

# Final Plat of Issaquah Highlands for the Replat of Division 37

A PORTION OF THE SE 1/4 SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

## LEGAL DESCRIPTION

DIV. 37 OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA 03-0021H, ACCORDING TO SURVEY RECORDED APRIL 7, 2003, UNDER KING COUNTY REC. NO. 20030407900007, IN 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, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

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

BY: Judd Kirk  
ITS: PRESIDENT

## ACKNOWLEDGEMENTS

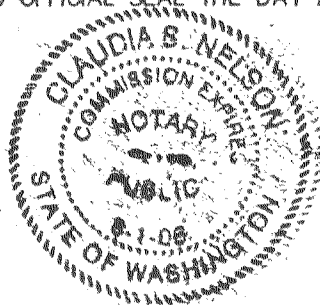
STATE OF WASHINGTON

COUNTY OF KING

ON THIS 4th DAY OF August, 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 A. Nelson  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING AT Bellevue  
MY APPOINTMENT EXPIRES 8-1-06  
PRINT NAME Claudia A. Nelson



## EASEMENT PROVISIONS

1. A PRIVATE DRY UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, QWEST, COMCAST, GRAND GLACIER, L.L.C. (A LIMITED LIABILITY COMPANY), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON A 5.00 FOOT WIDE STRIP OF PRIVATE LAND PARALLEL WITH AND ADJOINING THE PUBLIC ALLEY FRONTAGE OF ALL LOTS AND TRACT SSU AS SHOWN ON SHEET 4. FURTHER EASEMENTS ARE RESERVED OVER PRIVATE LANDS FOR VAULTS, PEDESTALS AND RELATED FACILITIES ("VAULT EASEMENTS") ADJACENT TO THE 5.00 FOOT WIDE PRIVATE UTILITY EASEMENTS RESERVED IN THE PRECEDING SENTENCE AS FOLLOWS: (A) THE VAULT EASEMENT MAY OCCUPY UP TO AN ADDITIONAL 5.00 FEET IN WIDTH (FOR A TOTAL WIDTH OF 10.00 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 UTILITIES 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, WRES, VAULTS AND PEDESTALS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELECOMMUNICATION, 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 ALLEYS DEDICATED FOR THE SAME UTILITY PURPOSE DESCRIBED ABOVE, SUBJECT TO ANY APPLICABLE 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. AN OVERLYING EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH, AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER, AND UPON TRACT SST AND UNDER AND UPON THE "PUBLIC UTILITIES EASEMENT(S)" AS SHOWN ON THE PLAT MAPS. THE CITY OF ISSAQUAH SHALL HAVE THE RIGHT TO CONSTRUCT, MAINTAIN, REPLACE, REPAIR AND OPERATE WATER LINES, SANITARY SEWER LINES, AND STORM DRAINAGE LINES, SIDEWALKS AND APPURTENANCES WITHIN AND TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR SAID EASEMENTS, EXCEPT THAT ROCKERIES, WALKWAYS, AND RETAINING WALLS MAY BE CONSTRUCTED WITHIN EASEMENTS OVER PRIVATE PROPERTY WITH PRIOR APPROVAL OF THE CITY OF ISSAQUAH.

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 THE ALLEY FRONTAGE OF LOTS 1, 2, TRACTS SSU, LOTS 10 THROUGH 21, TRACTS SST AND SSW AND LOTS 31 THROUGH 34 AND DESCRIBED HEREIN AS "ALLEY 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, OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENT BY THE CITY OF ISSAQUAH. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION AND SHALL INDEMNIFY THE OWNER FOR ANY DAMAGE OR LOSS. 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.

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 SST, SSU, SSV AND SSW.

NOTE: UNLESS SPECIFICALLY DESCRIBED IN THE EASEMENT NOTES (SHEET 2 OF 4) ALL 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.

5. THE PRIVATE STORM EASEMENT WITHIN TRACT SSU IS FOR THE BENEFIT OF LOTS 9 AND 10. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM FACILITY THEY HAVE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM FACILITY USED IN COMMON. THE IHCA 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. THE PRIVATE STORM EASEMENT WITHIN LOT 29 AND TRACT SSW IS FOR THE BENEFIT OF LOTS 31 THROUGH 34. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM FACILITY THEY HAVE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM FACILITY USED IN COMMON. THE IHCA 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.

(CONTINUED)

## EASEMENT PROVISIONS

7. THE 5-FOOT PRIVATE SEWER EASEMENT WITHIN LOTS 13 THROUGH 15 IS FOR THE BENEFIT OF LOTS 12 THROUGH 14. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY THEY HAVE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY USED IN COMMON. THE IHCA 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. THE 5-FOOT PRIVATE SEWER EASEMENT WITHIN LOT 16 IS FOR THE BENEFIT OF LOT 17. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY IT HAS BENEFIT OF USE. THE IHCA 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.

9. THE 5-FOOT PRIVATE SEWER EASEMENT WITHIN LOTS 23 THROUGH 28 IS FOR THE BENEFIT OF LOTS 24 THROUGH 29. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY THEY HAVE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY USED IN COMMON. THE IHCA 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.

10. THE PRIVATE WATER EASEMENT WITHIN LOTS 22 AND 25 IS FOR THE BENEFIT OF LOTS 24 AND 25. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITY THEY HAVE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY USED IN COMMON. THE IHCA 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.

(CONTINUED ON SHEET 2)

## CITY OF ISSAQUAH APPROVALS

CITY OF ISSAQUAH FINANCE DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT ALL ASSESSMENTS AND DELINQUENT ASSESSMENTS FOR WHICH THE PROPERTY HEREIN DEDICATED FOR PUBLIC USE MAY BE LIABLE AS OF THE DATE OF CERTIFICATION HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED.

THIS 6th DAY OF AUGUST, 2004  
Keith Niven Deputy Finance Director  
CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 6th DAY OF AUGUST, 2004

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

EXAMINED AND APPROVED THIS 6th DAY OF AUGUST, 2004  
Bob Brock  
BOB BROCK, PUBLIC WORKS ENGINEERING DIRECTOR, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 6th DAY OF AUGUST, 2004  
Ava Frisinger ATTEST: Ava Frisinger  
AVA FRISINGER CLERK OF THE CITY OF ISSAQUAH  
MAYOR, CITY OF ISSAQUAH

## KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS 12th DAY OF AUGUST, 2004  
SCOTT NOBLE John E. Lee  
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR  
362.988-0090-01

## KING COUNTY FINANCE DIVISION CERTIFICATE

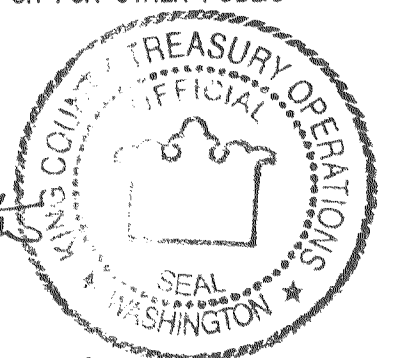
I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 12th DAY OF August, 2004

FINANCE DIVISION

Ken Guy  
MANAGER, KING COUNTY FINANCE DIVISION

Lillian C. Ytter  
DEPUTY



## RECORDING CERTIFICATE

RECORDING NO. 20040812000176  
FILED FOR RECORD THIS 12th DAY OF August, 2004 AT  
8:45 A.M. IN VOLUME 222 OF PLATS, PAGES 22 THROUGH 200  
RECORDS OF KING COUNTY, WASHINGTON AT THE REQUEST OF Grand Glacier LLC

DIVISION OF RECORDS AND ELECTIONS

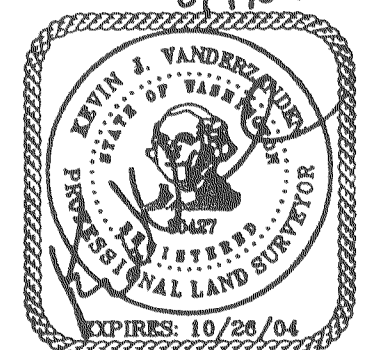
MANAGER

David H. Heston  
SUPERINTENDENT OF RECORDS

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF ISSAQUAH HIGHLANDS FOR THE REPLAT OF DIVISION 37, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT ALL COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS 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.

Kevin J. Vanderzanden 8/4/04  
DATE  
KEVIN J. VANDERZANDEN  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 30427  
STATE OF WASHINGTON  
CORE DESIGN, INC.  
14711 N.E. 29TH PL., #101  
BELLEVUE, WA 98007  
PHONE NO. (425) 885-7877



14711 N.E. 29th Pl. Suite 101  
Bellevue, Washington 98007  
425.885.7877 Fax 425.885.7963

ENGINEERING • PLANNING • SURVEYING

JOB NO. 03121

SHEET 1 OF 4

CITY FILE NO.: FP04-005IH



# Final Plat of Issaquah Highlands for the Replat of Division 37

A PORTION OF THE SE 1/4 SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

## EASEMENT PROVISIONS

11. THE 10-FOOT PRIVATE WATER EASEMENT WITHIN LOTS 27, 28 AND 30 IS FOR THE BENEFIT OF LOTS 27 THROUGH 29. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITY THEY HAVE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITY USED IN COMMON. THE IHCA 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.

12. THE 10-FOOT PRIVATE WATER EASEMENT WITHIN TRACT SSW IS FOR THE BENEFIT OF LOTS 31 THROUGH 33. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITY THEY HAVE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITY USED IN COMMON. THE IHCA 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.

13. THE 10-FOOT PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 24 AND 25 IS FOR THE BENEFIT OF LOTS 23 AND 24. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY FACILITIES THEY HAVE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY FACILITIES USED IN COMMON. THE IHCA 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. THE 10-FOOT PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 27 AND 28 IS FOR THE BENEFIT OF LOTS 28 AND 29. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY FACILITIES THEY HAVE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY FACILITIES USED IN COMMON. THE IHCA 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.

15. THE 10-FOOT PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 27 IS FOR THE BENEFIT OF LOTS 28 AND 30. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY USED IN COMMON. THE IHCA 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.

16. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ACROSS LOT 11 IS FOR THE BENEFIT OF LOT 10. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY IT HAS BENEFIT OF USE. THE IHCA 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.

(CONTINUED ON SHEET 3)

## NOTES AND RESTRICTIONS

1. NO EXISTING LOT, DIVISION, TRACT OR PARCEL IN THIS PLAT SHALL BE DIVIDED OR CHANGED WHERE BY 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.

2. UNLESS SPECIFICALLY DESCRIBED IN THE EASEMENT NOTES (SHEET 1 OF 4) ALL FUTURE PRIVATE UTILITY STUB-OUTS AND EASEMENTS AS SHOW HEREON, SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER AND/OR ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION, AND A USE AND MAINTENANCE AGREEMENT WILL BE CREATED BY SEPARATE RECORDED DOCUMENT AFTER THE RECORDING OF THIS PLAT.

3. 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.

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 PLAT IS ISSUED. (THIS NOTE MEETS THE TERMS AND CONDITIONS OF THE SCHOOL MITIGATION AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO'S 9508160202 AND 9712121468.)

6. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION 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 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9512201313 AND MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9609191192.

7. THIS SITE IS SUBJECT TO A UTILITY EASEMENT AND AGREEMENT BETWEEN LAKESIDE INDUSTRIES AND GRAND RIDGE PARTNERSHIP (LP) AND THE GLACIER RIDGE PARTNERSHIP (LP) AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9512201316 AND MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9609191191.

8. THIS SITE IS SUBJECT TO A THIRD PARTY DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ISSAQUAH, KING COUNTY, GRAND RIDGE PARTNERSHIP (LP) AND THE GLACIER RIDGE PARTNERSHIP (LP) AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606180756 AND NOTED IN CONNECTION WITH DEED RECORDED UNDER RECORDING NO. 9710221244.

9. THIS SITE IS SUBJECT TO A SECOND PARTY DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ISSAQUAH, GRAND RIDGE PARTNERSHIP (LP) AND THE GLACIER RIDGE PARTNERSHIP (LP) AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606251228 AND MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20020118001733.

10. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY FOR ASSESSMENTS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS.

11. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY FOR ASSESSMENTS CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 9704281807 AND AS MODIFIED BY AMENDMENTS.

12. THIS SITE IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 203 OF PLATS, PAGES 24-37, INCLUSIVE, RECORDED UNDER RECORDING NO. 20011128000868 IN KING COUNTY, WASHINGTON, UNLESS MODIFIED BY THIS PLAT.

13. THIS SITE IS SUBJECT TO ISSAQUAH HIGHLANDS SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 20011128000873.

14. THIS SITE IS SUBJECT TO A DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 20011128000874.

15. THIS SITE IS SUBJECT TO NOTICE OF LIEN FOR RESIDENTIAL ASSOCIATION ASSESSMENTS AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 20021120001898.

16. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN RECORDED LOT LINE ADJUSTMENT NO. LLA-02-006 IH RECORDED UNDER RECORDING NO. 20021120900009, UNLESS MODIFIED BY THIS PLAT.

17. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION 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 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20021218002645.

18. THIS SITE IS SUBJECT TO MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM (ISSAQUAH HIGHLANDS), AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 20030218001542.

19. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN RECORDED LOT LINE ADJUSTMENT NO. LLA-03-002IH RECORDED UNDER RECORDING NO. 20030407900007, UNLESS MODIFIED BY THIS PLAT.

20. THIS SITE IS SUBJECT TO AN EASEMENT TO THE CITY OF ISSAQUAH FOR UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030731003366 AND AS SHOWN HEREON.

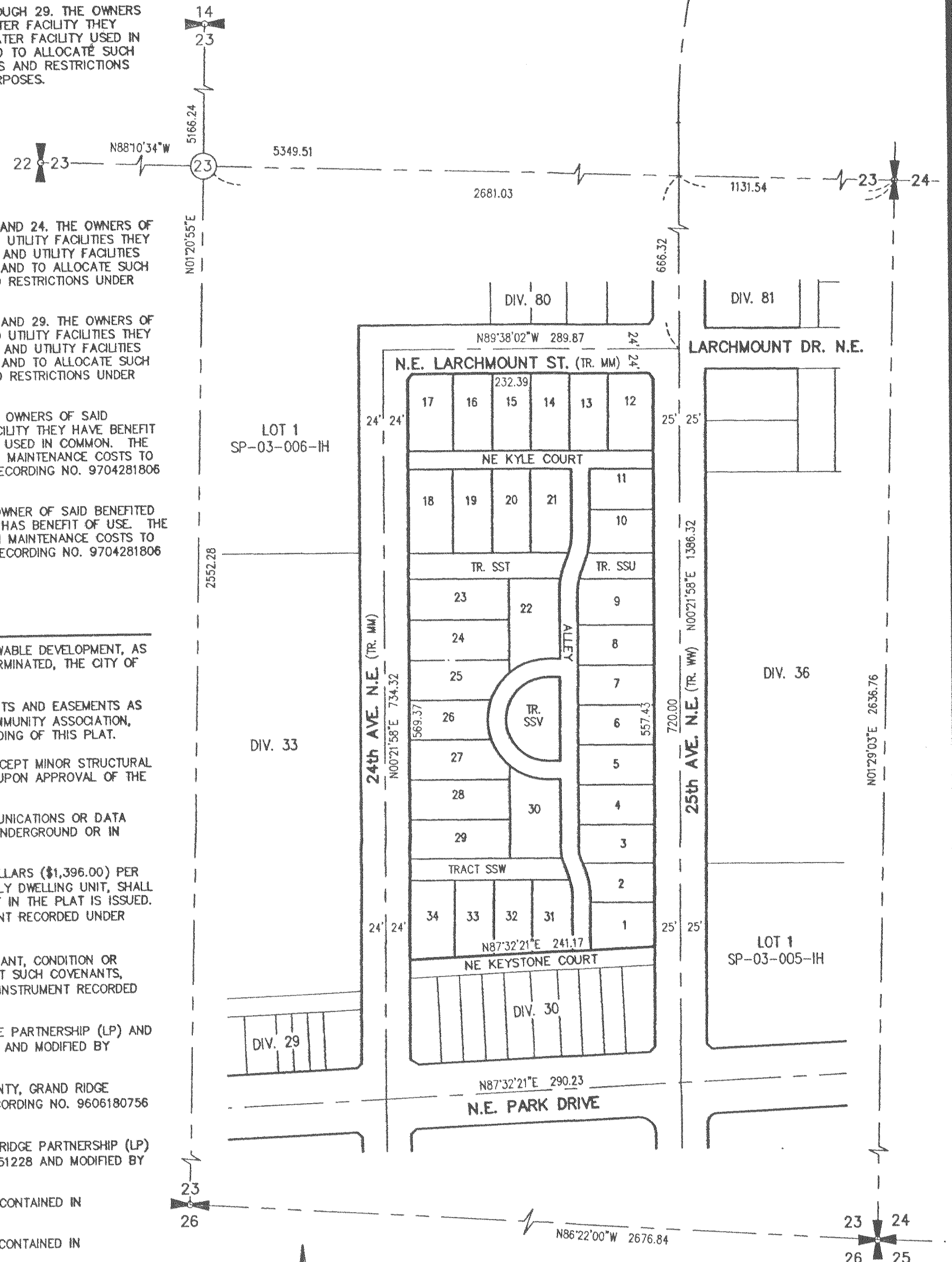
21. THIS SITE IS SUBJECT TO AN EASEMENT FOR TEMPORARY CONSTRUCTION ACCESS AND GRADING AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030801000151 AND AS MODIFIED BY INSTRUMENT UNDER RECORDING NO. 20040518001436 AND SHOWN HEREON.

22. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030911002246; SAID INSTRUMENT IS A RE-RECORD OF INSTRUMENT RECORDED UNDER RECORDING NO. 20030520000559 AND HAS BEEN MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040204000499.

23. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR VIEW PROTECTIONS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20031205000325.

24. TRACTS SST, SSU, SSV AND SSW ARE HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, PUBLIC PEDESTRIAN ACCESS AND MAINTAINED LANDSCAPE. THE LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE IHCA. THE IHCA SHALL HAVE THE RIGHT TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED LOT OWNERS (LOTS 1-31) AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS AMENDED.

CITY FILE NO.: FP04-005IH



## SUBDIVISION DIAGRAM

SCALE: 1" = 200'

## BASIS OF BEARINGS

SECTION SUBDIVISION AND BASIS OF BEARINGS PER FINAL PLAT OF ISSAQUAH HIGHLANDS, DIVISIONS 28-33, 35-48, 52, 80, 81, 86 AND 87, RECORDED IN VOLUME 203 OF PLATS, PAGES 24 THROUGH 37, IN KING COUNTY, WASHINGTON.

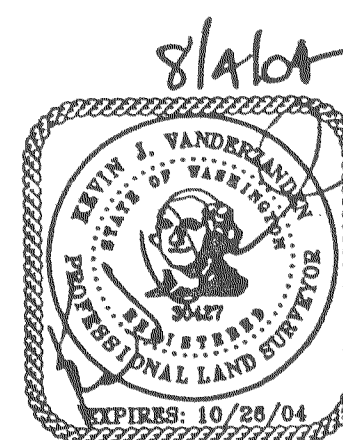
## SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE PLAT CERTIFICATE ORDER NO. 4209-369482 DATED MARCH 31, 2004. IN PREPARING THIS MAP, CORE DESIGN HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN TITLE CERTIFICATE. CORE DESIGN HAS RELIED WHOLLY ON FIRST AMERICAN TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. ALL DISTANCES ARE IN FEET.

3. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA 5 SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. DISTANCE MEASURING EQUIPMENT HAS BEEN COMPARED TO AN N.G.S. BASELINE WITHIN ONE YEAR OF THE DATE OF THE SURVEY.

4. ALL MONUMENTS SHOWN AS 'FOUND' WERE VISITED AS NOTED.



**CORE**  
DESIGN

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Bellevue, Washington 98007  
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JOB NO. 03121

SHEET 2 OF 4





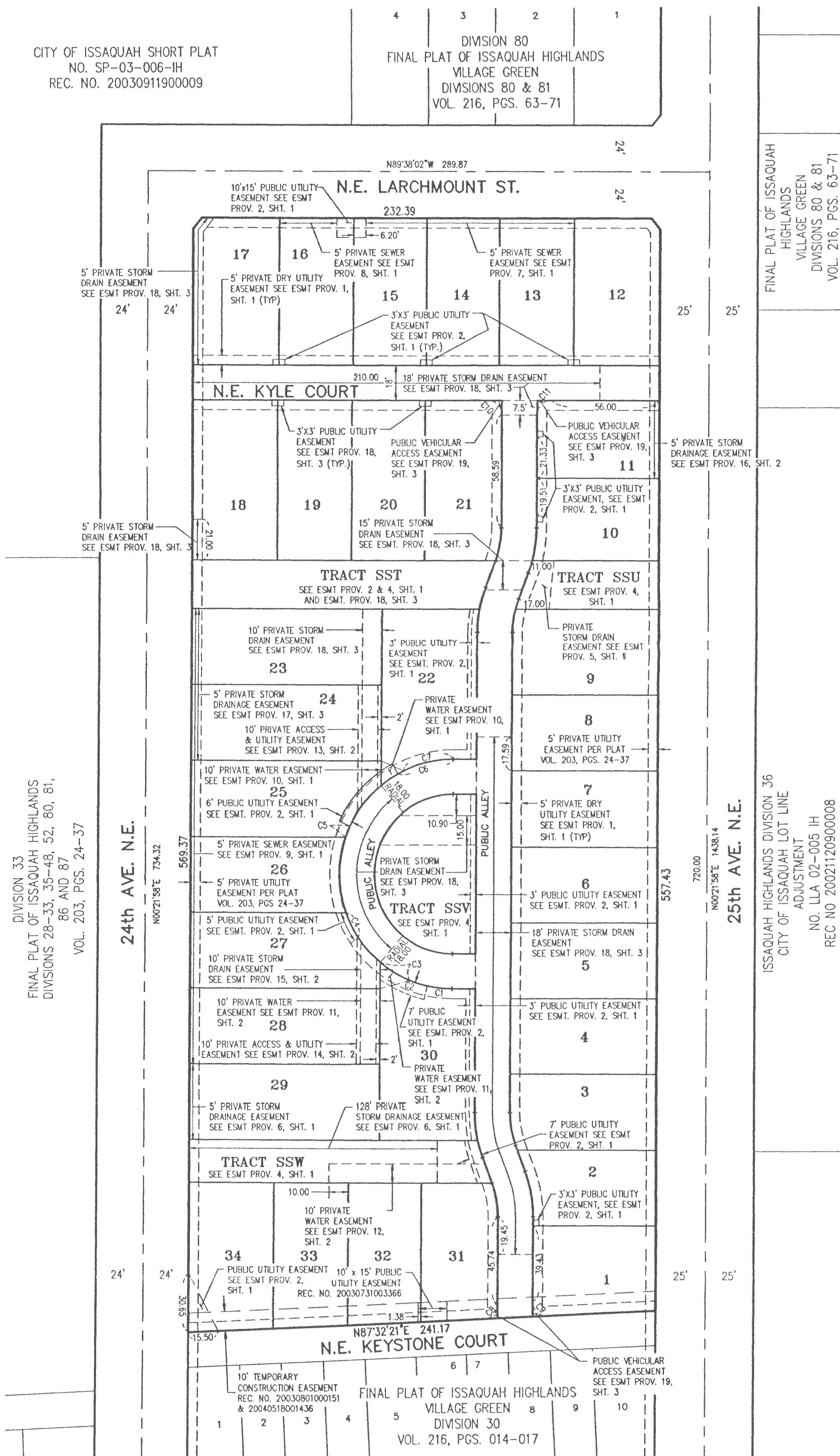
# Final Plat of Issaquah Highlands for the Replat of Division 37

A PORTION OF THE SE 1/4 SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

CITY OF ISSAQUAH SHORT PLAT  
NO. SP-03-006-IH  
REC. NO. 20030911900009

DIVISION 80  
FINAL PLAT OF ISSAQUAH HIGHLANDS  
VILLAGE GREEN  
DIVISIONS 80 & 81  
VOL. 216, PGS. 63-71



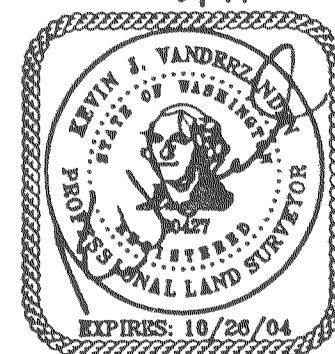
SCALE: 1" = 40'



## BASIS OF BEARINGS

SECTION SUBDIVISION AND BASIS OF BEARINGS PER FINAL PLAT OF ISSAQUAH HIGHLANDS, DIVISIONS 28-33, 35-48, 52, 80, 81, 86 AND 87, RECORDED IN VOLUME 203 OF PLATS, PAGES 24 THROUGH 37, IN KING COUNTY, WASHINGTON.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	59.00	12°46'40"	13.16
C2	59.00	26°48'44"	27.61
C3	59.00	17°30'00"	18.02
C4	59.00	14°07'10"	14.54
C5	59.00	05°52'39"	6.05
C6	59.00	29°27'50"	30.34
C7	59.00	26°05'24"	26.87
C8	7.00	87°10'23"	10.65
C9	7.00	92°49'37"	11.34
C10	7.00	90°00'00"	11.00
C11	7.00	90°00'00"	11.00



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The logo for CORE DESIGN, featuring the word "CORE" in a large, bold, sans-serif font, with "DESIGN" in a smaller, bold, sans-serif font below it. A stylized, curved line arches over the text.

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**JOB NO. 03121**

**SHEET 4 OF 4**

CITY FILE NO.: FP04-005IH