, ACCORDING TO SURVEY RECORDED NOVEMBER 20, 2002 UNDER RECORDING NUMBER 20021120900005, IN KING COUNTY, WASHINGTON.

NOTES


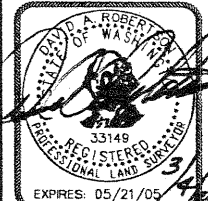
1. ALL MONUMENTS DELINEATED AS FOUND WERE FIELD VISITED AS STATED.
2. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING 3 AND 5 SECOND ELECTRONIC THEODOLITES WITH INTEGRAL ELECTRONIC DISTANCE MEASURING UNITS. THE LINEAR AND ANGULAR CLOSURE OF THE TRAVERSE MET OR EXCEEDED THE STANDARDS OF W.A.C. 332-130-090.
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. ALL FUTURE PRIVATE UTILITY STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
5. 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.
6. 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.
7. 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.
8. 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.
9. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER A.F.N. 9506160202 (SCHOOL MITIGATION AGREEMENT REGARDING THE GRAND RIDGE URBAN PLANNED DEVELOPMENT). AND AS MODIFIED BY INSTRUMENT FILED UNDER RECORDING NO. 9712121468.
10. 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. 9509191191.
11. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE 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 BY AMENDMENTS.
12. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER A.F.N. 9606251228 (RECORDED TO GIVE NOTICE OF THE ANNEXATION AND DEVELOPMENT AGREEMENT [TWO-PARTY]) AND AS MODIFIED BY AMENDMENTS.
13. 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.
14. 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.
15. 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 LEVED BY SAID ASSOCIATION.
16. 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.
17. 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.
18. 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.
19. 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: 20021120001896.
20. THIS PLAT IS SUBJECT TO TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS): NO.: LLA 02-002 IH, RECORDED NOVEMBER 20, 2002 UNDER RECORDING NUMBER 20021120900005.
21. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM (ISSAQUAH HIGHLANDS)", RECORDED FEBRUARY 18, 2003 UNDER RECORDING NUMBER 20030218001542.
22. LOTS 1, 2, 3, 4, 5 AND 22 ARE FUTURE DEVELOPMENT LOTS.
23. THIS PLAT IS SUBJECT TO TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS", RECORDED SEPTEMBER 11, 2003 UNDER RECORDING NUMBER 20030911002246 SAID INSTRUMENT IS A RE-RECORD OF RECORDING NUMBER 20030723000761 AND AS MODIFIED BY AMENDMENTS.
24. TRACTS SE, SG, SI, SJ AND SK ARE CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) UPON THE RECORDING OF THIS FINAL PLAT. TRACTS SE, SG, SI, SJ AND SK ARE FOR THE PURPOSES OF OPEN SPACE, MAINTAINED LANDSCAPE AREA, PUBLIC/PRIVATE SANITARY SEWER, PUBLIC/PRIVATE STORM DRAINAGE, PRIVATE WATER LINE, PRIVATE DRY UTILITIES, PUBLIC PEDESTRIAN ACCESS AND PUBLIC SIDEWALK/ALLEY MAINTENANCE EASEMENTS AS INDICATED ON SHEETS 4 AND 5. THE LANDSCAPE MAINTENANCE OF TRACTS SE, SG AND SI SHALL BE THE RESPONSIBILITY OF THE I.H.C.A. TOGETHER WITH THE RIGHT OF THE I.H.C.A. TO DETERMINE THE DISTRIBUTION OF COSTS TO LOT 1 THROUGH 30 OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS. THE LANDSCAPE MAINTENANCE OF TRACTS SJ AND SK SHALL BE THE RESPONSIBILITY OF THE I.H.C.A. TOGETHER WITH THE RIGHT OF THE I.H.C.A. TO DETERMINE THE DISTRIBUTION OF COSTS BETWEEN THE OWNERS OF LOTS ADJACENT TO TRACTS SJ AND SK AND THE OWNERS OF ALL OTHER LOTS IN ISSAQUAH HIGHLANDS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS. THE COST RESPONSIBILITIES FOR TRACTS SJ AND SK SHALL BE RECORDED UNDER A SEPARATE DOCUMENT.

EASEMENT PROVISIONS (CONT'D) (SHOWN ON SHEETS 4 AND 5)

3. 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 CITY SHALL HAVE THE RIGHT TO CONSTRUCT, MAINTAIN, REPLACE, REPAIR AND OPERATE THE UTILITY WITHIN AND TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSES STATED. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR SAID EASEMENT, WITHOUT PRIOR APPROVAL OF THE CITY OF ISSAQUAH, FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.
4. 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 AND TRACTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS A "PUBLIC ACCESS EASEMENT". THIS EASEMENT INCLUDES LANDSCAPING. NO FENCES OR STRUCTURES ARE ALLOWED WITHIN THE EASEMENT AREA EXCEPT AS APPROVED BY THE CITY OF ISSAQUAH. THE OWNERS OF LOTS 1 THROUGH 30 OF DIVISION 48, AND THE OWNERS OF DIVISION 52 (ONLY IN THE CASE OF THE EASEMENT OVER TRACT SK), 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 THE OWNERS OF LOTS 1 THROUGH 30 OF DIVISION 48, AND THE OWNERS OF DIVISION 52 (ONLY IN THE CASE OF THE EASEMENT OVER TRACT SK), 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.
5. AN EASEMENT FOR PRIVATE SANITARY SEWER IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) OR ITS ASSIGNS AND TO OWNERS OF LOTS SERVED BY THE EASEMENT OVER AND UPON THE LOTS AND TRACTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PRIVATE SANITARY SEWER EASEMENT". THE PRIVATE SEWER FACILITIES WITHIN THE EASEMENT SHALL BE MAINTAINED BY THE OWNERS OF LOTS SERVED BY THE EASEMENT. EXCEPT AS OTHERWISE PROVIDED BY THE I.H.C.A., EACH BENEFITED OWNER SHALL SHARE EQUALLY IN THE MAINTENANCE OF THE SANITARY SEWER FACILITIES THEREIN. THE I.H.C.A. SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.
6. AN EASEMENT FOR PRIVATE WATER LINE IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) OR ITS ASSIGNS AND TO OWNERS OF LOTS SERVED BY THE EASEMENT OVER AND UPON THE LOTS AND TRACTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PRIVATE WATER LINE EASEMENT". THE PRIVATE WATER LINE FACILITIES WITHIN THE EASEMENT SHALL BE MAINTAINED BY THE OWNERS OF LOTS SERVED BY THE EASEMENT. EXCEPT AS OTHERWISE PROVIDED BY THE I.H.C.A., EACH BENEFITED OWNER SHALL SHARE EQUALLY IN THE MAINTENANCE OF THE WATER LINE FACILITIES THEREIN. THE I.H.C.A. SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.
7. 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 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 PRIVATE STORM DRAINAGE FACILITIES WITHIN THE EASEMENT SHALL BE MAINTAINED BY THE OWNERS OF LOTS SERVED BY THE EASEMENT. EXCEPT AS OTHERWISE PROVIDED BY THE I.H.C.A., EACH BENEFITED OWNER SHALL SHARE EQUALLY IN THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES THEREIN. THE I.H.C.A. SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.
8. A LANDSCAPE RESTRICTION IS HEREBY DECLARED, AND AN EASEMENT FOR ENFORCEMENT OF SUCH RESTRICTION IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) OR ITS ASSIGNS OVER AND UPON THE LOTS AND TRACTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PRIVATE LANDSCAPE EASEMENT". WITHIN THE PRIVATE LANDSCAPE EASEMENT, NO FENCES AND NO LANDSCAPING WHICH IS MORE THAN 48 INCHES HIGH SHALL BE INSTALLED OR MAINTAINED. THE I.H.C.A. SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH ENFORCEMENT OF SUCH RESTRICTION AND TO ASSESS ANY OWNER VIOLATING THE RESTRICTION FOR THE COSTS OF ENFORCEMENT AS PERMITTED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AS AMENDED. I.H.C.A. SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.
9. 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 SERVED BY THE EASEMENT OVER AND UPON THE EXTERIOR 5 FEET ADJACENT TO THE BUILDING FOUNDATIONS ON THE LOTS AND TRACTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PRIVATE FOUNDATION, DRAIN AND DOWNSPOUT EASEMENT". THE FOUNDATION, DRAIN AND DOWNSPOUT FACILITIES WITHIN THE EASEMENT SHALL BE MAINTAINED BY THE OWNERS OF LOTS SERVED BY THE EASEMENT. EXCEPT AS OTHERWISE PROVIDED BY THE I.H.C.A., EACH BENEFITED OWNER SHALL SHARE EQUALLY IN THE MAINTENANCE OF THE FOUNDATION, DRAIN AND DOWNSPOUT FACILITIES THEREIN. THE I.H.C.A. SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES. AFFECTS ALL LOTS AND TRACTS OF THIS PLAT AND IS NOT SHOWN HEREON.
10. 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 PUBLIC RIGHT-OF-WAY AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "SIDEWALK/ALLEY MAINTENANCE EASEMENT". THE SIDEWALK/ALLEY MAINTENANCE 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.
11. AN EASEMENT FOR EMERGENCY VEHICLE AND FIRE ACCESS IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH OR ITS ASSIGNS OVER AND UPON THE LOTS AND TRACTS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "EMERGENCY VEHICLE AND FIRE ACCESS EASEMENT".
12. AN EASEMENT FOR PRIVATE DRY UTILITIES AND VAULTS 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 LAND AS SHOWN ON SHEET 4 HEREON. FURTHER EASEMENTS ARE RESERVED OVER PRIVATE LANDS FOR VAULTS, PEDESTALS AND RELATED FACILITIES ("DRY UTILITY AND VAULT EASEMENTS") ADJACENT TO THE 5-FOOT WIDE UTILITY EASEMENT RESERVED IN THE PRECEDING SENTENCE AS FOLLOWS: (A) THE VAULT EASEMENTS MAY OCCUPY UP TO AN ADDITIONAL 5-FEET IN WIDTH (FOR A TOTAL WIDTH OF 10 FEET) WITH THE LENGTH OF EACH VAULT EASEMENT AS NEEDED TO LOCATE, OPERATE, AND REPAIR THE FACILITY; (B) THE NUMBER AND LOCATION OF VAULT EASEMENT 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 THE PLAT. THE EASEMENTS ARE RESERVED AND GRANTED IN ORDER TO INSTALL, LAY, CONSTRUCT, RENEW, 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.
13. 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/OR 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 WITH THE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS ADJACENT TO AND/OR SERVED BY THE EASEMENT. EACH OWNER 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 LOT 22 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.

EASEMENT PROVISIONS (SHOWN ON SHEETS 4 AND 5)

1. 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 CITY SHALL HAVE THE RIGHT TO CONSTRUCT, MAINTAIN, REPLACE, REPAIR AND OPERATE THE UTILITY WITHIN AND TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSES STATED. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR SAID EASEMENT, WITHOUT PRIOR APPROVAL OF THE CITY OF ISSAQUAH, FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.
2. 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 CITY SHALL HAVE THE RIGHT TO CONSTRUCT, MAINTAIN, REPLACE, REPAIR AND OPERATE THE UTILITY WITHIN AND TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSES STATED. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR SAID EASEMENT, WITHOUT PRIOR APPROVAL OF THE CITY OF ISSAQUAH, FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.

 TRIAD ASSOCIATES	11814 115th Ave. NE Kirkland, WA 98034-6923 425.821.8448 425.821.3481 fax 800.488.0756 toll free www.triadassoc.com		VOL/PG 22/063
JOB NO 02-056 SHEET 2 OF 5		EXPRES: 05/21/05	

FINAL PLAT OF ISSAQUAH HIGHLANDS

VILLAGE GREEN

DIVISION 48

(REPLAT OF DIVISION 48 AND TRACT KK)

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

DIV. 43

DIV. 44

NE PARK DRIVE

NE JARED CT. (PUBLIC ALLEY)

25TH AVENUE NE

DIV. 48

NE JULEP ST.

DIV. 52

TRACT KK

20040527 002116



SCALE: 1" = 30'



LEGEND:

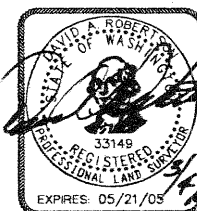
- ⊕ BRASS DISK IN 4"x4" CONCRETE MONUMENT CASE TO BE SET PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISION 28-33, 35-48, 52, 80, 81, 86 AND 87 VOL 203 PAGES 24-37.
- EXISTING REBAR AND CAP: "DEA 26252" SET AT ALL EXTERIOR DIVISION CORNERS PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISION 28-33, 35-48, 52, 80,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

NOTE:

SEE SHEETS 4 AND 5 OF 5 FOR DEPICTION OF EASEMENTS OF RECORD AND EASEMENTS ESTABLISHED. SEE SHEET 2 OF 5 FOR EASEMENT NOTES.



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JOB NO 02-056

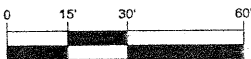
SHEET 3 OF 5

VOL/PG

221/064

VOL/PG

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



XX SEE CORRESPONDING NOTE ON SHEET 2 OF 5

VOL/PG
221/065

FINAL PLAT OF ISSAQUAH HIGHLANDS

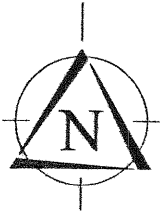
VILLAGE GREEN

DIVISION 48

(REPLAT OF DIVISION 48 AND TRACT KK)

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



SCALE: 1" = 20'

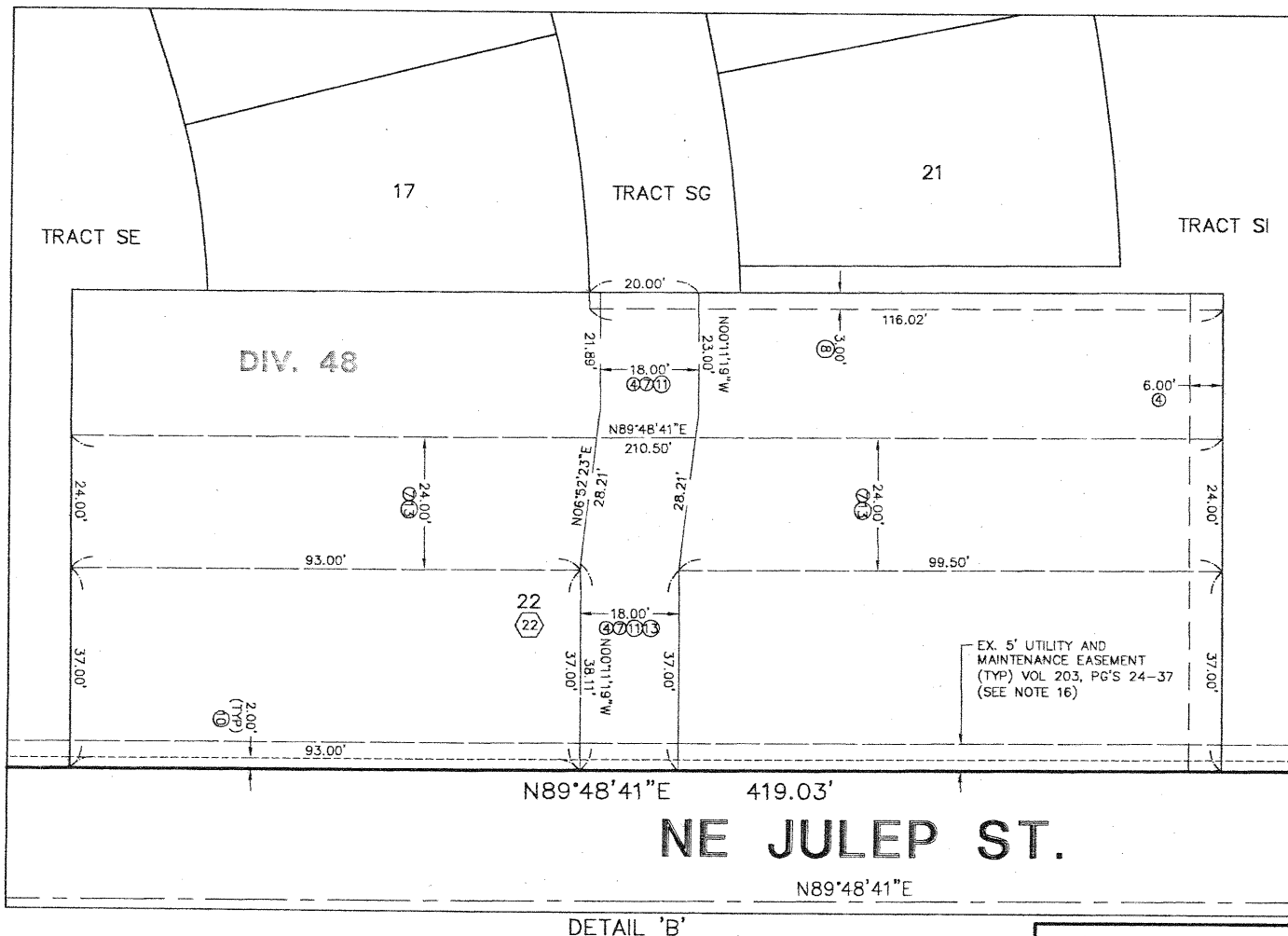
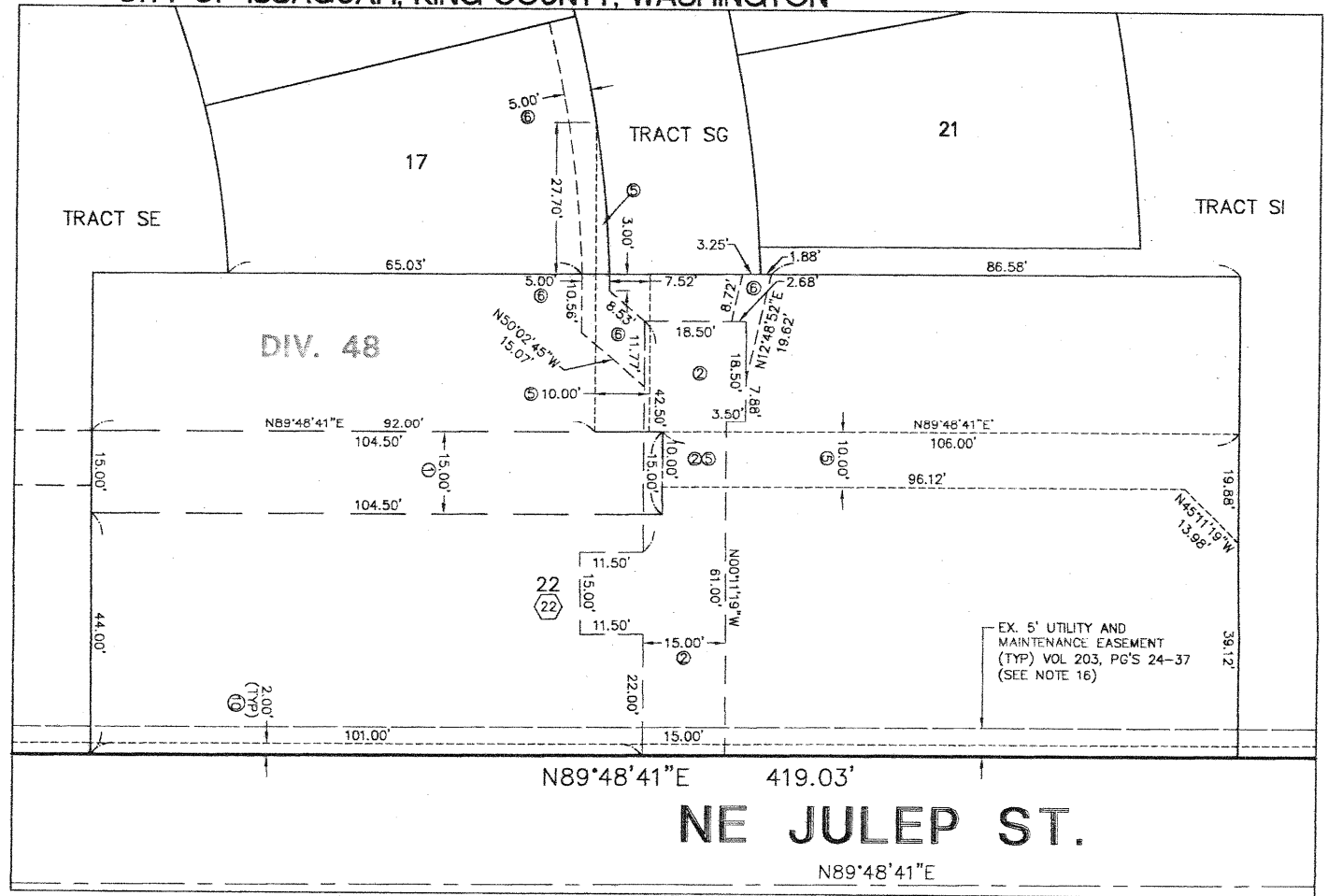


EASEMENT LEGEND:

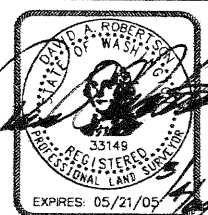
APPLICABLE EASEMENTS ARE DELINEATED FOR EACH INDIVIDUAL LOT/TRACT, EXCEPT WHERE DENOTED AS (TYP). EASEMENTS THAT APPLY TO ENTIRE TRACTS ARE LISTED UNDER THE TRACT TITLE. NUMBERED EASEMENTS CORRESPOND TO NUMBERED EASEMENT PROVISIONS ON SHEET 2 OF 5.

- ① PUBLIC SANITARY SEWER EASEMENT
- ② PUBLIC WATER LINE EASEMENT
- ③ PUBLIC STORM DRAINAGE EASEMENT
- ④ PUBLIC PEDESTRIAN ACCESS EASEMENT
- ⑤ PRIVATE SANITARY SEWER EASEMENT
- ⑥ PRIVATE WATER LINE EASEMENT
- ⑦ PRIVATE STORM DRAINAGE EASEMENT
- ⑧ PRIVATE LANDSCAPE EASEMENT
- ⑨ PRIVATE FOUNDATION DRAIN AND DOWNSPOUT EASEMENT (AFFECTS ALL LOTS AND TRACTS OF THIS PLAT AND HAS NOT BEEN PLOTTED HEREON)
- ⑩ SIDEWALK/ALLEY MAINTENANCE EASEMENT
- ⑪ EMERGENCY VEHICLE AND FIRE ACCESS EASEMENT
- ⑫ PRIVATE DRY UTILITY AND VAULT EASEMENT
- ⑬ PRIVATE VEHICULAR ACCESS EASEMENT

XX SEE CORRESPONDING NOTE ON SHEET 2 OF 5



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JOB NO 02-056

SHEET 5 OF 5

CITY OF ISSAQUAH FILE NO. FP04-0011H

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221/066