

# Final Plat of Issaquah Highlands Divisions 92 and 94

(A REPLAT OF TRACTS CNC, CNF AND CNG)

A PORTION OF THE NE 1/4 & THE N 1/2 OF THE SE 1/4, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

## LEGAL DESCRIPTION

TRACTS CNC, CNF AND CNG OF FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 82, 83, 97 AND 99, ACCORDING TO PLAT RECORDED NOVEMBER 20, 2003 IN VOLUME 218 OF PLATS AT PAGE(S) 51 THROUGH 60, INCLUSIVE, UNDER RECORDING NO. 20031120000239, 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 ) SS

ON THIS 20<sup>th</sup> DAY OF SEPTEMBER, 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 MANAGER 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, WA  
MY APPOINTMENT EXPIRES 8-1-06  
PRINT NAME Claudia S. Nelson



## EASEMENT PROVISIONS

1. A PRIVATE DRY UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY, QWEST, COMCAST AND GRAND-GLACIER LLC AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON ALL EXTERIOR 5.00 FEET (4.00 FEET ADJACENT TO ALLEYS) PARALLEL WITH AND ADJOINING THE PUBLIC STREET AND ALLEYWAY FRONTAGE OF ALL LOTS AND TRACTS. FURTHER EASEMENTS ARE RESERVED OVER PRIVATE LANDS FOR VAULTS, PEDESTALS AND RELATED FACILITIES ("VAULT EASEMENTS") ADJACENT TO THE 5-FOOT AND 4-FOOT WIDE UTILITY EASEMENT RESERVED IN THE PRECEDING SENTENCE AS FOLLOWS: THE VAULT EASEMENT MAY OCCUPY UP TO AN ADDITIONAL 5.00 FEET IN WIDTH (FOR A TOTAL WIDTH OF 10.00 FEET AND 9.00 FEET ADJACENT TO ALLEYS) WITH THE LENGTH OF EACH VAULT EASEMENT EXTENDING 5.00 FEET FROM EACH END OF THE AS-BUILT VAULT(S) AND UNDER AND UPON TRACT FA AND DIV. 94 LOT 4 AS SHOWN ON SHEET 6 OF 9. THE NUMBER AND LOCATION OF VAULT EASEMENTS WILL BE "AS INSTALLED" DURING THE UTILITY'S INITIAL INSTALLATION OF FACILITIES. THE EASEMENTS ARE RESERVED AND GRANTED IN ORDER TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES, WIRES, VAULTS AND PEDESTALS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELECOMMUNICATIONS, DATA TRANSMISSION, STREET LIGHTS AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. 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.

2. AN OVERLYING EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH, AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER, AND UPON TRACTS FE, FF, FG, FI AND FM 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 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 PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS WITHIN THIS PLAT. 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 HEREBY RESERVED FOR PUBLIC PEDESTRIAN USE AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON TRACTS FB, FC, FD, FE, FF, FG, FH, FA, FI, FJ AND FK AND OVER AND UPON THE "PUBLIC PEDESTRIAN ACCESS EASEMENT(S)" AS SHOWN ON THE PLAT MAPS. NOTE: EASEMENT WITHIN TRACTS FA AND FI OVER AND UPON PEDESTRIAN TRAIL AS CONSTRUCTED OR TO BE CONSTRUCTED ONLY.

5. AN OVERLYING PUBLIC VEHICULAR ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON TRACT FG. SAID EASEMENT IS FOR THE PURPOSE OF CITY ACCESS TO TRACTS FH AND FI.

NOTE: UNLESS SPECIFICALLY DESCRIBED IN THE EASEMENT PROVISIONS (SHEET 1 AND 2 OF 9) 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.

6. THE PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 94, LOTS 1 AND 2 IS FOR THE BENEFIT OF DIVISION 94, LOTS 2 AND 3. 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.

7. THE PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 94, LOT 5 IS FOR THE BENEFIT OF DIVISION 94, LOT 6. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN 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.

8. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 94, LOT 7 IS FOR THE BENEFIT OF DIVISION 94, LOT 8. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN 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 DRAIN EASEMENT WITHIN DIVISION 94, LOTS 10 AND 11 IS FOR THE BENEFIT OF DIVISION 94, LOTS 9, 10 AND 12. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITIES 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.

(CONTINUED ON SHEET 2)

## CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 20<sup>th</sup> DAY OF OCTOBER, 2004

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

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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

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 22<sup>nd</sup> DAY OF October, 2004

James K. Blake  
CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 22<sup>nd</sup> DAY OF October, 2004

Ava Frisinger ATTEST: Whitney E. Ecker  
AVA FRISINGER, MAYOR, CITY OF ISSAQUAH  
CLERK OF THE CITY OF ISSAQUAH

## KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS 26<sup>th</sup> DAY OF OCTOBER, 2004

SCOTT NOBLE  
KING COUNTY ASSESSOR  
James E. O'Neil  
DEPUTY KING COUNTY ASSESSOR

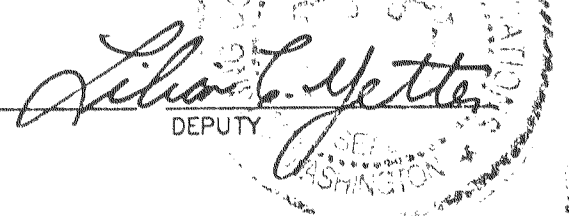
## KING COUNTY FINANCE DIVISION CERTIFICATE

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 20<sup>th</sup> DAY OF October, 2004

FINANCE DIVISION

Ken Guy  
MANAGER, KING COUNTY FINANCE DIVISION



## RECORDING CERTIFICATE

RECORDING NO. 20041026000072  
FILED FOR RECORD THIS 26<sup>th</sup> DAY OF OCTOBER, 2004 AT  
8:25 A.M. M. IN VOLUME 224 OF PLATS, PAGES 030 THROUGH 038.  
RECORDS OF KING COUNTY, WASHINGTON AT THE REQUEST OF \_\_\_\_\_

DIVISION OF RECORDS AND ELECTIONS

MANAGER

Dana M. Williams  
SUPERINTENDENT OF RECORDS

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 92 AND 94, 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 9/17/04  
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



ENGINEERING • PLANNING • SURVEYING

JOB NO. 03081

SHEET 1 OF 9

CITY FILE NO.: FP04-008IH

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



20041026000072

224/031

# Final Plat of Issaquah Highlands Divisions 92 and 94

(A REPLAT OF TRACTS CNC, CNF AND CNG)

A PORTION OF THE NE 1/4 & THE N 1/2 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)

10. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 94, LOTS 14 THROUGH 16 IS FOR THE BENEFIT OF DIVISION 94, LOTS 13 THROUGH 15. 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.

11. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 94, LOTS 18 THROUGH 20 IS FOR THE BENEFIT OF DIVISION 94, LOTS 17 THROUGH 19. 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.

12. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 94, LOTS 22 THROUGH 24 IS FOR THE BENEFIT OF DIVISION 94, LOTS 21 THROUGH 23. 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.

13. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 94, LOTS 26 THROUGH 28 IS FOR THE BENEFIT OF DIVISION 94, LOTS 25 THROUGH 27. THE OWNER OF SAID BENEFITED LOT 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.

14. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 94, LOTS 30 AND 31 IS FOR THE BENEFIT OF DIVISION 94, LOTS 29 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.

15. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 94, LOTS 33 THROUGH 35 IS FOR THE BENEFIT OF DIVISION 94, LOT 32 THROUGH 34. 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 DRAIN EASEMENT WITHIN DIVISION 94, LOTS 36 THROUGH 39 IS FOR THE BENEFIT OF DIVISION 94, LOTS 37 THROUGH 40. 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.

17. THE 10-FOOT PRIVATE WATER EASEMENT WITHIN THE NORTHEAST CORNER OF TRACT FD IS FOR THE BENEFIT OF DIVISION 92, LOTS 28 AND 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.

18. THE 10-FOOT PRIVATE WATER EASEMENT WITHIN SOUTHEAST CORNER OF TRACT FD IS FOR THE BENEFIT OF DIVISION 92, LOTS 30 AND 31. 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.

19. THE 10-FOOT PRIVATE WATER EASEMENT WITHIN THE SOUTHWEST CORNER OF TRACT FD IS FOR THE BENEFIT OF DIVISION 92, LOTS 32 AND 33. THE OWNER OF SAID BENEFITED LOT 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.

20. THE 10-FOOT PRIVATE WATER EASEMENT WITHIN THE NORTHWEST CORNER TRACT FD IS FOR THE BENEFIT OF DIVISION 92, LOTS 34 AND 35. 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.

21. THE PRIVATE LANDSCAPE AND UTILITY EASEMENT WITHIN TRACTS FH, FI AND FM IS TO THE BENEFIT OF THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION. THE IHCA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE LANDSCAPE AND UTILITY FACILITIES WITHIN SAID EASEMENT.

22. A PRIVATE DRY UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY UNDER AND UPON THE WEST 5.00 FEET OF DIVISION 94, LOT 36 AND AS SHOWN ACROSS TRACTS FH AND FI ON SHEET 8 OF 9.

## EASEMENT PROVISIONS

(CONTINUED)

23. THE 7.5-FOOT PRIVATE WATER EASEMENT WITHIN DIVISION 94 LOT 35 IS TO THE BENEFIT OF THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION. THE IHCA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE WATER FACILITIES WITHIN SAID EASEMENT.

24. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 92, LOTS 12 THROUGH 14 IS FOR THE BENEFIT OF DIVISION 92, LOTS 13 THROUGH 15. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITIES 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.

25. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 92, LOTS 17 AND 18 IS FOR THE BENEFIT OF DIVISION 92, LOTS 16 AND 17. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITIES 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.

26. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 92, LOTS 21 AND 22 IS FOR THE BENEFIT OF DIVISION 92, LOTS 20 AND 21. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITIES 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.

27. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 92, LOT 25 IS FOR THE BENEFIT OF DIVISION 92, LOT 24. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN 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.

28. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 92, LOTS 36 THROUGH 38 IS FOR THE BENEFIT OF DIVISION 92, LOTS 37 THROUGH 39. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITIES 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.

29. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 92, LOTS 53 AND 54 IS FOR THE BENEFIT OF DIVISION 92, LOTS 52 AND 53. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITIES 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.

30. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 92, LOTS 55 THROUGH 57 IS FOR THE BENEFIT OF DIVISION 92, LOTS 56 THROUGH 58. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITIES 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.

31. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 92, LOT 60 IS FOR THE BENEFIT OF DIVISION 92, LOT 59. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN 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.

32. A NON-EXCLUSIVE ACCESS AND MAINTENANCE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH OVER AND UPON A PORTION OF TRACT FL AND FM AS SHOWN ON SHEET 8 OF 9. SAID EASEMENT IS FOR THE PURPOSE OF SLOPE GRADING AND MAINTENANCE.

33. AN OVERLYING PRIVATE ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION OVER AND UPON TRACT FH. SAID EASEMENT IS FOR THE PURPOSE OF IHCA ACCESS TO TRACT FL.

## 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 9) 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.

3. FUTURE FOUNDATIONS OF ANY STRUCTURES MAY NOT EXTEND BEYOND THE BUILDING SETBACK LINES (B.S.B.L.) OF CRITICAL AREAS, EXCEPT MINOR STRUCTURAL INTRUSIONS MAY BE PERMITTED AS DEFINED IN THE ISSAQUAH HIGHLANDS CRITICAL AREA DEVELOPMENT STANDARDS UPON APPROVAL OF THE CITY OF ISSAQUAH. USE OF THE B.S.B.L. AREA SUBJECT TO REGULATION UNDER APPENDIX E OF THE TWO-PARTY AGREEMENT.

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.

## NOTES AND RESTRICTIONS

(CONTINUED)

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.

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 THE TERMS AND PROVISIONS OF AN EASEMENT RECORDED MAY 23, 1957 IN FAVOR OF THE UNITED STATES OF AMERICA FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, INCLUDING SIGNAL LINES, POLES, TOWERS, WIRES, CABLES AND APPLIANCES AS DESCRIBED BY INSTRUMENT RECORDED UNDER RECORDING NO. 4799883.

11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TERM DEED OF DEVELOPMENT RIGHTS, CONSERVATION EASEMENT, COVENANTS, OBLIGATIONS AND CONDITIONS" RECORDED DECEMBER 3, 1996 AS DESCRIBED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9612030696.

12. THIS SITE 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 LEVED BY SAID ASSOCIATION.

13. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT RECORDED NOVEMBER 2, 2000 IN FAVOR OF PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION FOR ELECTRIC AND NATURAL GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEMS AND APPURTENANCES AS DESCRIBED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20001102000844 AND AS SHOWN HEREON.

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 RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 210 OF PLATS AT PAGES 46 THROUGH 56, INCLUSIVE, UNDER RECORDING NO. 20021120001868 IN KING COUNTY, WASHINGTON, 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 CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY AS DESCRIBED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 20030522900003, UNLESS MODIFIED BY THIS PLAT.

18. THIS SITE IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 218 OF PLATS AT PAGES 51 THROUGH 60, INCLUSIVE, UNDER RECORDING NO. 20031120000239 IN KING COUNTY, WASHINGTON, UNLESS MODIFIED BY THIS PLAT.

19. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT RECORDED MAY 18, 2004 IN FAVOR OF CITY OF ISSAQUAH, A WASHINGTON MUNICIPAL CORPORATION FOR ACCESS AND UTILITIES AS DESCRIBED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040518001431 AND AS SHOWN HEREON. SAID EASEMENT SHALL BE RELEASED UPON THE RECORDING OF THIS FINAL PLAT.

20. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT RECORDED MAY 20, 2004 IN FAVOR OF CITY OF ISSAQUAH, A WASHINGTON MUNICIPAL CORPORATION FOR STORM WATER AND SANITARY SEWER AS DESCRIBED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040520001438 AND AS SHOWN HEREON.

21. TRACTS FB, FC, FD, FE, FF, FG, AND FJ 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. TRACT FG IS ALSO FOR THE PURPOSE OF CITY ACCESS TO TRACTS FH AND FI. 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 (DIVISION 92, LOTS 1 - 60 AND DIVISION 94, LOTS 1 - 49) AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS AMENDED.

(CONTINUED ON SHEET 3)



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JOB NO. 03081  
SHEET 2 OF 9



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CITY FILE NO.: FP04-008IH

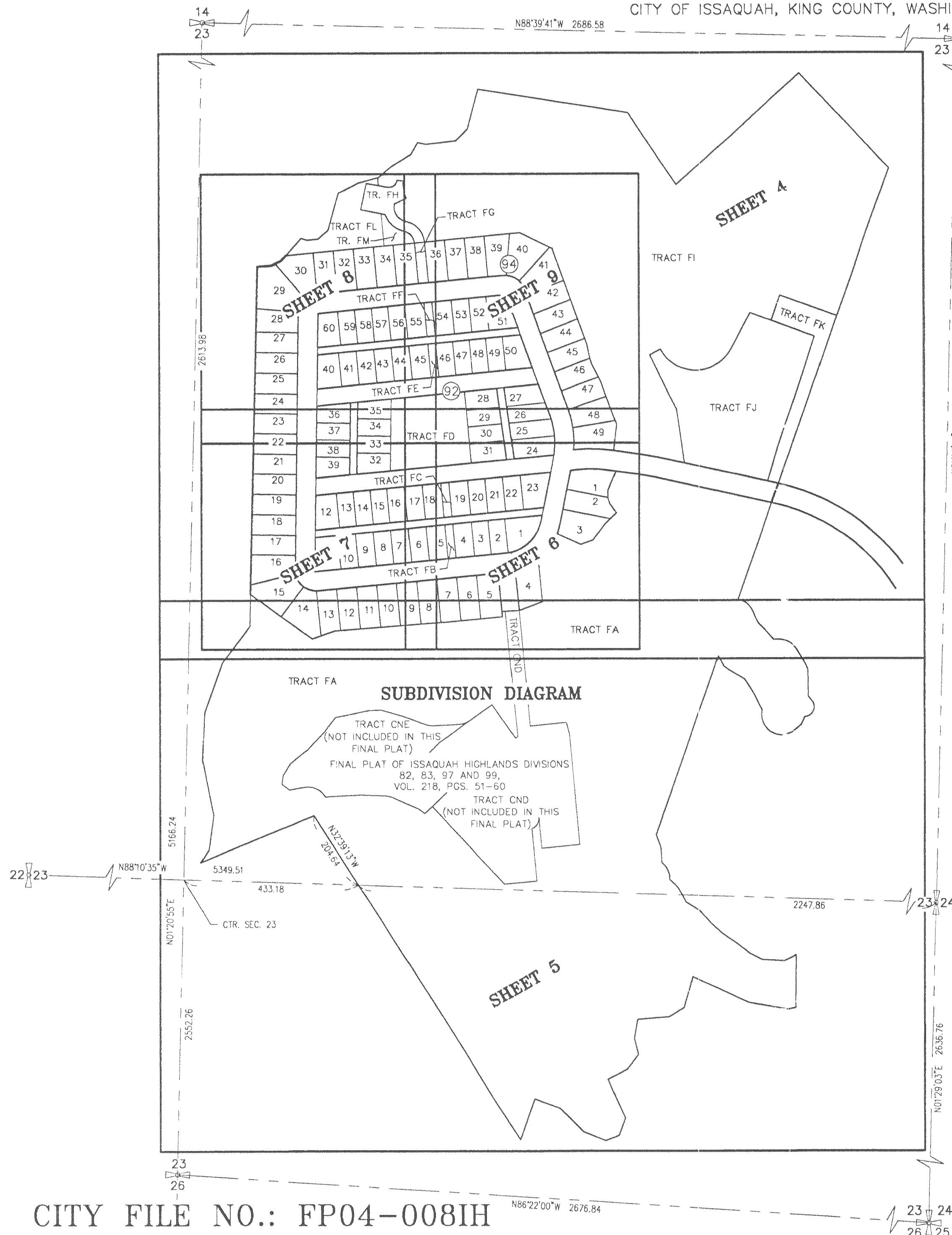


# Final Plat of Issaquah Highlands Divisions 92 and 94

(A REPLAT OF TRACTS CNC, CNF AND CNG)

A PORTION OF THE NE 1/4 & THE N 1/2 OF THE SE 1/4, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SCALE: 1" = 200'

## BASIS OF BEARINGS

SECTION SUBDIVISION AND BASIS OF BEARINGS PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 82, 83, 97 AND 99, RECORDED IN VOLUME 218 OF PLATS, PAGES 51 THROUGH 60, UNDER KING COUNTY RECORDING NO. 20031120000239.

## SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE THIRD REPORT ORDER NO. 4209-336534, DATED MAY 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 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 PER SECTION SUBDIVISION FROM FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 82, 83, 97 AND 99. HORIZONTAL CONTROL PROVIDED BY DAVID EVANS AND ASSOCIATES.

## SITE AREAS

DIVISION 92	349,482± SQUARE FEET (8.0230± ACRES)
DIVISION 94 (INCLUDES TRACT CNG)	427,566± SQUARE FEET (9.8156± ACRES)
AREA TO BE DEDICATED TO CITY OF ISSAQUAH AS PUBLIC RIGHT OF WAY	220,191± SQUARE FEET (5.0549± ACRES)

## NOTES AND RESTRICTIONS (CONTINUED FROM SHEET 2)

22. TRACT FH IS HEREBY CONVEYED TO THE CITY OF ISSAQUAH UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PUBLIC ACCESS AND UTILITIES. THE CITY OF ISSAQUAH SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT AND ALL PUBLIC FACILITIES CONTAINED THEREIN.

23. TRACTS FA AND FK ARE OWNED AND MAINTAINED BY THE GRAND-GLACIER, L.L.C. FOR THE PURPOSE OF FUTURE DEVELOPMENT/OPEN SPACE AND MAY BE CONVEYED TO THE CITY OF ISSAQUAH AT A LATER DATE.

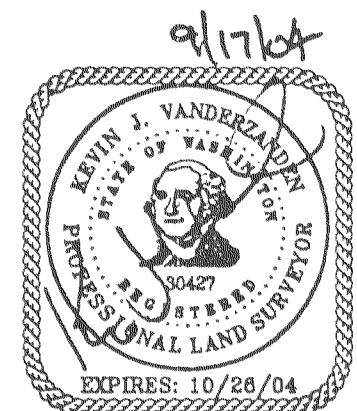
24. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES, OR NON-ORGANIC, NON-SLOW RELEASE FERTILIZERS IS PROHIBITED IN THE BUILDING SETBACK AREA IN DIVISION 94, LOTS 1 THROUGH 4, 6 THROUGH 8, 29 AND 30, AND 41 THROUGH 49.

25. TRACT FI IS OWNED AND MAINTAINED BY GRAND-GLACIER L.L.C. FOR THE PURPOSE OF OPEN SPACE AND STORM FACILITIES AND MAY BE DEDICATED TO THE CITY OF ISSAQUAH AT A LATER DATE.

26. TRACT FL IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE.

27. TRACT FM IS OWNED AND MAINTAINED BY GRAND-GLACIER L.L.C. FOR THE PURPOSE OF OPEN SPACE AND MAY BE DEDICATED TO THE CITY OF ISSAQUAH AT A LATER DATE.

28. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT RECORDED \_\_\_\_\_, 2004 IN FAVOR OF THE CITY OF ISSAQUAH, A WASHINGTON MUNICIPAL CORPORATION, FOR EMERGENCY ACCESS, UNDER RECORDING NO. \_\_\_\_\_ AND AS SHOWN HEREON.



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SHEET 3 OF 9

CITY FILE NO.: FP04-008IH

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# Final Plat of Issaquah Highlands Divisions 92 and 94

(A REPLAT OF TRACTS CNC, CNF AND CNG)

A PORTION OF THE NE 1/4 & THE N 1/2 OF THE SE 1/4, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SCALE: 1" = 100'



## BASIS OF BEARINGS

SECTION SUBDIVISION AND BASIS OF BEARINGS PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 82, 83, 97 AND 99, RECORDED IN VOLUME 218 OF PLATS, PAGES 51 THROUGH 60, UNDER KING COUNTY RECORDING NO. 20031120000239.

## LEGEND

- BSBL BUILDING SETBACK LINE
- ⊕ MONUMENT SET PER CITY OF ISSAQUAH STANDARDS
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 30427" AT CORNER, EXCEPT WHERE NOTED, SET AT 1.00' OFFSET TO CORNER
- 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 82, 83, 97 AND 99
- ⊗ SET TACK IN LEAD WITH WASHER STAMPED "CORE 30427" IN LIEU OF FRONT CORNER AT 8.75' OFFSET TO CORNER UNLESS SHOWN OTHERWISE
- △ PRIVATE DRY UTILITY EASEMENT. SEE EASEMENT PROVISION 1, SHEET 1.
- △ PUBLIC PEDESTRIAN ACCESS EASEMENT. SEE EASEMENT PROVISION 4, SHEET 1.
- EXISTING TRACT CNC, FINAL PLAT OF ISSAQUAH HIGHLANDS, DIVISIONS, 82, 83, 97 AND 99

NOTE: SEE SHEETS 6 THROUGH 9 FOR DIVISION 92 & 94 LOT DIMENSIONS AND EASEMENTS TO BE ESTABLISHED.



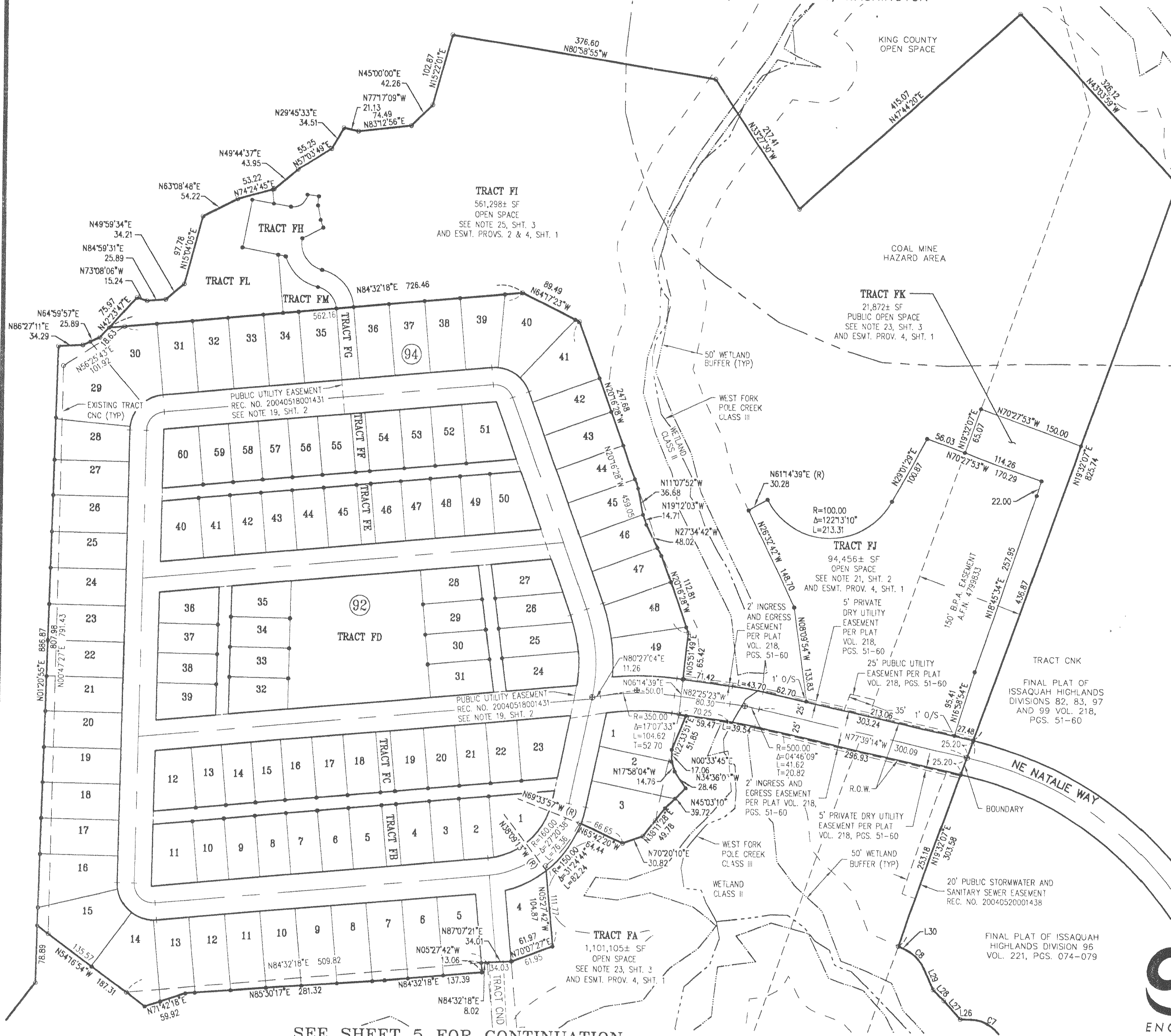
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SHEET 4 OF 9



SEE SHEET 5 FOR CONTINUATION

CITY FILE NO.: FP04-008IH



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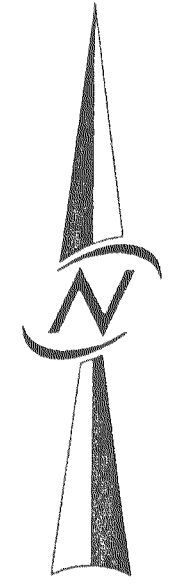
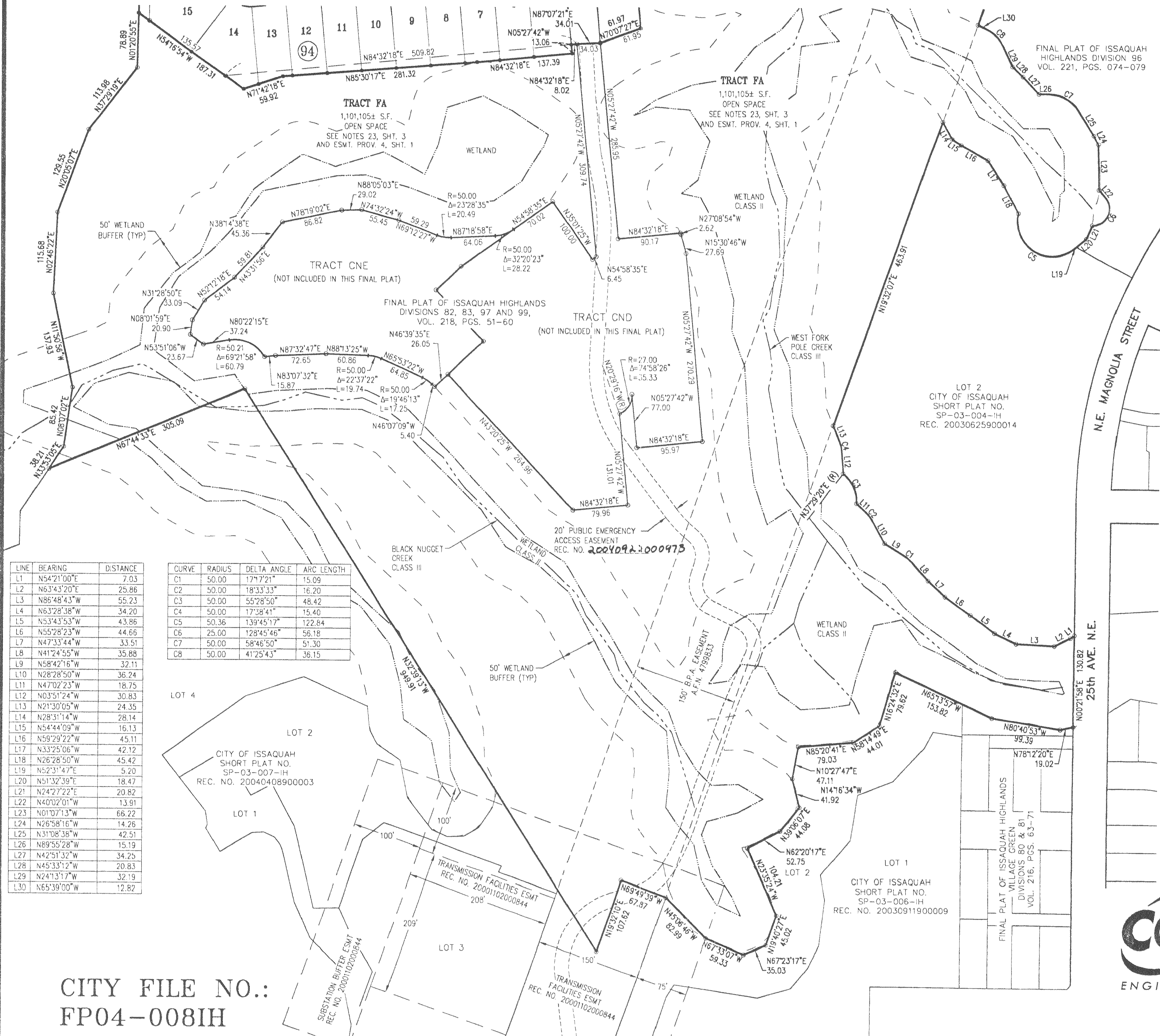
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# Final Plat of Issaquah Highlands Divisions 92 and 94

(A REPLAT OF TRACTS CNC, CNF AND CNG)

A PORTION OF THE NE 1/4 & THE N 1/2 OF THE SE 1/4, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 4 FOR CONTINUATION



SCALE: 1" = 100'



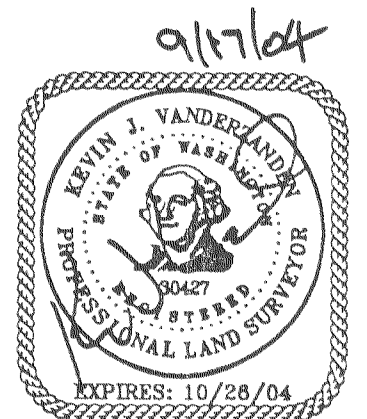
## BASIS OF BEARINGS

SECTION SUBDIVISION AND BASIS OF BEARINGS PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 82, 83, 97 AND 99, RECORDED IN VOLUME 218 OF PLATS, PAGES 51 THROUGH 60, UNDER KING COUNTY RECORDING NO. 20031120000239.

## LEGEND

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- ⌵ SET TACK IN LEAD WITH WASHER STAMPED "CORE 30427" IN LIEU OF FRONT CORNER AT 8.75' OFFSET TO CORNER UNLESS SHOWN OTHERWISE
- △ PRIVATE DRY UTILITY EASEMENT. SEE EASEMENT PROVISION 1, SHEET 1.
- △ PUBLIC PEDESTRIAN ACCESS EASEMENT. SEE EASEMENT PROVISION 4, SHEET 1.
- EXISTING TRACT CNC, FINAL PLAT OF ISSAQUAH HIGHLANDS, DIVISIONS, 82, 83, 97 AND 99

NOTE: SEE SHEETS 6 THROUGH 9 FOR DIVISION 92 & 94 LOT DIMENSIONS AND EASEMENTS TO BE ESTABLISHED.



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SHEET 5 OF 9

CITY FILE NO.:  
FP04-008IH

LINE	BEARING	DISTANCE
L1	N54°21'00"E	7.03
L2	N63°43'20"E	25.86
L3	N86°48'43"W	55.23
L4	N63°28'38"W	34.20
L5	N53°43'53"W	43.86
L6	N55°28'23"W	44.66
L7	N47°33'44"W	33.51
L8	N41°24'55"W	35.88
L9	N58°42'16"W	32.11
L10	N28°28'50"W	36.24
L11	N47°02'23"W	18.75
L12	N03°51'24"W	30.83
L13	N21°30'05"W	24.35
L14	N28°31'14"W	28.14
L15	N54°44'09"W	16.13
L16	N59°29'22"W	45.11
L17	N33°25'06"W	42.12
L18	N26°28'50"W	45.42
L19	N52°31'47"E	5.20
L20	N51°32'39"E	18.47
L21	N24°27'22"E	20.82
L22	N40°02'01"W	13.91
L23	N01°07'13"W	66.22
L24	N26°58'16"W	14.26
L25	N31°08'38"W	42.51
L26	N89°55'28"W	15.19
L27	N42°51'32"W	34.25
L28	N45°33'12"W	20.83
L29	N24°13'17"W	32.19
L30	N65°39'00"W	12.82

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	50.00	171°7'21"	15.09
C2	50.00	183°33'33"	16.20
C3	50.00	55°28'50"	48.42
C4	50.00	17°38'41"	15.40
C5	50.36	139°45'17"	122.84
C6	25.00	128°45'46"	56.18
C7	50.00	58°46'50"	51.30
C8	50.00	41°25'43"	36.15

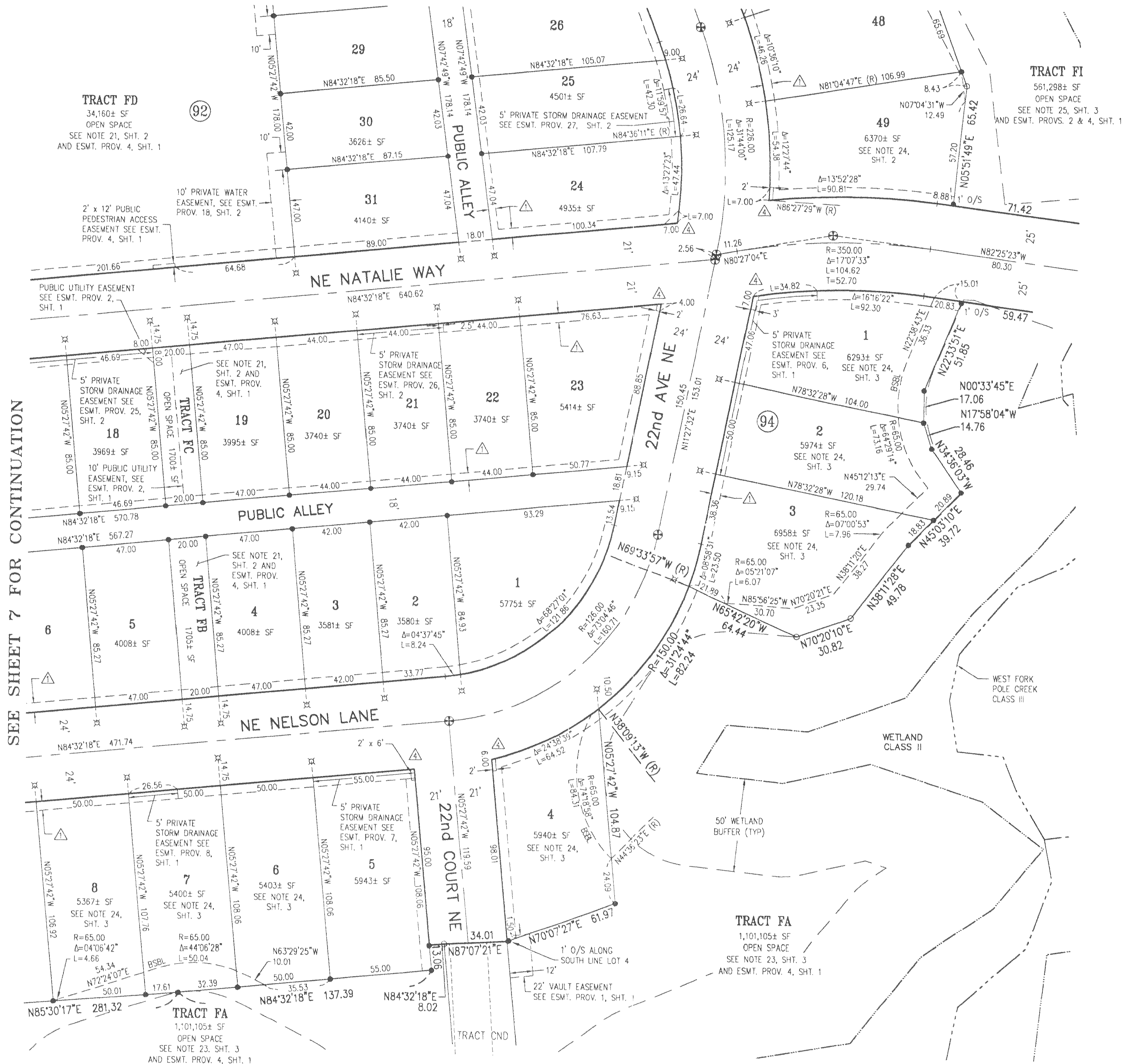
# Final Plat of Issaquah Highlands Divisions 92 and 94

(A REPLAT OF TRACTS CNC, CNF AND CNG)

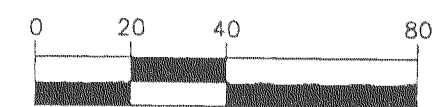
A PORTION OF THE NE 1/4 & THE N 1/2 OF THE SE 1/4, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 9 FOR CONTINUATION



SCALE: 1" = 40'



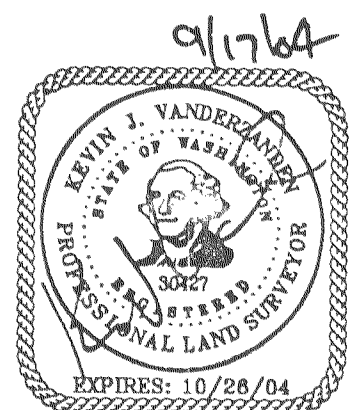
## BASIS OF BEARINGS

SECTION SUBDIVISION AND BASIS OF BEARINGS PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 82, 83, 97 AND 99, RECORDED IN VOLUME 218 OF PLATS, PAGES 51 THROUGH 60, UNDER KING COUNTY RECORDING NO. 20031120000239.

## LEGEND

- BSBL BUILDING SETBACK LINE
- ⊕ MONUMENT SET PER CITY OF ISSAQUAH STANDARDS
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 30427" AT CORNER, EXCEPT WHERE NOTED, SET AT 1.00' OFFSET TO CORNER
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- ⊗ SET TACK IN LEAD WITH WASHER STAMPED "CORE 30427" IN LIEU OF FRONT CORNER AT 8.75' OFFSET TO CORNER UNLESS SHOWN OTHERWISE
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- △ PUBLIC PEDESTRIAN ACCESS EASEMENT. SEE EASEMENT PROVISION 4, SHEET 1.
- EXISTING TRACT CNC, FINAL PLAT OF ISSAQUAH HIGHLANDS, DIVISIONS, 82, 83, 97 AND 99

NOTE: SEE SHEETS 4 AND 5 FOR COMPLETE BOUNDARY AND EASEMENTS OF RECORD.



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SHEET 6 OF 9

CITY FILE NO.: FP04-008IH



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# Final Plat of Issaquah Highlands Divisions 92 and 94

(A REPLAT OF TRACTS CNC, CNF AND CNG)

A PORTION OF THE NE 1/4 &amp; THE N 1/2 OF THE SE 1/4, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 8 FOR CONTINUATION



TRACT FD  
OPEN SPACE  
SEE NOTE 21, SHT. 2  
AND ESMT. PROV. 4, SHT. 1  
34,160± SF

10' PRIVATE WATER  
EASEMENT, SEE ESMT.  
PROV. 19, SHT. 2

SCALE: 1" = 40'



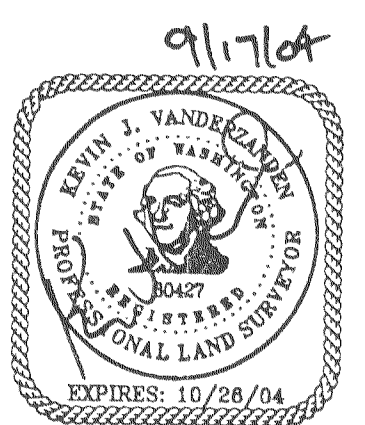
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SHEET 7 OF 9

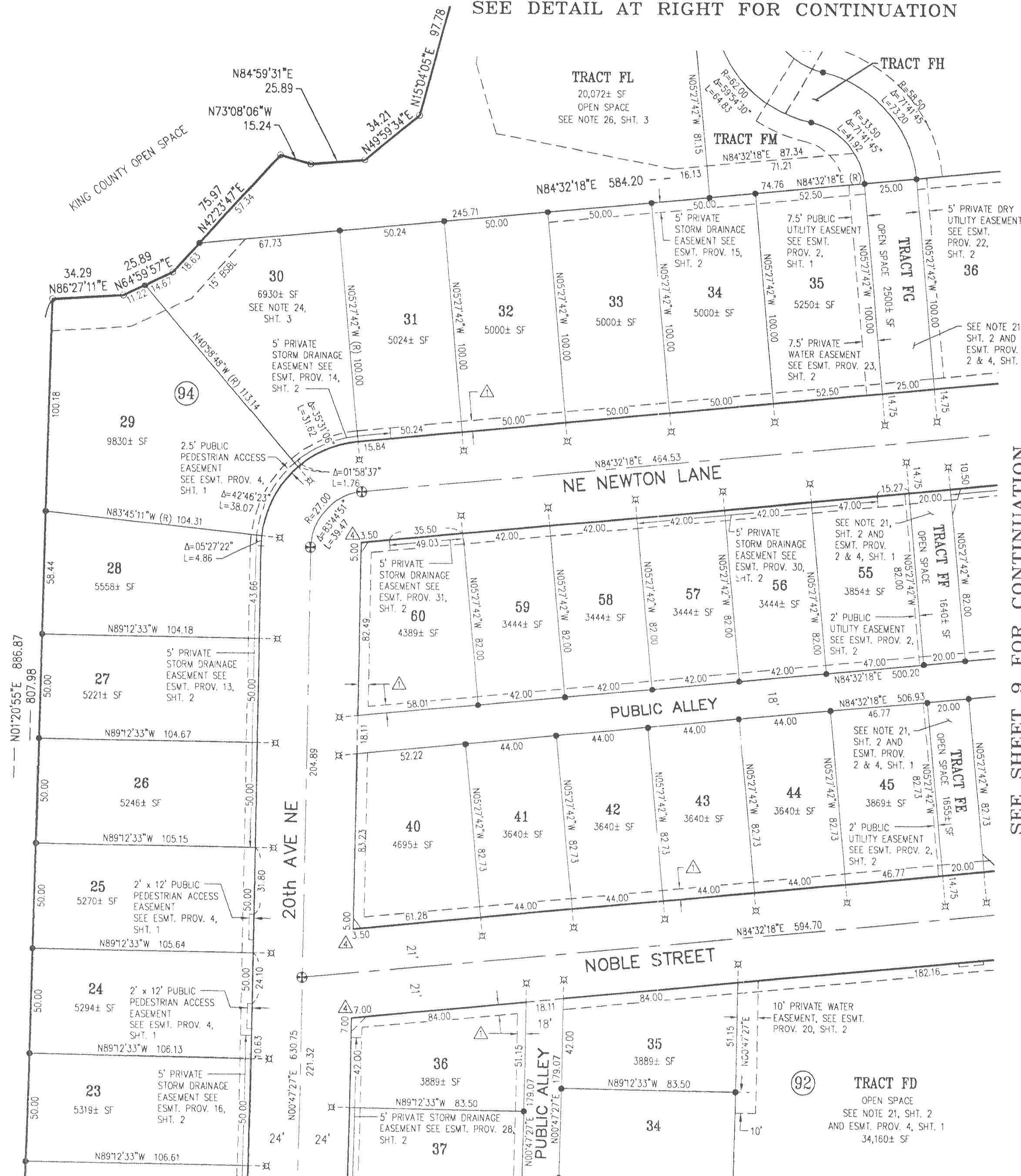
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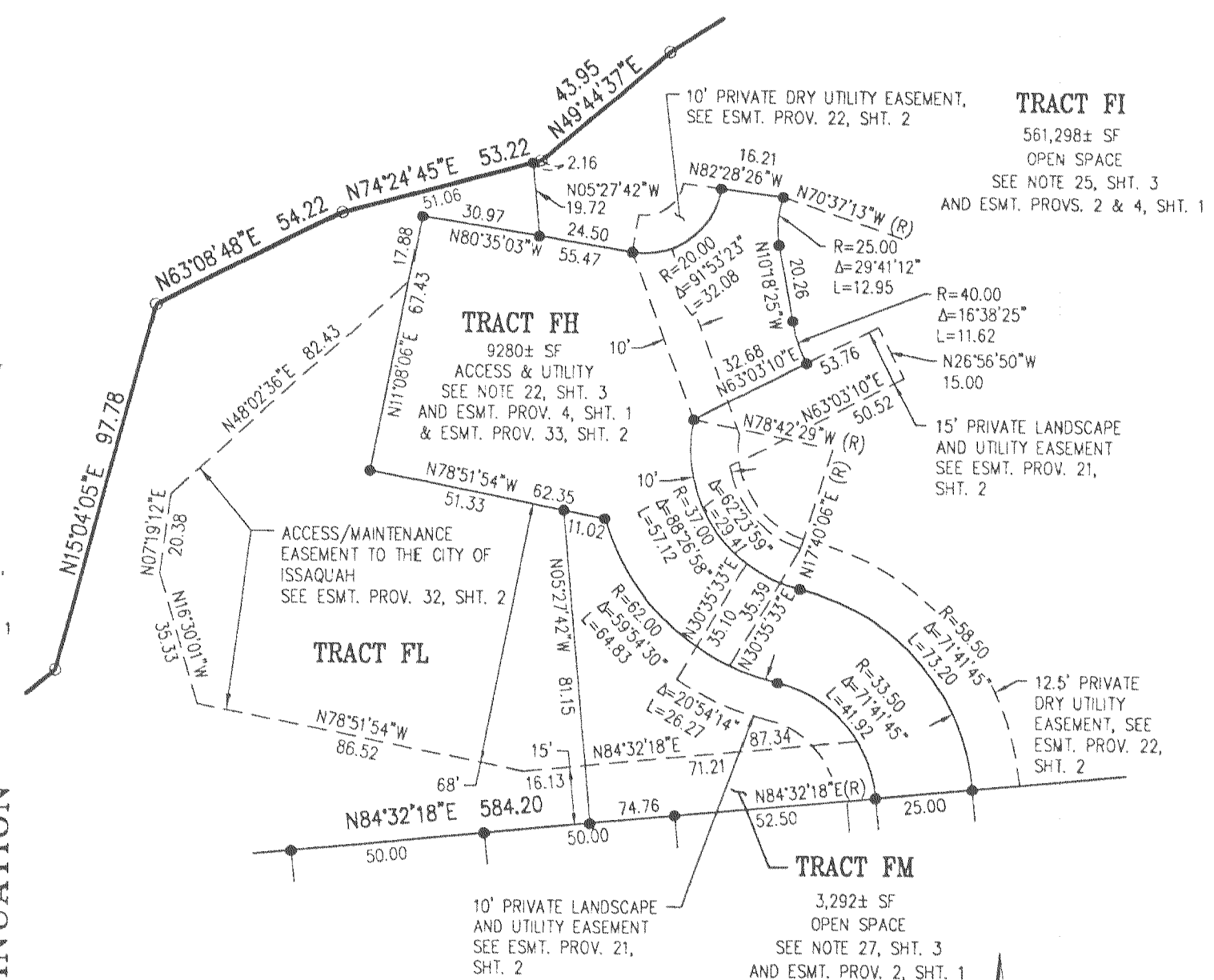
(A REPLAT OF TRACTS CNC, CNF AND CNG)

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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE DETAIL AT RIGHT FOR CONTINUATION



SEE SHEET 9 FOR CONTINUATION



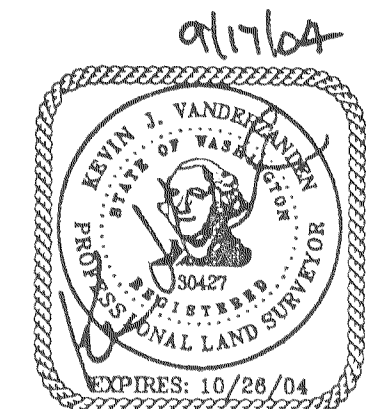
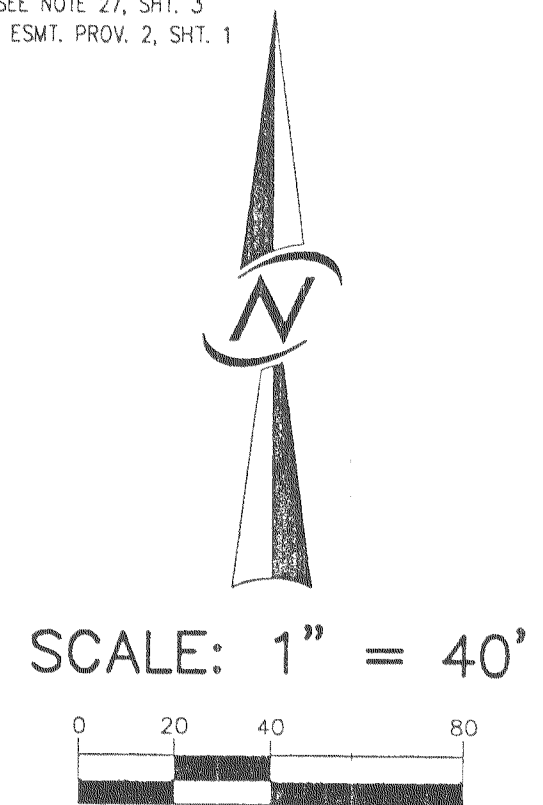
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NOTE: SEE SHEETS 4 AND 5 FOR COMPLETE BOUNDARY AND EASEMENTS OF RECORD.



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SHEET 8 OF 9

SEE SHEET 7 FOR CONTINUATION  
CITY FILE NO.: FP04-008IH



# Final Plat of Issaquah Highlands Divisions 92 and 94

(A REPLAT OF TRACTS CNC, CNF AND CNG)

A PORTION OF THE NE 1/4 & THE N 1/2 OF THE SE 1/4, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SCALE: 1" = 40'



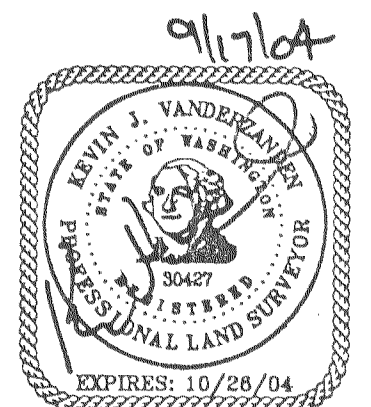
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SHEET 9 OF 9



SEE SHEET 8 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

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