

FINAL PLAT OF ISSAQUAH HIGHLANDS

DIVISION 96

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

VOL/PG
221/074

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.

ISSAQUAH HIGHLANDS 50 L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY
BY: Atlin Investments Inc. ITS: MANAGING PARTNER

BY: [Signature] ITS: President

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

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

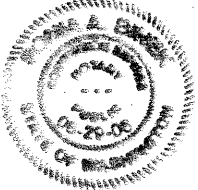
BY: Judd Kirk
JUDD KIRK, PRESIDENT

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF King) SS

ON THIS DAY PERSONALLY APPEARED BEFORE ME Wes Greisbrecht TO ME KNOWN TO BE THE MANAGER OF ISSAQUAH HIGHLANDS 50 L.L.C., 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 PARTY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT (HE/SHE) WAS DULY AUTHORIZED TO EXECUTE SUCH INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 20 DAY OF May, 2004

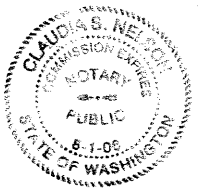


SIGNATURE OF Sonia Binek
NOTARY PUBLIC
PRINTED NAME Sonia Binek
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Redmond
MY COMMISSION EXPIRES 8-29-06

STATE OF WASHINGTON)
COUNTY OF King) SS

ON THIS 24th 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 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.



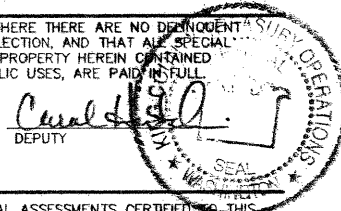
Claudia S. Nelson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Bellevue
MY APPOINTMENT EXPIRES 5-1-05
PRINT NAME Claudia S. Nelson

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 21 DAY OF May, 2004 A.D.
Ren Guu
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 24th DAY OF May, 2004 A.D.
James H. Blake
JIM BLAKE, FINANCE DIRECTOR, CITY OF ISSAQUAH

APPROVALS

EXAMINED AND APPROVED THIS 25th DAY OF MAY, 2004 A.D.
[Signature]
KEITH NIVEN - PROGRAM DIRECTOR, CITY OF ISSAQUAH M.D.R.T.

EXAMINED AND APPROVED THIS 26th DAY OF MAY, 2004 A.D.
[Signature]
BOB BROCK - PUBLIC WORKS DIRECTOR, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 26th DAY OF May, 2004 A.D.
[Signature]
AVA FRISINGER, MAYOR, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 26th DAY OF May, 2004 A.D.
[Signature]
CATHLEEN KOCH, CITY CLERK

EXAMINED AND APPROVED THIS 27th DAY OF MAY, 2004 A.D.
SCOTT NOBLE
KING COUNTY ASSESSOR
[Signature]
DEPUTY KING COUNTY ASSESSOR
362993-0344

SECTION SUBDIVISION

NOTE:
SECTION SUBDIVISION PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 84, 85 AND 90, ACCORDING TO PLAT RECORDED IN VOLUME 210 OF PLATS AT PAGE(S) 46-56, UNDER RECORDING NUMBER 20021120001868 IN KING COUNTY, WASHINGTON.

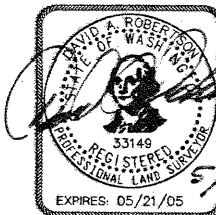
LEGAL DESCRIPTION

LOT 3 OF THE CITY OF ISSAQUAH SHORT PLAT NO. SP-03-004-IH, ACCORDING TO TO PLAT RECORDED JUNE 25, 2003 UNDER RECORDING NUMBER 20030625900014, IN KING COUNTY, WASHINGTON.

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

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF LOT 3 OF CITY OF ISSAQUAH SHORT PLAT 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.



[Signature]
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 32 MINUTES PAST 2 P.M. AND RECORDED IN VOLUME 021 OF PLATS, PAGE(S) 074-080, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

Deem Logan Walt Washington
MANAGER by SUPERINTENDENT OF RECORDS

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

JOB NO 03-146

SHEET 1 OF 7

CITY OF ISSAQUAH FILE NO. FP04-003IH



11814 115th Ave. NE
Kirkland, WA 98034-6923
425.821.8448
425.821.3481 fax
800.488.0756 toll free
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A PORTION OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 N, RANGE 6 E, W.M.
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NOTES

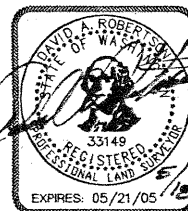
1. ALL MONUMENTS DELINEATED AS FOUND WERE FIELD VISITED AS STATED.
2. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING 3 AND 5 SECOND ELECTRONIC THEODOLITES WITH INTEGRAL ELECTRONIC DISTANCE MEASURING UNITS. THE LINEAR AND ANGULAR CLOSURE OF THE TRAVERSE MET OR EXCEEDED THE STANDARDS OF W.A.C. 332-130-090.
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 PRIVATE UTILITY STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
5. 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 RESPONSIBLE OFFICIAL.
6. 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 RESPONSIBLE OFFICIAL.
7. 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.
8. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES, PESTICIDES AND/OR CERTAIN FERTILIZERS ARE PROHIBITED IN THE 15' BUILDING SETBACK AREA FROM STREAM AND WETLAND BUFFERS IN THIS PLAT; ORGANIC, SLOW-RELEASE FERTILIZERS ARE PERMITTED. AFFECTS LOTS 39 THROUGH 50 AND TRACT AD.
9. A SCHOOL MITIGATION PAYMENT IN THE AMOUNT OF \$1,396 DOLLARS PER SINGLE FAMILY DWELLING UNIT, OR \$573 DOLLARS PER MULTI-FAMILY 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.
10. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER RECORDING NUMBER: 9508160202 (SCHOOL MITIGATION AGREEMENT REGARDING THE GRAND RIDGE URBAN PLANNED DEVELOPMENT). AND AS MODIFIED BY INSTRUMENT FILED UNDER RECORDING NUMBER: 9712121468.
11. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER RECORDING NUMBER: 9606180756 (RECORDED TO GIVE NOTICE OF THE JOINT AGREEMENT INCLUDING THE EASTERN ACCESS COVENANTS [THREE-PARTY]), IN THIS CONNECTION NOTE STATUTORY DEED RECORDED UNDER RECORDING NUMBER: 9710221244 AND MODIFIED AND/OR AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20020924000360.
12. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER NUMBER: 9606251228 (RECORDED TO GIVE NOTICE OF THE ANNEXATION AND DEVELOPMENT AGREEMENT [TWO-PARTY]). AND AS MODIFIED BY INSTRUMENTS FILED UNDER RECORDING NUMBER: 20020118001733.
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. IN THIS CONNECTION WE NOTE DECLARANT'S AFFIRMATION OF AMENDMENTS RECORDED UNDER RECORDING NO. 2002121000157.
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 THE 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.
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 OF FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 84, 85 AND 90 (TRACT FJ), RECORDED IN VOLUME 210 OF PLATS AT PAGE(S) 46 THROUGH 56, INCLUSIVE, IN KING COUNTY, WASHINGTON AND THE CITY OF ISSAQUAH SHORT PLAT NO. SP03-004-IH RECORDED JUNE 6, 2003 UNDER RECORDING NUMBER 20030625900014, IN KING COUNTY, WASHINGTON EXCEPT AS AMENDED BY THIS PLAT.
17. 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.
18. THIS PLAT IS SUBJECT TO CONDITIONS, NOTES, EASEMENTS, PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF SURVEY UNDER KING COUNTY RECORDING NO. 20030522900003.
19. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF LIEN FOR RESIDENTIAL ASSOCIATION ASSESSMENT" RECORDED: JUNE 25, 2003 UNDER RECORDING NUMBER: 20030625003046.
20. 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: JUNE 25, 2003 UNDER RECORDING NUMBER: 20030625003049.
21. 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: JUNE 25, 2003 UNDER RECORDING NUMBER: 20030625003050.
22. 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. SAID INSTRUMENT IS A RE-RECORD OF RECORDING NO. 20030520000559 AND AS MODIFIED AND/OR AMENDED BY INSTRUMENTS RECORDED UNDER RECORDING NO.(S) 20030723000761 AND 20031121000403.
23. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "UTILITY EASEMENT" RECORDED: DECEMBER 3, 2003 UNDER RECORDING NUMBER: 20031203002007.
24. TRACT AA IS CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) UPON THE RECORDING OF THIS FINAL PLAT. TRACT AA IS FOR THE PURPOSE OF PUBLIC SANITARY SEWER, PUBLIC WATER LINE, PUBLIC PEDESTRIAN ACCESS, EMERGENCY VEHICLE AND FIRE ACCESS, PUBLIC STORM DRAINAGE, PRIVATE LANDSCAPE, PRIVATE VEHICULAR ACCESS AND UTILITY TRACT. THE LANDSCAPE MAINTENANCE OF TRACT AA 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 MAINTENANCE COSTS TO LOT 1 THROUGH 50 OWNERS AS PERMITTED IN THE DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS.
25. TRACT AB AND AF ARE CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) UPON THE RECORDING OF THIS FINAL PLAT. TRACTS AB AND AF ARE FOR THE PURPOSE OF OPEN SPACE, PRIVATE LANDSCAPE, PUBLIC PEDESTRIAN ACCESS AND UTILITY TRACTS. THE LANDSCAPE MAINTENANCE OF TRACTS AB AND AF 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 MAINTENANCE COSTS TO LOT 1 THROUGH 50 OWNERS AS PERMITTED IN THE DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS.
26. TRACT AC(24TH COURT NE) AND TRACTS AG AND AH(NE MONROE LANE) ARE PRIVATE ACCESS FOR INGRESS, EGRESS, PUBLIC SEWER, PUBLIC WATER, PRIVATE STORM DRAINAGE AND PRIVATE LANDSCAPE AS SHOWN ON SHEETS 6 AND 7 FOR THE BENEFIT OF LOTS 1 THROUGH 50 OWNERS. OWNERSHIP OF LOTS 1 THROUGH 50 INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT AC(24TH COURT NE) AND TRACTS AG AND AH(NE MONROE LANE), AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT AC(24TH COURT NE) AND TRACTS AG AND AH(NE MONROE LANE) PRIVATE STORM DRAINAGE. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (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 50 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. TRACT AC(24TH COURT NE) AND TRACTS AG AND AH(NE MONROE LANE) ARE ALSO SUBJECT TO AN EMERGENCY VEHICLE AND FIRE ACCESS EASEMENT AND PUBLIC VEHICLE AND PUBLIC PEDESTRIAN ACCESS EASEMENTS AS SHOWN THEREON.
27. TRACT AD IS CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) UPON THE RECORDING OF THIS FINAL PLAT. TRACT AD IS FOR THE PURPOSE OF OPEN SPACE, PRIVATE LANDSCAPE, PUBLIC PEDESTRIAN ACCESS AND UTILITY TRACT. THE LANDSCAPE MAINTENANCE OF TRACT AD 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 MAINTENANCE COSTS TO LOT 1 THROUGH 50 OWNERS AS PERMITTED IN THE DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS. TRACT AD IS ALSO SUBJECT TO A PUBLIC PEDESTRIAN ACCESS EASEMENT AND PUBLIC SANITARY SEWER EASEMENT AS SHOWN THEREON.
28. TRACT AE IS CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (I.H.C.A.) UPON THE RECORDING OF THIS FINAL PLAT. TRACT AE IS FOR THE PURPOSE OF OPEN SPACE, PRIVATE LANDSCAPE AND UTILITY TRACT. THE LANDSCAPE MAINTENANCE OF TRACT AE 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 MAINTENANCE COSTS TO LOT 1 THROUGH 50 OWNERS AS PERMITTED IN THE DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS.

EASEMENT PROVISIONS (SEE SHEETS 6 AND 7 OF 7)

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.
3. A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON A 2.00 FOOT WIDE STRIP OF PRIVATE LAND LYING PARALLEL WITH AND ADJACENT TO NE NATALIE WAY, NE MAGNOLIA STREET, 23RD COURT NE AND NE MARION LANE FRONTTAGES AND DESCRIBED HEREIN AS "SIDEWALK 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.]
4. AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS IS HEREBY RESERVED FOR AND GRANTED TO THE PUBLIC AND 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 "PUBLIC PEDESTRIAN ACCESS EASEMENT". THE OWNERS OF LOTS 1 THROUGH 50 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 50 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.
5. 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, TRACTS AND ALLEYS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PRIVATE STORM DRAINAGE 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 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 50 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.
6. 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, TRACTS AND ALLEYS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "EMERGENCY VEHICLE AND FIRE ACCESS EASEMENT".
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 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.
8. 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 LOTS AND TRACTS AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PRIVATE FOUNDATION, DRAIN AND DOWNSPOUT EASEMENT" AN AREA 5 FEET IN WIDTH ADJACENT TO AND OUTSIDE THE BUILDING FOOTPRINT. 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 50 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.
9. AN EASEMENT FOR PUBLIC VEHICULAR ACCESS IS HEREBY RESERVED FOR AND GRANTED TO THE 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 "PUBLIC VEHICULAR ACCESS EASEMENT". THE EASEMENT IS FOR USE BY THE OWNERS OF THE LOTS AND THEIR GUESTS, INVITEES AND SERVICE PROVIDERS. THE OWNERS OF LOTS 1 THROUGH 50 SHALL SHARE EQUALLY IN THE MAINTENANCE OF THE FACILITIES THEREIN. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (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 1 THROUGH 50 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.
10. AN EASEMENT FOR PRIVATE LANDSCAPE 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 LANDSCAPE 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 LANDSCAPE 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 50 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.
11. A PERPETUAL NONEXCLUSIVE EASEMENT OVER EACH LOT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF THOSE PORTIONS OF THE HOUSE CONSTRUCTED ON AN ADJACENT LOT (INCLUDING, BUT NOT LIMITED TO, EAVES, ROOFS, AND GUTTERS OF THAT HOUSE) WHICH EXTEND OVER THE BOUNDARY LINE BETWEEN THE LOTS, INCLUDING AN EASEMENT FOR REASONABLE ACCESS OVER THAT LOT FOR THE PURPOSES OF CARRYING OUT SUCH CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT. ALL COSTS ASSOCIATED WITH THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE OVERHANG SHALL BE BORNE BY THE OWNER OF THE LOT BENEFITED BY THIS EASEMENT AND THAT OWNER SHALL INDEMNIFY AND HOLD THE OWNER OF THE OTHER LOT HARMLESS FROM ANY AND ALL LOSS OR DAMAGE ASSOCIATED WITH THE OWNER'S USE OF THE EASEMENT.
12. AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS AND MAINTENANCE OF PUBLIC IMPROVEMENTS IN THE ADJOINING RIGHT-OF-WAY IS HEREBY RESERVED FOR AND GRANTED TO THE PUBLIC AND THE CITY OF ISSAQUAH OVER AND UPON LOTS 6, 7, 19 AND 20 AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PUBLIC SIDEWALK EASEMENT". THE EASEMENT SHALL BE MAINTAINED BY THE CITY OF ISSAQUAH, WHICH SHALL HAVE THE RIGHT TO ENTER UPON SAID LOTS TO PERFORM MAINTENANCE ON THE PUBLIC IMPROVEMENTS WITHIN THE ADJACENT RIGHT OF WAY. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AREA AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.
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 15, 16, 17, 49 AND 50, OVER AND UPON THE TRACT AA AS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PRIVATE VEHICULAR ACCESS EASEMENT". THE VEHICULAR ACCESS EASEMENT SHALL BE MAINTAINED BY THE OWNERS OF LOTS 15, 16, 17, 49 AND 50. EXCEPT AS OTHERWISE PROVIDED BY THE I.H.C.A., EACH BENEFITED OWNER SHALL SHARE EQUALLY IN THE MAINTENANCE OF THE VEHICULAR ACCESS 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.
14. 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 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.



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JOB NO 03-146

SHEET 2 OF 7

VOL/PG
221/075

20040527 002147

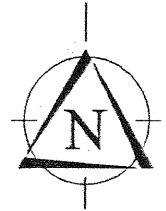
FINAL PLAT OF ISSAQUAH HIGHLANDS

DIVISION 96

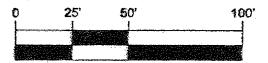
A PORTION OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 N, RANGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG

SHEET 4



SCALE: 1" = 50'



BASIS OF BEARING:
FINAL PLAT OF ISSAQUAH HIGHLANDS
DIVISIONS 84, 85 AND 90 VOL 210
PG 46-56

LOT 1

B.P.A. EASEMENT
AFN 4798883

NE NATALIE WAY
(LOT 4)

LOT 3
438,728 SQ. FT. +/-

LOT 2

CITY OF ISSAQUAH
NO. SP-03-004-IH,
REC. NO. 20030625900014

NE MAGNOLIA ST
(TRACT GQ)

SHEET 5

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:

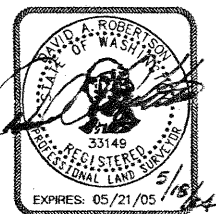
- EXISTING REBAR AND CAP: "DEA 26252"
- OR REBAR AND CAP: "DEA 26252" TO BE
SET AT PROPERTY CORNERS (TYPICAL).
PER CITY OF ISSAQUAH SHORT PLAT NO.
SP-03-004-IH, VOL 161 PAGE 9, UNDER
RECORDING NUMBER 20030625900014.



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JOB NO 03-146

SHEET 3 OF 7



VOL/PG
221/076

CITY OF ISSAQUAH FILE NO. FP04-003IH

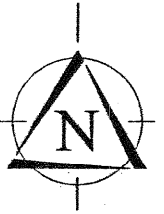
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FINAL PLAT OF ISSAQUAH HIGHLANDS

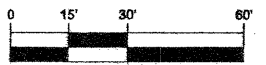
DIVISION 96

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

VOL/PG

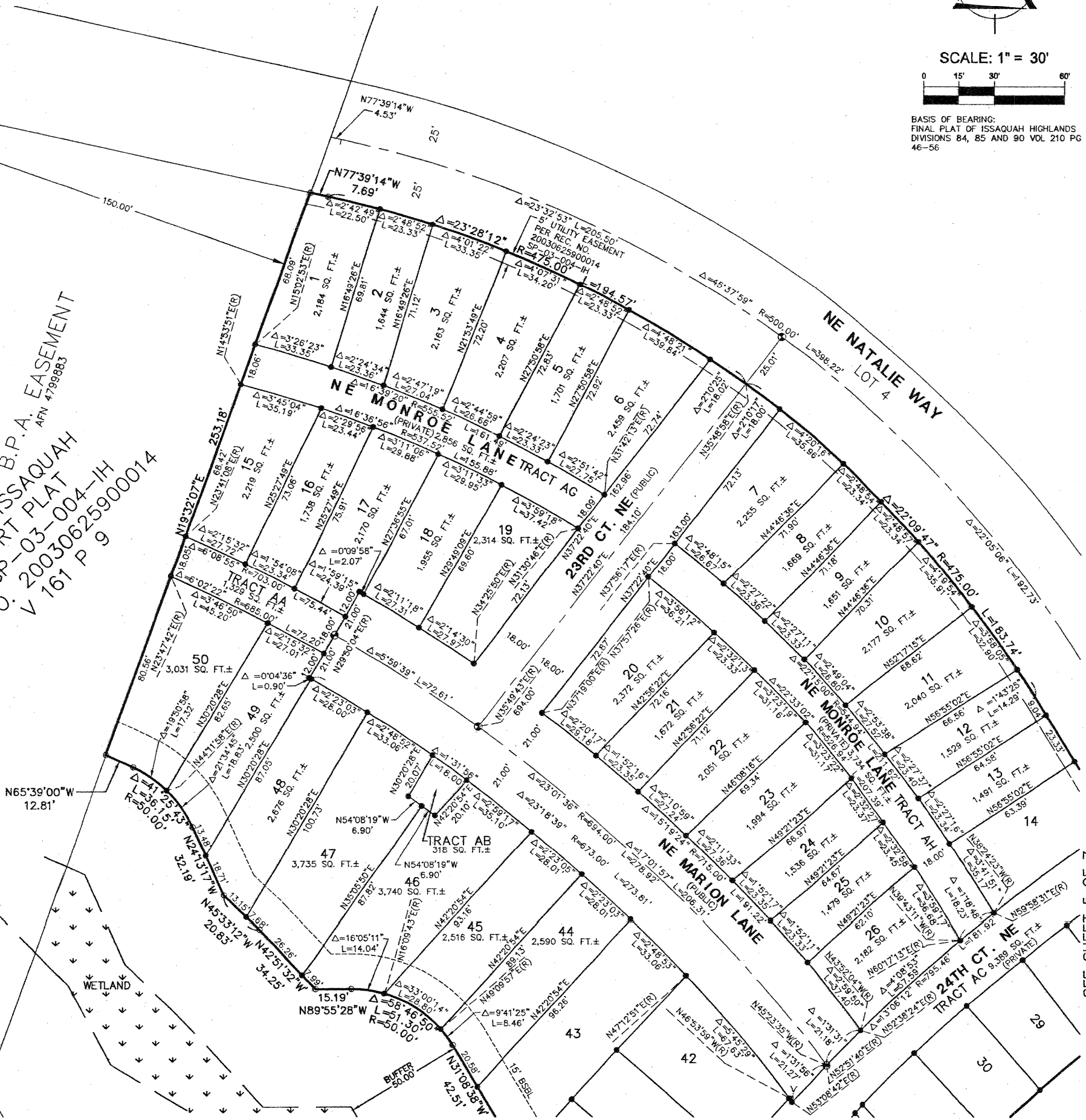


SCALE: 1" = 30'



BASIS OF BEARING:
FINAL PLAT OF ISSAQUAH HIGHLANDS
DIVISIONS 84, 85 AND 90 VOL 210 PG
46-56

CITY OF ISSAQUAH
NO. SP-03-004-IH
REC. NO. 20030625900014
V 161 P 9



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.

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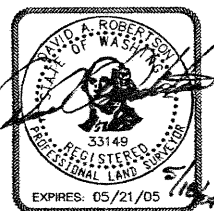
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MONUMENT IN CASE
- EXISTING REBAR AND CAP: "DEA 26252" OR
REBAR AND CAP: "DEA 26252" TO BE SET AT
PROPERTY CORNERS (TYPICAL). PER CITY OF
ISSAQUAH SHORT PLAT NO. SP-03-004-IH,
VOL 161 PAGE 9, UNDER RECORDING NUMBER
20030625900014.
- SET REBAR AND CAP OR NAIL & TAG L# 33149
- (R) RADIAL BEARING



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SHEET 4 OF 7



SEE SHEET 5 OF 7

VOL/PG

221/077

FINAL PLAT OF ISSAQUAH HIGHLANDS

DIVISION 96

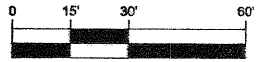
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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG

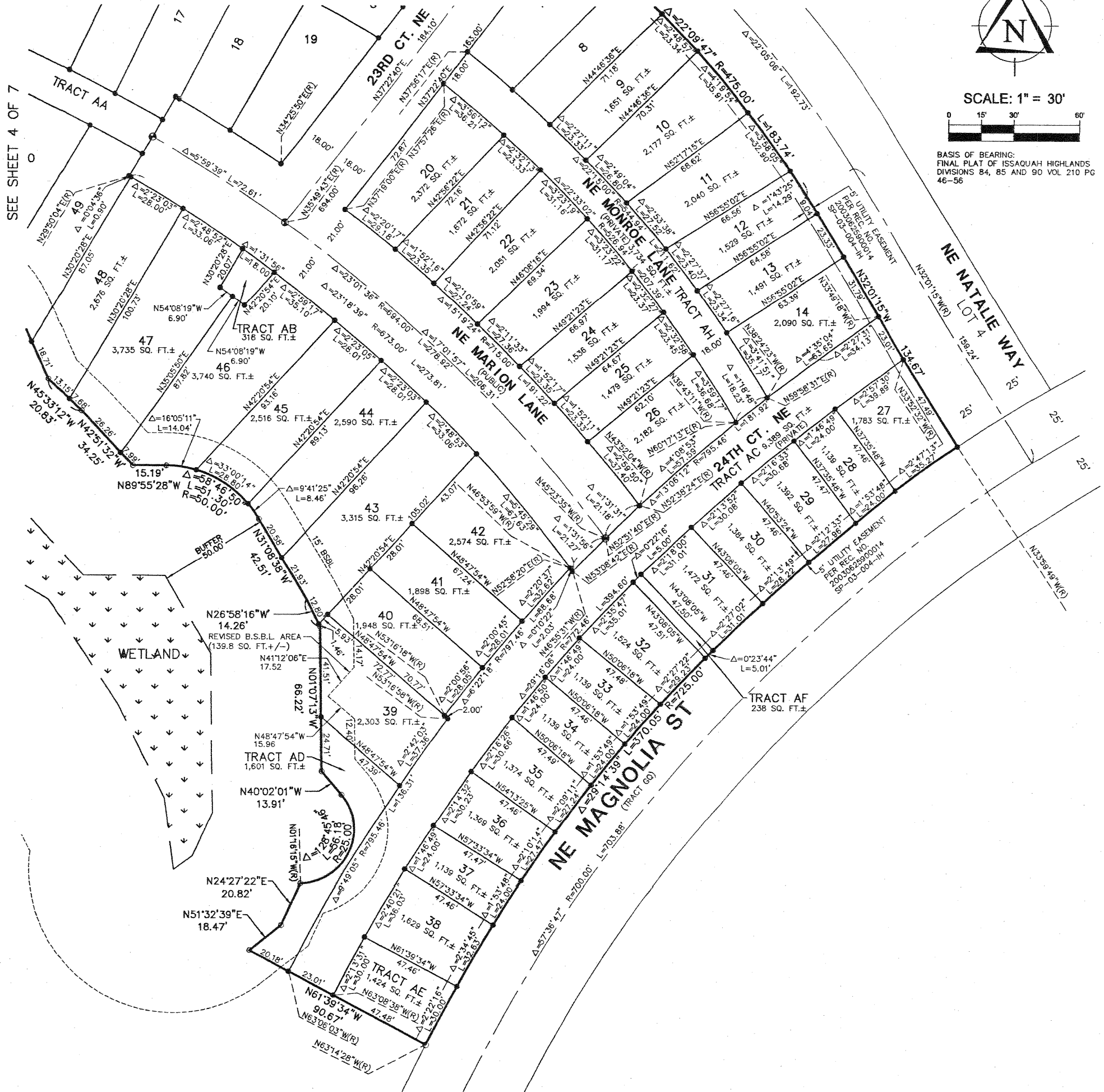
SEE SHEET 4 OF 7



SCALE: 1" = 30'



BASIS OF BEARING:
FINAL PLAT OF ISSAQUAH HIGHLANDS
DIVISIONS 84, 85 AND 90 VOL 210 PG
46-56



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:

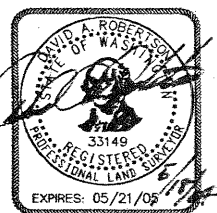
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MONUMENT IN CASE
- EXISTING REBAR AND CAP: "DEA 26252" OR
REBAR AND CAP: "DEA 26252" TO BE SET AT
PROPERTY CORNERS (TYPICAL). PER CITY OF
ISSAQUAH SHORT PLAT NO. SP-03-004-IH,
VOL 161 PAGE 9, UNDER RECORDING NUMBER
20030625900014.
- SET REBAR AND CAP OR NAIL & TAG LS# 33149
- (R) RADIAL BEARING



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JOB NO 03-146

SHEET 5 OF 7



VOL/PG
221/078

CITY OF ISSAQUAH FILE NO. FP04-003IH

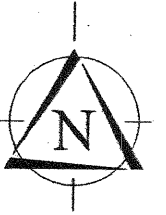
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FINAL PLAT OF ISSAQUAH HIGHLANDS

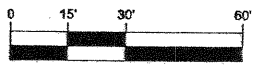
DIVISION 96

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

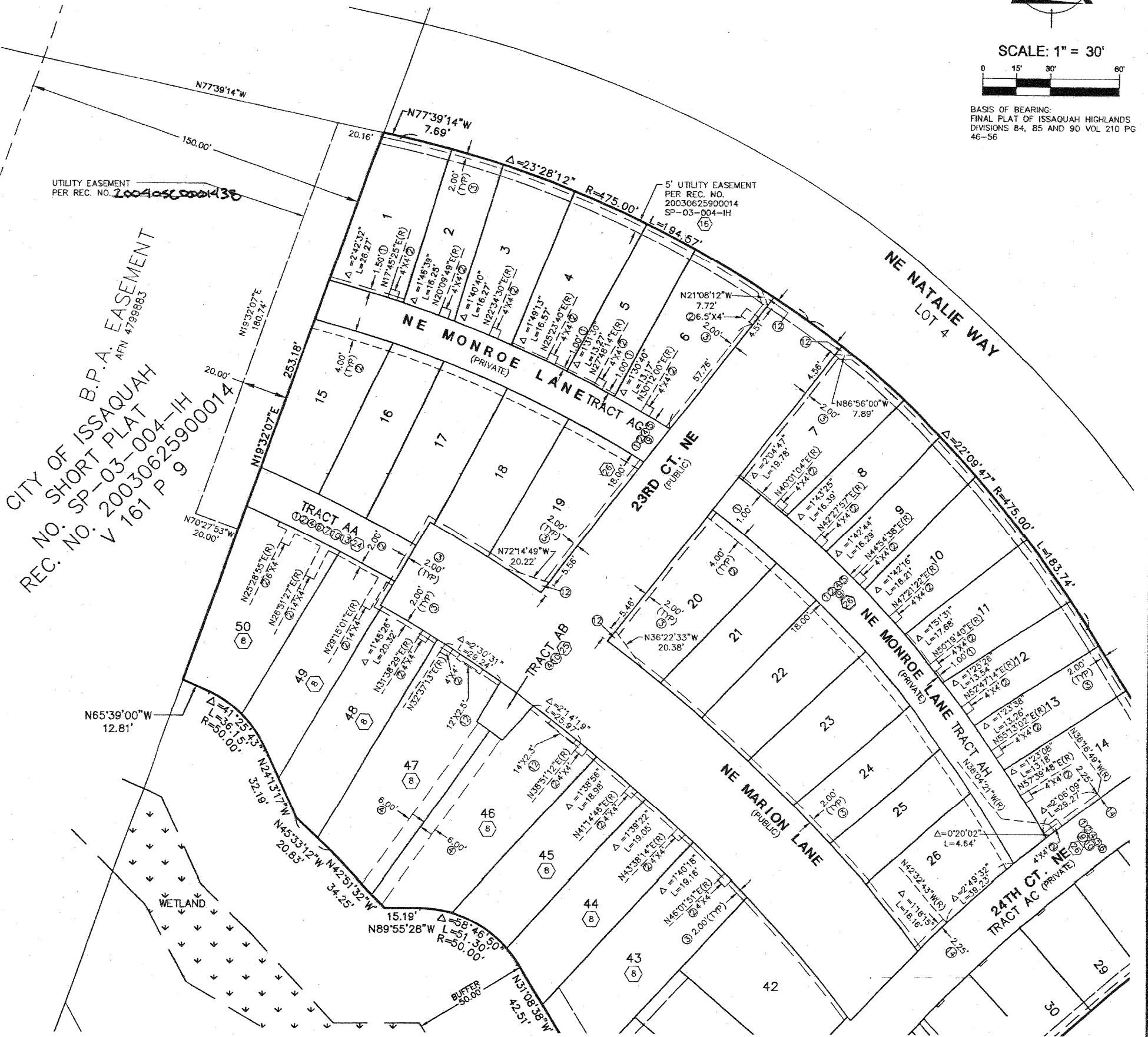
VOL/Pg



SCALE: 1" = 30'



BASIS OF BEARING:
FINAL PLAT OF ISSAQUAH HIGHLANDS
DIVISIONS 84, 85 AND 90 VOL 210 PG
46-56



CITY OF ISSAQUAH
NO. SP-03-004-IH
REC. NO. 20030625900014
V 161 P 9

UTILITY EASEMENT
PER REC. NO. 2004056000138

5' UTILITY EASEMENT
PER REC. NO. 20030625900014
SP-03-004-IH

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.

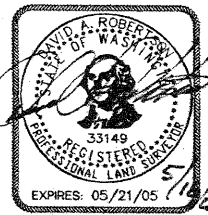
- ① PUBLIC SANITARY SEWER EASEMENT
- ② PUBLIC WATER LINE EASEMENT
- ③ SIDEWALK MAINTENANCE EASEMENT
- ④ PUBLIC PEDESTRIAN ACCESS EASEMENT
- ⑤ PRIVATE STORM DRAINAGE EASEMENT
- ⑥ EMERGENCY VEHICLE AND FIRE ACCESS EASEMENT
- ⑦ PUBLIC STORM DRAINAGE EASEMENT
- ⑧ PRIVATE FOUNDATION DRAIN AND DOWNSPOUT EASEMENT (AFFECTS ALL LOTS AND TRACTS OF THIS PLAT AND HAS NOT BEEN PLOTTED HEREON)
- ⑨ PUBLIC VEHICULAR ACCESS EASEMENT
- ⑩ PRIVATE LANDSCAPE EASEMENT
- ⑪ PERPETUAL NONEXCLUSIVE EASEMENT (AFFECTS ALL LOTS OF THIS PLAT AND HAS NOT BEEN PLOTTED HEREON)
- ⑫ PUBLIC SIDEWALK EASEMENT
- ⑬ PRIVATE VEHICLE ACCESS EASEMENT
- ⑭ PRIVATE SANITARY SEWER EASEMENT
- (XX) SEE CORRESPONDING NOTE ON SHEET 2 OF 7

SEE SHEET 7 OF 7

CITY OF ISSAQUAH FILE NO. FP04-003IH

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JOB NO 03-146
SHEET 6 OF 7



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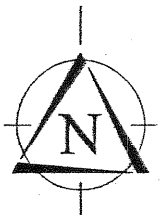
VOL/Pg
221/079

FINAL PLAT OF ISSAQUAH HIGHLANDS

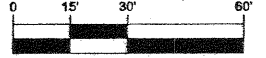
DIVISION 96

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

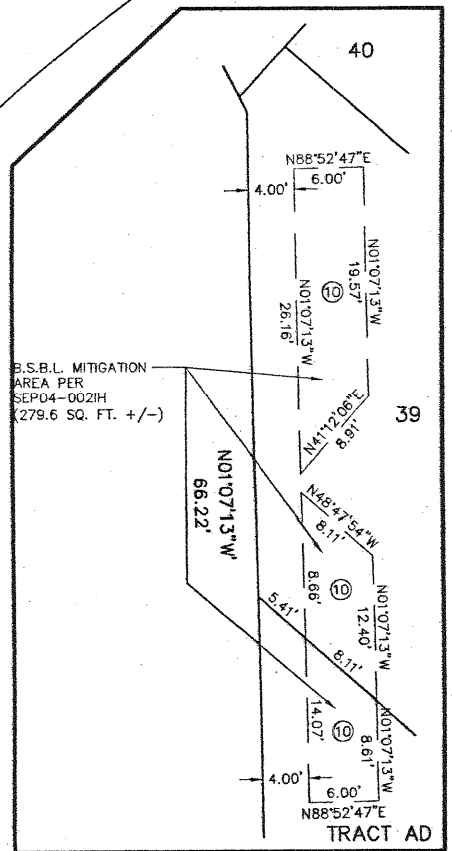
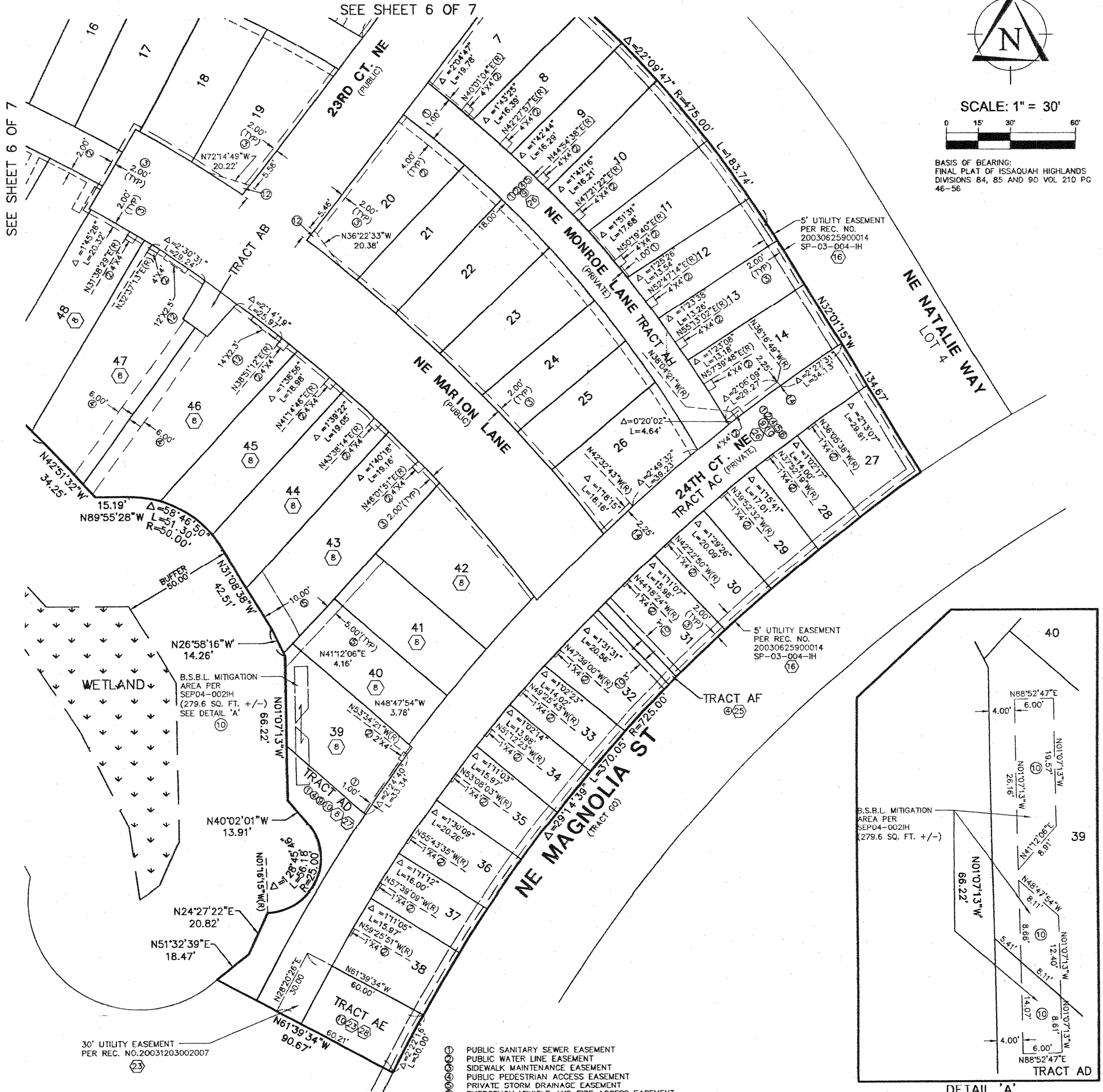
VOL/PG



SCALE: 1" = 30'



BASIS OF BEARING:
FINAL PLAT OF ISSAQUAH HIGHLANDS
DIVISIONS 84, 85 AND 90 VOL 210 PG
46-56



DETAIL 'A'
SCALE 1"=10'

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.

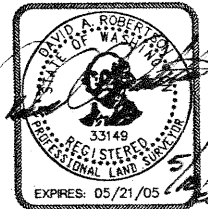
- 1 PUBLIC SANITARY SEWER EASEMENT
- 2 PUBLIC WATER LINE EASEMENT
- 3 SIDEWALK MAINTENANCE EASEMENT
- 4 PUBLIC PEDESTRIAN ACCESS EASEMENT
- 5 PRIVATE STORM DRAINAGE EASEMENT
- 6 EMERGENCY VEHICLE AND FIRE ACCESS EASEMENT
- 7 PUBLIC STORM DRAINAGE EASEMENT
- 8 PRIVATE FOUNDATION DRAIN AND DOWNSPOUT EASEMENT (AFFECTS ALL LOTS AND TRACTS OF THIS PLAT AND HAS NOT BEEN PLOTTED HEREON)
- 9 PUBLIC VEHICULAR ACCESS EASEMENT
- 10 PRIVATE LANDSCAPE EASEMENT
- 11 PERPETUAL NONEXCLUSIVE EASEMENT (AFFECTS ALL LOTS OF THIS PLAT AND HAS NOT BEEN PLOTTED HEREON)
- 12 PUBLIC SIDEWALK EASEMENT
- 13 PRIVATE VEHICLE ACCESS EASEMENT
- 14 PRIVATE SANITARY SEWER EASEMENT
- XX SEE CORRESPONDING NOTE ON SHEET 2 OF 7



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SHEET 7 OF 7



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221/080

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