

Final Plat of Issaquah Highlands for the Replat of Division 36

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

LOT 3A OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT LLA-04-003-IH, AS FILED IN VOLUME 172 OF SURVEYS, PAGES 31 AND 32, UNDER RECORDING NO. 20040518900016, 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

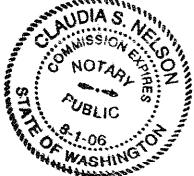
ACKNOWLEDGEMENTS

STATE OF WASHINGTON

COUNTY OF KING

ON THIS 17th DAY OF October, 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 Bellevue
MY APPOINTMENT EXPIRES 8-1-06
PRINT NAME Claudia S. Nelson



EASEMENT PROVISIONS

7. THE 5'X10'-FOOT PRIVATE WATER AND STORM EASEMENT WITHIN LOT 4 IS FOR THE BENEFIT OF LOT 3. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER AND STORM FACILITIES 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.

8. THE 5'-FOOT PRIVATE WATER EASEMENT WITHIN LOT 1 IS FOR THE BENEFIT OF LOT 2. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER 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 STORM EASEMENT WITHIN LOTS 11 AND 12 IS FOR THE BENEFIT OF LOTS 10 AND 11. 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.

10. THE PRIVATE WATER EASEMENT WITHIN LOT 16 AND 17 IS FOR THE BENEFIT OF LOTS 17 AND 18. 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.

(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 17th DAY OF NOVEMBER, 2004

CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 12th DAY OF NOVEMBER, 2004

KEITH NIEN, PROGRAM MANAGER, CITY OF ISSAQUAH M.D.R.T.

EXAMINED AND APPROVED THIS 16th DAY OF November, 2004

BOB BROCK, PUBLIC WORKS ENGINEERING DIRECTOR, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 17th DAY OF November, 2004

AVA FRISINGER
MAYOR, CITY OF ISSAQUAH

CLERK OF THE CITY OF ISSAQUAH

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS 17th DAY OF NOVEMBER, 2004

SCOTT NOBLE
KING COUNTY ASSESSOR

Jana ELL
DEPUTY KING COUNTY ASSESSOR
362988-0080

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 17th DAY OF November, 2004

FINANCE DIVISION

Ken Guy
MANAGER, KING COUNTY FINANCE DIVISION

Lelia C. Yetts
DEPUTY



RECORDING CERTIFICATE

RECORDING NO. 20041117000749
FILED FOR RECORD THIS 17 DAY OF November, 2004 AT
11:04 A.M. IN VOLUME 224 OF PLATS, PAGES 091 THROUGH 094
RECORDS OF KING COUNTY, WASHINGTON AT THE REQUEST OF

DIVISION OF RECORDS AND ELECTIONS

MANAGER

SUPERINTENDENT OF RECORDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF ISSAQUAH HIGHLANDS FOR THE REPLAT OF DIVISION 36, 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.

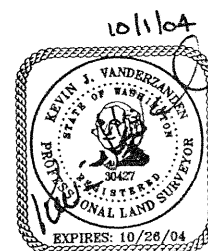
KEVIN J. VANDERZANDEN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 30427
STATE OF WASHINGTON
CORE DESIGN, INC.
14711 N.E. 29TH PL., #101
BELLEVUE, WA 98007
PHONE NO. (425) 885-7877



ENGINEERING · PLANNING · SURVEYING

JOB NO. 04017

SHEET 1 OF 4



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CITY FILE NO.: FP04-006IH

2004117000749

224/092

Final Plat of Issaquah Highlands for the Replat of Division 36

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

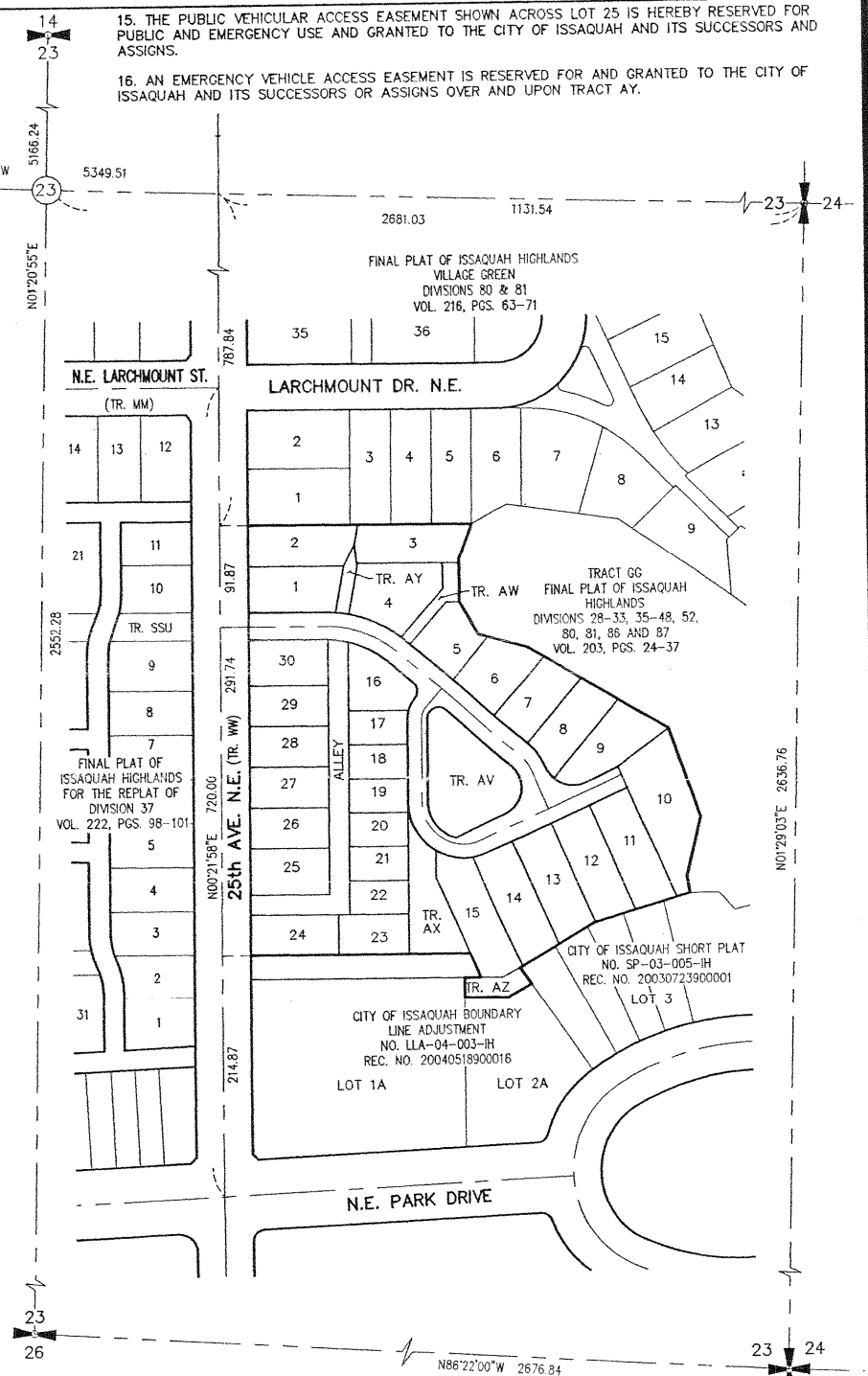
EASEMENT PROVISIONS (CONTINUED FROM SHEET 1)

11. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT ADJACENT TO THE WETLAND WITHIN TRACT AW, LOTS 3 AND 5 THROUGH 9 IS FOR THE BENEFIT OF TRACT AW AND LOTS 5 THROUGH 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.
12. THE 5-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOT 8 IS TO THE BENEFIT OF LOT 9. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM FACILITIES 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.
13. THE 10-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 10 THROUGH 15 IS TO THE BENEFIT OF THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION. THE IHCA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM FACILITIES WITHIN SAID EASEMENT.
14. THE 18-FOOT PRIVATE STORM DRAINAGE EASEMENT WITHIN THE PUBLIC ALLEY IS TO THE BENEFIT OF LOTS 16 THROUGH 25 AND 27 THROUGH 29. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM FACILITIES THEY HAVE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE 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.

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 PROVISIONS (SHEET 1 AND 2 OF 4) ALL FUTURE PRIVATE UTILITY STUB-OUTS AND EASEMENTS AS SHOWN HEREON, SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER AND/OR ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION.
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.
- 5a. A SCHOOL MITIGATION PAYMENT IN THE AMOUNT OF ONE THOUSAND THREE HUNDRED NINETY-SIX AND NO/100 DOLLARS (\$1,396.00) PER SINGLE FAMILY DWELLING UNIT OR FIVE HUNDRED SEVENTY THREE AND NO/100 DOLLARS (\$573.00) PER MULTI-FAMILY DWELLING UNIT, SHALL BE PAID TO ISSAQUAH HIGHLANDS SCHOOL DISTRICT NO. 411 AT TIME THE BUILDING PERMIT FOR EACH DWELLING UNIT IN THE PLAT IS ISSUED.
- 5b. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SCHOOL MITIGATION AGREEMENT BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND THE GRAND RIDGE PARTNERSHIP AND THE GLACIER RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9508160202 AND AMENDED AND/OR MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9712121468.
6. 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.
7. 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.
8. 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 AND NOTED IN CONNECTION WITH "DECLARANTS AFFIRMATION OF AMENDMENTS" RECORDED UNDER RECORDING NO. 20021210001157.
9. 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.
10. THIS SITE IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE BOUNDARY LINE ADJUSTMENT RECORDED IN VOLUME 172 OF SURVEYS, PAGES 32 AND 33, UNDER RECORDING NO. 20040518900016, IN KING COUNTY, WASHINGTON, UNLESS MODIFIED BY THIS PLAT.
11. 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. 2001128000873.
12. 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. 2001128000874.
13. 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.
14. 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.
15. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN RECORDED LOT LINE ADJUSTMENT NO. LLA-02-005-IH RECORDED UNDER RECORDING NO. 20021120900008, UNLESS MODIFIED BY THIS PLAT.
16. 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 AND/OR AMENDED BY INSTRUMENTS RECORDED UNDER RECORDING NOS. 20030723000761 AND 2003112100403 AND TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS (AMENDMENT AND RESTATED)" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040204000499.
17. THIS SITE IS SUBJECT TO AN EASEMENT TO THE CITY OF ISSAQUAH FOR PUBLIC WATER AND SEWER AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040518001423, AND AS SHOWN HEREON. [AFFECTS TRACT AZ]
18. THIS SITE IS SUBJECT TO AN EASEMENT TO THE CITY OF ISSAQUAH FOR EMERGENCY ACCESS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040518001424, AND AS SHOWN HEREON. [AFFECTS TRACT AZ]
19. THIS SITE IS SUBJECT TO AN EASEMENT FOR PRIVATE STORM DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040518001427, AND AS SHOWN HEREON. [AFFECTS TRACT AZ]
20. THIS SITE IS SUBJECT TO AN EASEMENT FOR PUBLIC ACCESS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040518001429, AND AS SHOWN HEREON. [AFFECTS TRACT AZ]
21. THIS SITE IS SUBJECT TO AN EASEMENT FOR PRIVATE PEDESTRIAN ACCESS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040518001430, AND AS SHOWN HEREON. [AFFECTS TRACT AZ]
22. TRACTS AV AND AX ARE HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON RECORDING OF THIS FINAL PLAT. TRACTS AV AND AX ARE FOR THE PURPOSE OF OPEN SPACE, PUBLIC PEDESTRIAN ACCESS AND MAINTAINED LANDSCAPE. THE LANDSCAPE MAINTENANCE IS THE RESPONSIBILITY OF THE IHCA. THE IHCA SHALL HAVE THE RIGHT TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED LOT OWNERS (LOTS 1-30) AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS AMENDED.
23. TRACT AY IS A PRIVATE ACCESS TRACT FOR INGRESS, EGRESS AND UTILITIES FOR THE BENEFIT OF THE OWNERS OF LOTS 1, 2, 3 AND 4. OWNERSHIP OF LOTS 1 THROUGH 4 WITHIN THIS PLAT INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT AY, AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT. THE IHCA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED LOT OWNERS (LOTS 1-4 AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS AMENDED).
24. TRACT AW IS A PEDESTRIAN ACCESS TRACT FOR INGRESS AND EGRESS FOR THE BENEFIT OF THE OWNERS OF LOTS 3 AND 4. OWNERSHIP OF LOTS 3 AND 4 WITHIN THIS PLAT INCLUDES AN EQUAL AND UNDIVIDED INTEREST IN TRACT AW, AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT. THE IHCA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED LOT OWNERS (LOTS 3 AND 4) AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS AMENDED.
25. TRACT AZ IS HEREBY CONVEYED TO THE HIGHLANDS COUNCIL, A WASHINGTON NONPROFIT CORPORATION UPON THE RECORDING OF THIS PLAT. TRACT AZ IS A VEHICLE AND PEDESTRIAN ACCESS TRACT THAT BENEFITS LOT 2A TO THE SOUTH OF THIS PLAT.

(CONTINUED ON SHEET 3)



SUBDIVISION DIAGRAM

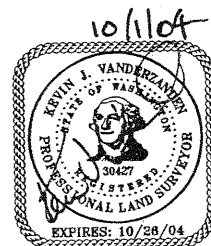
SCALE: 1" = 100'

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, SUBDIVISION GUARANTEE ORDER NO. 4209-364989 DATED MAY 20, 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 SUBDIVISION GUARANTEE. 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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ENGINEERING • PLANNING • SURVEYING

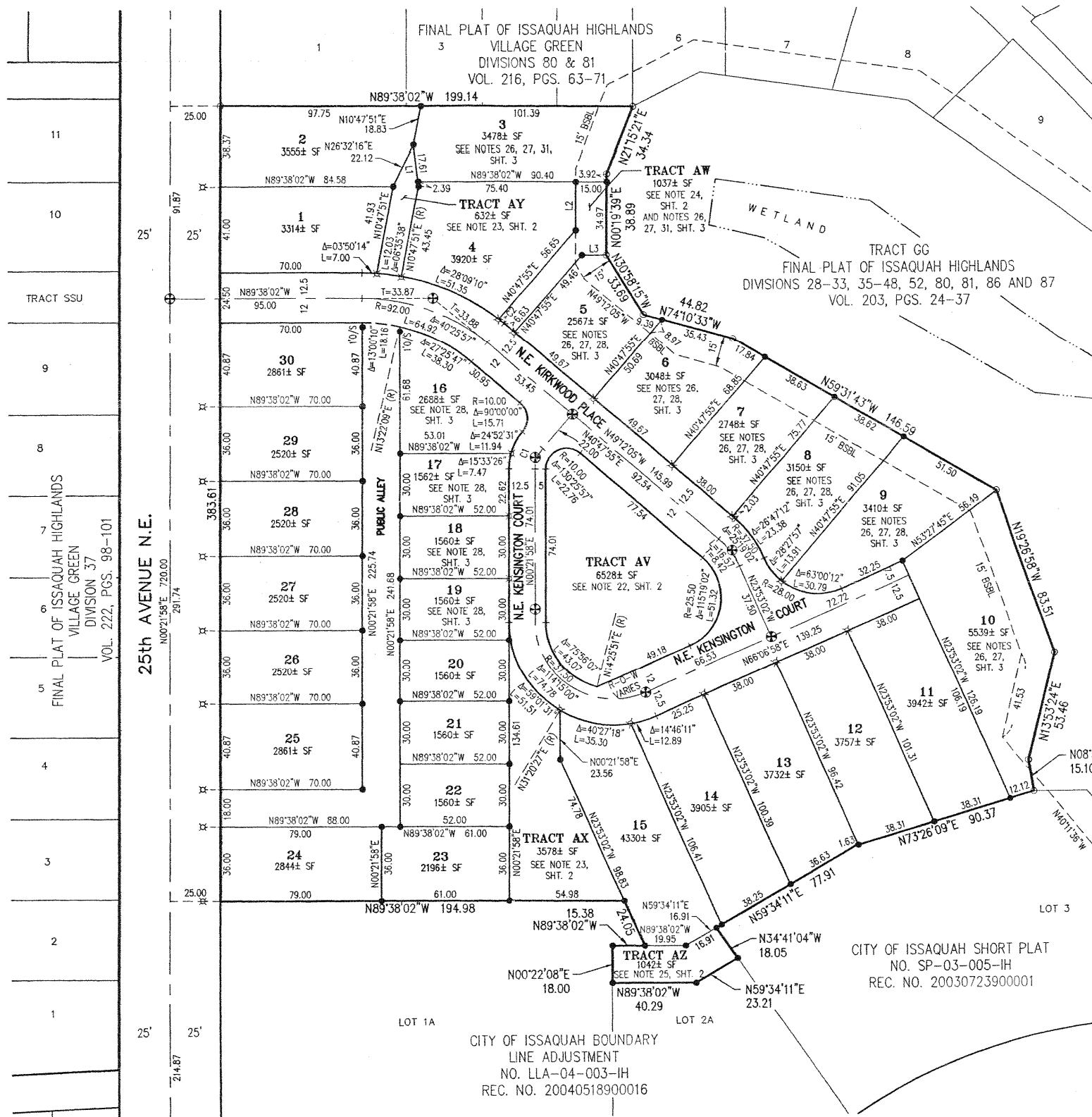
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SHEET 2 OF 4

CITY FILE NO.: FP04-006IH

Final Plat of Issaquah Highlands for the Replat of Division 36

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



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.

SEE SHT. 4 OF 4 FOR EASEMENTS OF RECORD AND EASEMENTS TO BE ESTABLISHED BY THIS PLAT

LEGEND

- ⊕ MONUMENT SET PER CITY OF ISSAQUAH STANDARDS
- ⊗ FOUND BRASS DISC IN 4"x4" CONCRETE MONUMENT IN CASE OR BRASS DISC IN 4"x4" CONCRETE MONUMENT IN CASE PER THE FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 82, 83, 97 AND 99
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 30427" AT CORNER, EXCEPT WHERE NOTED, SET AT OFFSET TO CORNER AS SHOWN
- BSBL BUILDING SETBACK LINE
- FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "DEA 26252" OR REBAR WITH PLASTIC SURVEY CAP "DEA 26252" TO BE SET PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 28-33, 35-48, 52, 80, 81, 86 AND 87
- ⊠ SET TACK IN LEAD WITH WASHER STAMPED "CORE 30427" IN LIEU OF FRONT CORNER AT OFFSET TO CORNER AS FOLLOWS:
- LOTS FRONTING WOONERF 1 AND WOONERF 2 AT 0.25' OFFSET TO FRONT CORNER, UNLESS SHOWN OTHERWISE.
- LOTS FRONTING 25TH AVENUE N.E. AT 8.75' OFFSET TO FRONT CORNER, UNLESS SHOWN OTHERWISE.

NOTES AND RESTRICTIONS (CONTINUED FROM SHEET 2)

26. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES, OR NON-ORGANIC, NON-SLOW RELEASE FERTILIZERS IS PROHIBITED IN THE BUILDING SETBACK AREA IN LOTS 3, 5 THROUGH 10 AND TRACT AW.

27. PRIOR TO RESIDENCE OCCUPANCY, SIGNS SHALL BE ERECTED IDENTIFYING THE TYPE AND VALUE OF CRITICAL AREA ADJACENT TO LOTS 3 AND 5 THROUGH 10. ONE SIGN SHALL BE PLACED ON EVERY OTHER COMMON PROPERTY LINE.

28. FOR PEDESTRIAN SAFETY ON LOTS 5 THROUGH 9 AND 16 THROUGH 19, OBSTRUCTIONS FROM THE HOUSE TO THE ROADWAY SHALL REMAIN CLEAR BETWEEN 2.5 FEET TO 7 FEET ABOVE GROUND (I.E. TREES MAY BE PLANTED BUT LIMBED TO A HEIGHT OF 7 FEET).

29. THIS PLAT IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS RESTRICTIONS, COVENANTS, FENCELINE/BOUNDARY DISCREPANCIES, NOTES, AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE PLAT RECORDED IN VOL. 203 OF PLATS AT PAGES 24 THROUGH 37, RECORDS OF KING COUNTY, WASHINGTON, UNDER RECORDING NO. 2001128000868, UNLESS MODIFIED BY THIS PLAT.

30. LOTS 45 FEET OR LESS IN WIDTH SHALL LIMIT THE DRIVEWAY CUT TO 16 FEET WITHIN RIGHT OF WAY; IN ADDITION TO THE 16 FEET OF DRIVEWAY WIDTH, 2-FOOT DRIVEWAY WINGS ARE ALLOWED ON EITHER SIDE OF THE DRIVE.

31. A VEGETATION RESTRICTION IS PLACED ON THOSE PORTIONS OF LOT 3 AND TRACT AW LYING WITHIN THE 15-FOOT BUILDING SETBACK AREA (BSBL). NO STRUCTURES OR HARDSCAPE ARE ALLOWED, EXCEPT THAT A SIDEWALK CAN BE INSTALLED SERVING LOTS 3 AND 4.

LINE	BEARING	DISTANCE
L1	N06°39'37"W	20.00
L2	N00°19'39"E	15.36
L3	N89°40'21"W	12.02

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT
C1	15.00	40°25'57"	10.59	5.52
C2	104.50	01°50'55"	3.37	1.69



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CORE
DESIGN

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SHEET 3 OF 4

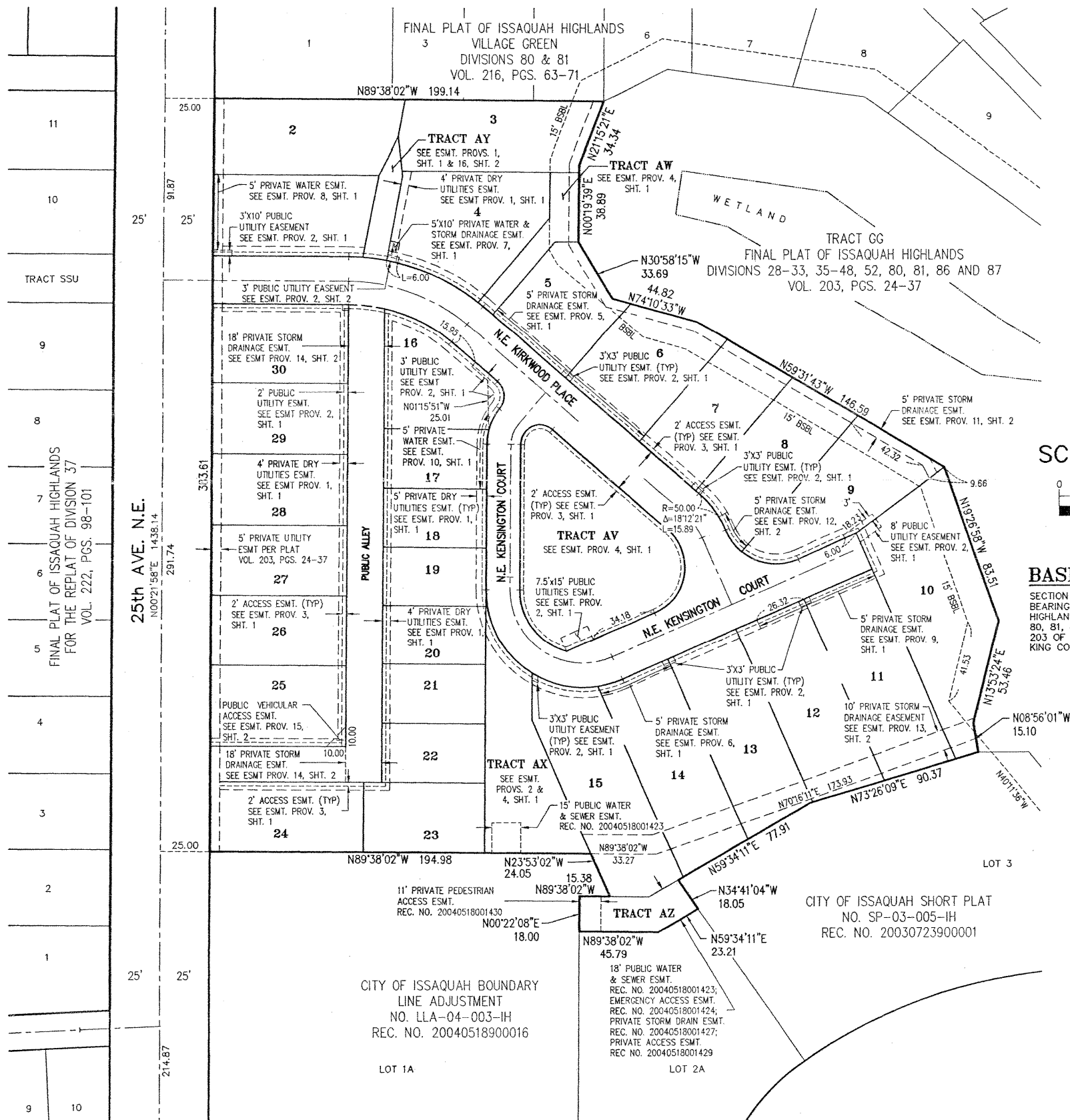
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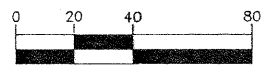
224/09H

Final Plat of Issaquah Highlands for the Replat of Division 36

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



SCALE: 1" = 40'

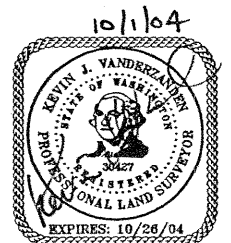


BASIS OF BEARINGS

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.

LEGEND

- ⊕ MONUMENT SET PER CITY OF ISSAQUAH STANDARDS
- ⊗ FOUND BRASS DISC IN 4"x4" CONCRETE MONUMENT IN CASE OR BRASS DISC IN 4"x4" CONCRETE MONUMENT IN CASE PER THE FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 82, 83, 97 AND 99
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 30427" AT CORNER, EXCEPT WHERE NOTED, SET AT OFFSET TO CORNER AS SHOWN
- BSBL BUILDING SETBACK LINE
- FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "DEA 26252" OR REBAR WITH PLASTIC SURVEY CAP "DEA 26252" TO BE SET PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 28-33, 35-48, 52, 80, 81, 86 AND 87
- ⌘ SET TACK IN LEAD WITH WASHER STAMPED "CORE 30427" IN LIEU OF FRONT CORNER AT OFFSET TO CORNER AT 8.75' OFFSET, UNLESS SHOWN OTHERWISE
- ✱ SET PK NAIL WITH WASHER STAMPED "CORE 30427" AT CORNER



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SHEET 4 OF 4

CITY FILE NO.: FP04-006IH