

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

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 with this subdivision.

Superintendent of Records



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

FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 91 AND 98
(BEING A REPLAT OF TRACTS CNA, CNB, CNI, CNS AND CNT OF ISSAQUAH HIGHLANDS DIVS. 82, 83, 97 AND 99)
PORTIONS OF THE NORTHEAST 1/4 OF SECTION 23, THE NORTHWEST 1/4 OF SECTION 24,
IN TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

NOTES AND RESTRICTIONS

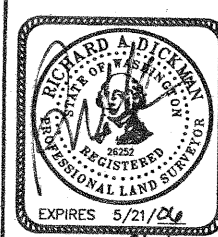
1. ALL MONUMENTS DELINEATED AS FOUND WERE FIELD VISITED AS STATED.
2. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING 3 AND 5 SECOND ELECTRONIC THEODOLITES WITH INTEGRAL ELECTRONIC DISTANCE MEASURING UNITS. THE LINEAR AND ANGULAR CLOSURE OF THE TRAVERSE MET OR EXCEEDED THE STANDARDS OF W.A.C. 332-130-090.
3. NO EXISTING LOT OR DIVISION 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. UNLESS SPECIFICALLY DESCRIBED IN THE EASEMENT PROVISIONS, 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, AND THE ACTUAL EASEMENT AND A USE AND MAINTENANCE AGREEMENT WILL BE CREATED BY SEPARATE RECORDED DOCUMENT AFTER THE RECORDING OF THIS PLAT.
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 CITY OF ISSAQUAH.
6. STRUCTURES, OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OVERHANGS) SHALL NOT BE PERMITTED WITHIN THE ACCESS EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON AND DEDICATED TO THE CITY.
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. 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.
9. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER A.F.N. 9508160202 (SCHOOL MITIGATION AGREEMENT REGARDING THE GRAND RIDGE URBAN PLANNED DEVELOPMENT), AND AS AMENDED BY INSTRUMENT FILED UNDER RECORDING NO. 9712121468.
10. DIVISIONS 91 AND 98 ARE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RESIDENTIAL PROPERTIES (SINGLE FAMILY) UNDER KING COUNTY RECORDING NO. 9704281806 AND AS AMENDED.
11. DIVISIONS 91 AND 98 ARE SUBJECT TO THE "DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR ISSAQUAH HIGHLANDS" RECORDED UNDER A.F.N. 9704281807 AND AS AMENDED.
12. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN DOCUMENT RECORDED UNDER A.F.N. 9606180756 (RECORDED TO GIVE NOTICE OF THE JOINT AGREEMENT INCLUDING THE EASTERN ACCESS COVENANTS [THREE-PARTY]), AND AS MODIFIED.
13. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN DOCUMENT RECORDED UNDER A.F.N. 9606251228 (RECORDED TO GIVE NOTICE OF THE ANNEXATION AND DEVELOPMENT AGREEMENT [TWO-PARTY]), AND AS MODIFIED, INCLUDING BUT NOT LIMITED TO THE WATER QUALITY MONITORING REQUIREMENTS AND IMPERVIOUS SURFACE RESTRICTIONS SET FOR IN APPENDIX 'D'.
14. THIS PLAT IS SUBJECT TO PROVISIONS OF ARTICLES OF INCORPORATION AND BY-LAWS OF THE ISSAQUAH HIGHLANDS HOMEOWNERS ASSOCIATION, AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION.
15. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM" AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 20030218001542.
16. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS" AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 20030911002246 AND AS MODIFIED AND AS AMENDED AND RESTATED UNDER RECORDING NO. 20040204000499.
17. THIS PLAT IS SUBJECT TO THE RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENT AND PROVISION, IF ANY, CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 218 OF PLATS AT PAGES 51 THROUGH 60 UNDER RECORDING NO. 20031120000239, EXCEPT AS MODIFIED BY THIS PLAT.
18. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF LIEN FOR RESIDENTIAL ASSOCIATION ASSESSMENTS" AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 20031120000442.
19. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ISSAQUAH HIGHLANDS SUMMARY NOTICE OF GOVERNING DOCUMENT AND DEVELOPMENT AGREEMENTS" AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 20031120000445.
20. 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" AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 20031120000446 AND AS AMENDED.
21. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT OF VIEW PROTECTION" AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 20031120000448.
22. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES, OR NON-ORGANIC, NON-SLOW RELEASE FERTILIZERS IS PROHIBITED IN THE 15 FOOT BUILDING SETBACK AREA FROM STREAM AND WETLAND BUFFERS IN LOT 8 OF DIVISION 91.
23. TRACTS 'DDL' AND 'DDM' ARE OPEN SPACE TRACTS AND ARE CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS FINAL PLAT. THE IHCA SHALL MAINTAIN THESE TRACTS TOGETHER WITH THE RIGHT TO DETERMINE THE DISTRIBUTION OF MAINTENANCE COSTS TO LOT OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9704281306 AND AS AMENDED.

EASEMENT PROVISIONS

1. A PRIVATE DRY UTILITIES EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY, QWEST, COMCAST, GRAND-GLACIER LLC, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON A 5.00 FOOT WIDE STRIP OF PRIVATE LAND OVER, UNDER, THROUGH AND ACROSS DIVISIONS 91 AND 98, AS SHOWN HEREON. FURTHER EASEMENTS ARE RESERVED OVER PRIVATE LANDS FOR VAULTS, PEDESTALS AND RELATED FACILITIES ("VAULT EASEMENTS") ADJACENT TO THE 5-FOOT WIDE UTILITY EASEMENTS RESERVED IN THE PRECEDING SENTENCE AS FOLLOWS: (A) THE VAULT EASEMENTS MAY OCCUPY UP TO AN ADDITIONAL 5-FEET IN WIDTH (FOR A TOTAL WIDTH OF 10 FEET), WITH THE LENGTH OF EACH VAULT EASEMENT AS NEEDED TO LOCATE, OPERATE, AND REPAIR THE FACILITY; (B) THE NUMBER AND LOCATION OF VAULT EASEMENTS WILL BE "AS INSTALLED" DURING THE UTILITY'S INITIAL INSTALLATION OF FACILITIES; AND (C) ALL PRIVATE LAND THAT DOES NOT HAVE VAULT, PEDESTALS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELECOMMUNICATIONS, DATA TRANSMISSION, AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. FURTHER, THESE ENTITIES ARE GRANTED AN EASEMENT UNDER AND UPON THE PUBLIC STREETS DEDICATED FOR THE SAME UTILITY PURPOSES DESCRIBED ABOVE, SUBJECT TO ANY APPLICABLE CITY REGULATIONS OR FRANCHISE REQUIREMENTS. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE, CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION USES SHALL BE PLACED OR PERMITTED TO BE PLACED WITHIN THIS EASEMENT UNLESS THE SAME SHALL BE UNDERGROUND. NO PERMANENT STRUCTURE SHALL BE PLACED WITHIN THE EASEMENTS WITHOUT PERMISSION FROM EASEMENT OWNERS. 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. A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON A 2.00 FOOT WIDE STRIP OF PRIVATE LAND LYING PARALLEL WITH AND ADJACENT TO ALL STREET AND ALLEY FRONTAGE (I.E. THE OUTER 2' OF THE 5.00 FOOT WIDE EASEMENT CREATED IN PARAGRAPH 1 ABOVE). THE EASEMENT IS FOR THE PURPOSE OF CITY ACCESS TO ANY PUBLIC IMPROVEMENT WITHIN THE RIGHT-OF-WAY WHICH ADJOINS THE EASEMENT AREA FOR MAINTENANCE, REPAIR, OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENT. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION. NO STRUCTURES (EXCEPT FOR ROCKERIES, AND RETAINING WALLS, WITH PRIOR APPROVAL OF THE CITY OF ISSAQUAH) SHALL BE INSTALLED, NOR PERMANENT OR ON-GOING USE MADE IN THE EASEMENT AREA.
3. A 10-FOOT PRIVATE STORM EASEMENT WITHIN LOTS 3, 4, 14, 15 AND 16 DIVISION 91 IS FOR THE BENEFIT OF LOTS 3 THROUGH 4 AND LOTS 14 THROUGH 16 DIVISION 91. 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.
(NOTE: UNLESS SPECIFICALLY DESCRIBED IN THE EASEMENT PROVISIONS 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, AND THE ACTUAL EASEMENT AND A USE AND MAINTENANCE AGREEMENT WILL BE CREATED BY SEPARATE RECORDED DOCUMENT AFTER THE RECORDING OF THIS PLAT.)
4. A 5-FOOT BY 10-FOOT PRIVATE SEWER EASEMENT WITHIN LOTS 29 AND 31, DIVISION 91 IS FOR THE BENEFIT OF LOTS 28 AND 30, DIVISION 91. 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.
5. A 4' PUBLIC SEWER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH OVER, UNDER AND UPON LOTS 16 THROUGH 25, DIVISION 98 AS SHOWN ON SHEET 6 OF 6 FOR THE PURPOSE OF REPAIR, REPLACE, CONSTRUCT AND MAINTENANCE.
6. SIDEWALK EASEMENTS AS SHOWN ON SHEETS 5 AND 6 ARE FOR PURPOSE OF WHEEL CHAIR RAMPS AND PUBLIC ACCESS. THESE SIDEWALK EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH OVER, UNDER AND UPON THE AFFECTED LOTS AS DELINEATED ON THE FACE OF SAID SHEETS.
7. THE PRIVATE STORM DRAINAGE EASEMENT OVERLYING PUBLIC ALLEYS AS SHOWN ON SHEETS 5 AND 6, IS TO THE BENEFIT OF LOTS 16-25 AND 35-43 AND ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA). 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.

LINE TABLE		
LINE	LENGTH	BEARING
L1	46.59	N20°14'47"W
L2	21.59	N20°14'47"W
L3	25.00	N20°14'47"W
L4	21.63	N20°14'47"W
L5	17.87	N88°07'48"W
L6	6.77	N88°07'48"W
L7	11.10	N88°07'48"W
L8	8.19	N00°37'35"E
L9	18.00	N88°07'48"W
L10	5.47	S01°53'13"W
L11	11.52	N01°52'54"E
L12	16.95	S88°07'48"E
L13	6.00	S01°53'13"W

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	88°45'19"	41.82	27.00
C2	91°14'37"	62.11	39.00
C3	20°52'22"	9.11	25.00
C4	3°47'40"	48.01	725.00
C5	20°52'22"	17.85	49.00
C6	88°45'19"	79.00	51.00
C7	42°20'33"	19.21	26.00
C8	42°20'33"	19.21	26.00
C9	84°41'07"	63.56	43.00
C10	88°45'23"	15.49	10.00
C11	91°14'37"	15.93	10.00
C12	24°52'17"	18.67	43.00
C13	15°53'46"	11.93	43.00
C14	91°14'37"	23.89	15.00
C15	41°12'44"	36.68	51.00
C16	41°27'14"	36.90	51.00
C17	6°05'21"	5.42	51.00
C18	68°55'09"	32.48	27.00
C19	68°55'09"	32.48	27.00
C20	42°09'43"	19.87	27.00
C21	21°04'51"	9.93	27.00
C22	21°04'52"	9.94	27.00



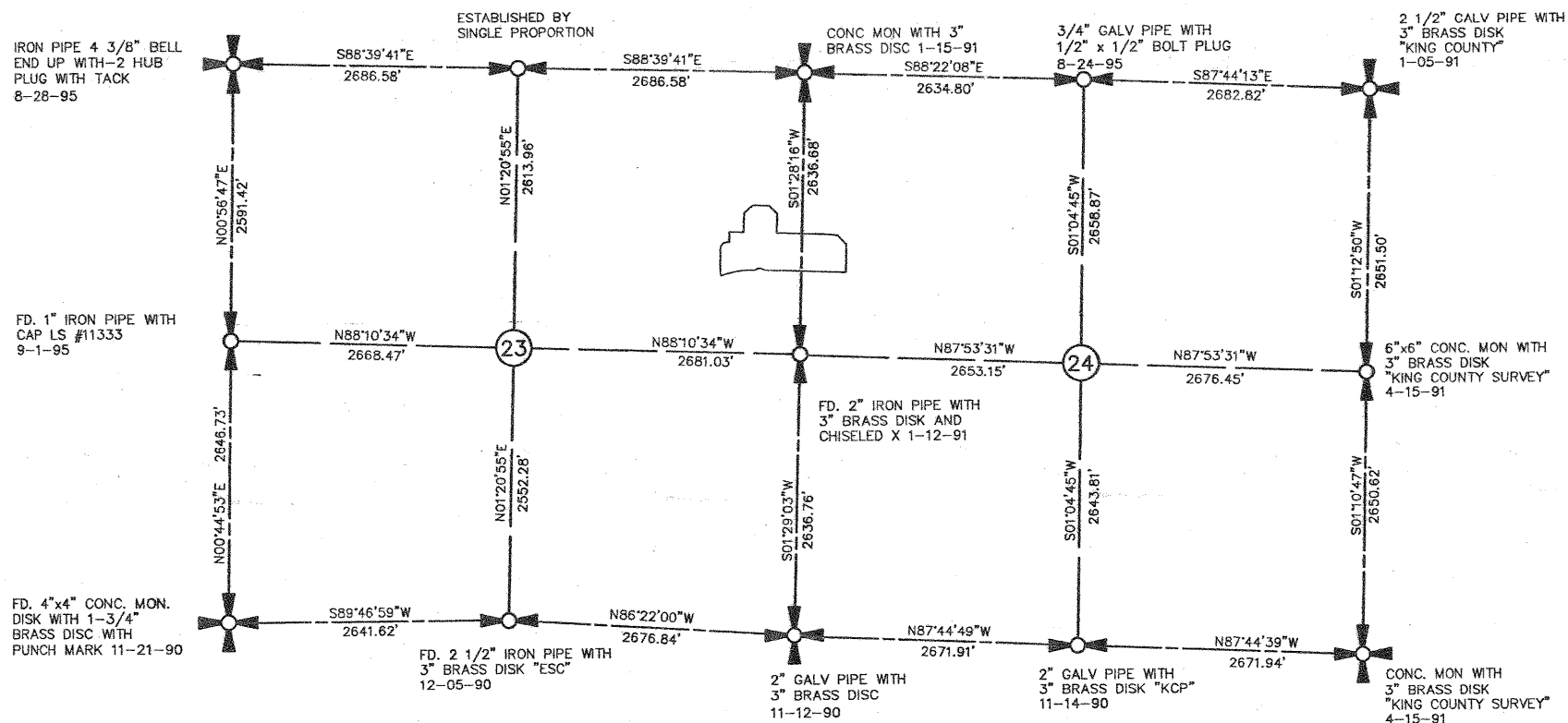
**DAVID EVANS
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415 - 118th Avenue SE
Bellevue Washington 98005-3518
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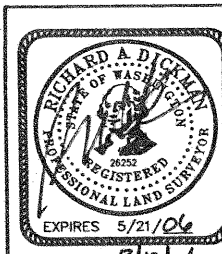
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SECTION 23 AND 24, T.24N., R.6E., W.M.

BASIS OF BEARING AND LAND DESCRIPTION

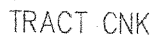
TRACTS CNA, CNB, CNI, CNS AND CNT OF FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 82, 83, 97 AND 99, ACCORDING TO PLAT RECORDED IN VOLUME 218 OF PLATS AT PAGES 51 THROUGH 60, UNDER RECORDING NO. 20031120000239, RECORDED OF KING COUNTY, WASHINGTON.



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

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PORTIONS OF THE NORTHEAST 1/4 OF SECTION 23, THE NORTHWEST 1/4 OF SECTION 24,
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UBRAN GROWTH BOUNDARY

NE MARQUETTE WAY

~~NE MAGNOLIA ST.~~

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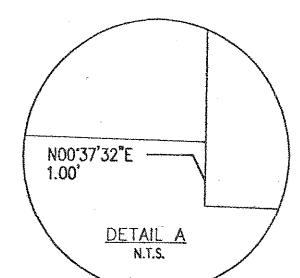
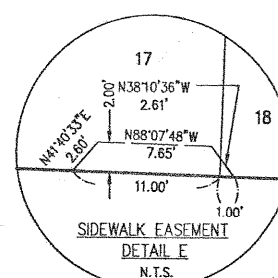
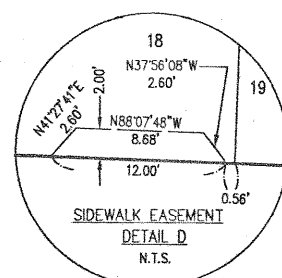
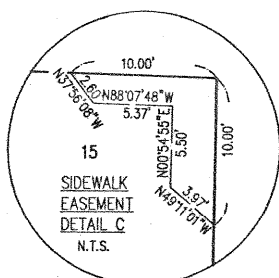
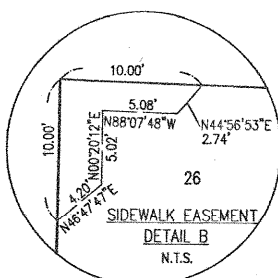
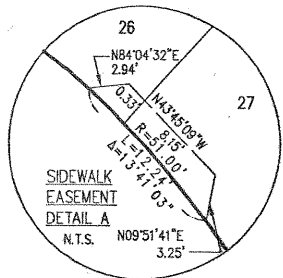
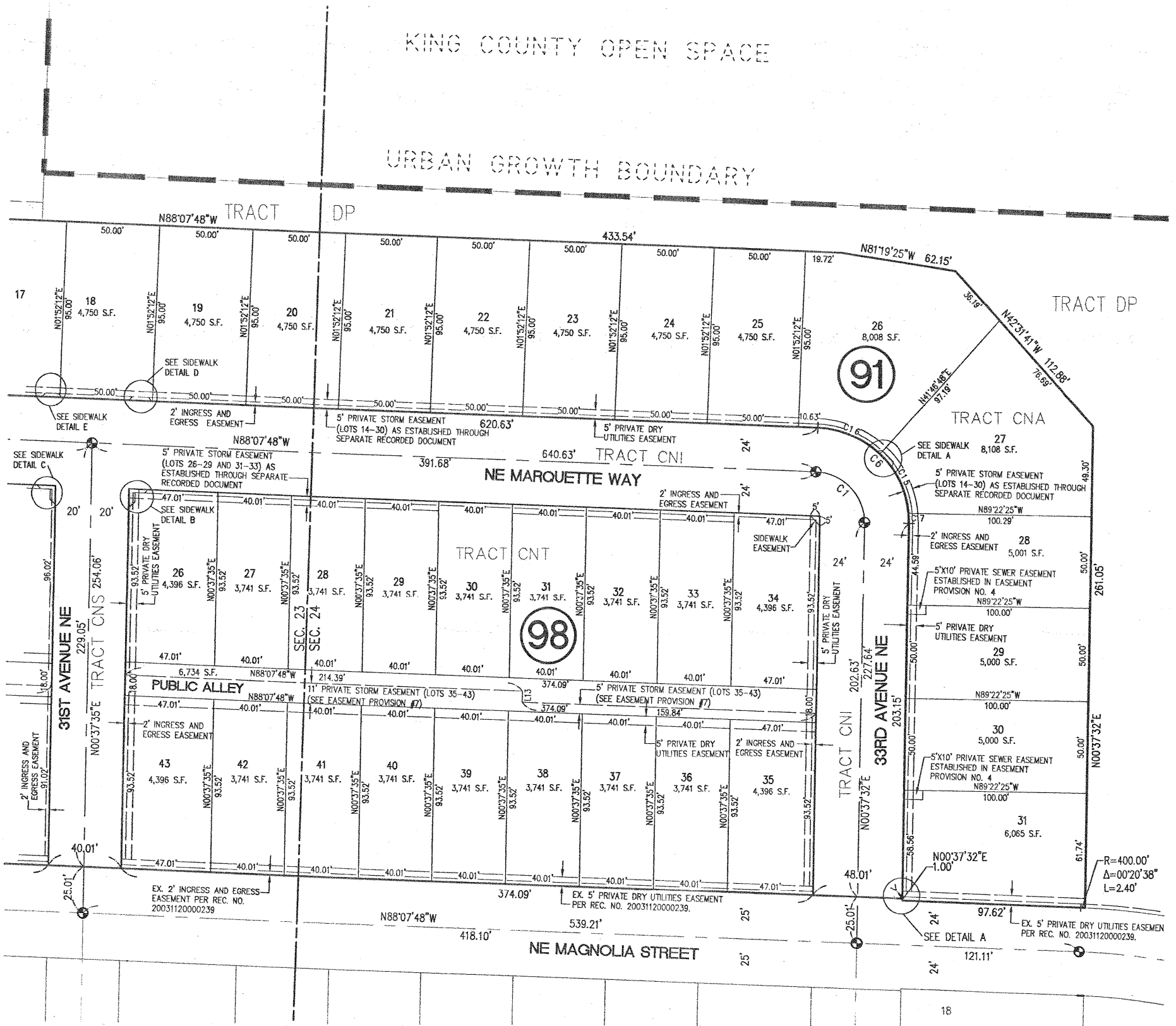
FILE NO. FP-04-007-I.H.

FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 91 AND 98
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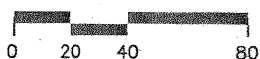
KING COUNTY OPEN SPACE

URBAN GROWTH BOUNDARY

SEE SHEET 6 OF 6



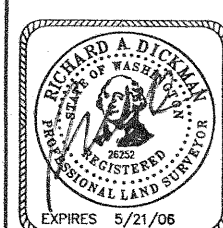
SET 1/2 INCH REBAR AND PLASTIC
CAP "DEA" 26252 AT ALL DIVISION,
LOT AND TRACT CORNERS



SEE SHEET 2 OF 6
FOR LINE TABLE

FILE NO. FP-04-007-I.H.

SEE EASEMENT PROVISION NO. 6 ON SHEET 2 FOR SIDEWALK EASEMENT PROVISIONS (TYPICAL)



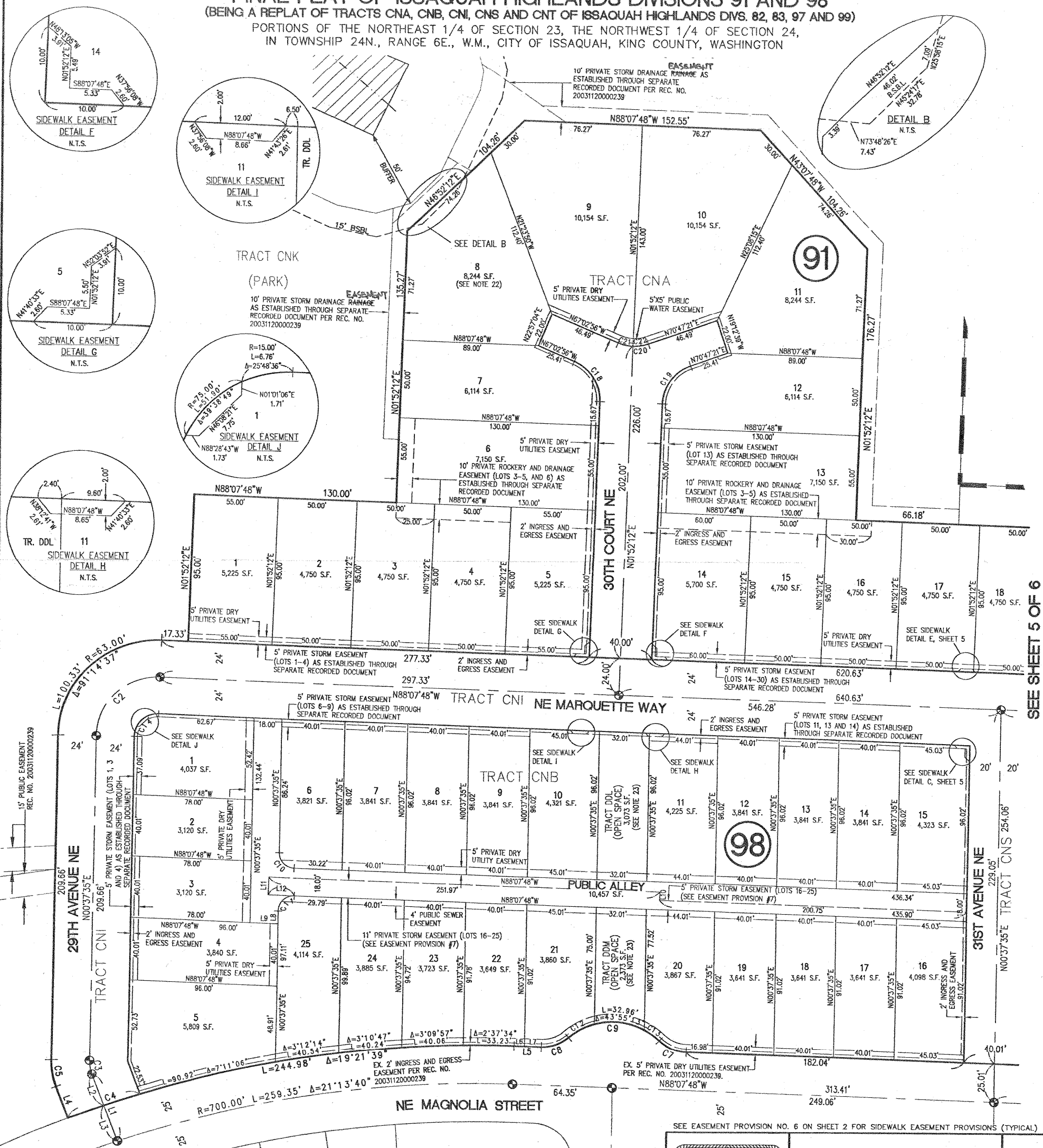
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AND ASSOCIATES INC.**
 415 - 118th Avenue SE
 Bellevue Washington 98005-3518
 Phone: 425.519.6500

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SHEET 5 OF 6

223/012

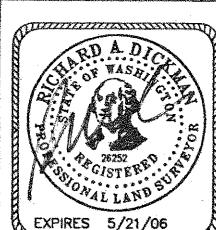
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SEE SHEET 2 OF 6
FOR LINE TABLE

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