

Final Plat of Issaquah Highlands for the Replat of Divisions 32, 44 & 45

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

LEGAL DESCRIPTION

PARCEL A

DIV. 44 AND DIV. 45 OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA 02-002 IH, ACCORDING TO SURVEY RECORDED NOVEMBER 20, 2002 UNDER RECORDING NO. 20021120900005, IN KING COUNTY, WASHINGTON.

PARCEL B

LOT 3 OF CITY OF ISSAQUAH SHORT PLAT NO. SP-03-005-IH, ACCORDING TO PLAT RECORDED JULY 23, 2003 UNDER RECORDING NO. 20030723900001, 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.

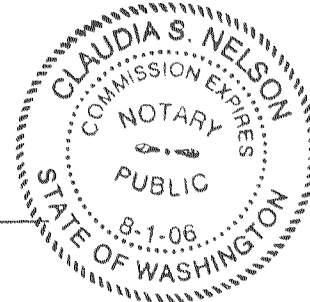
FURTHER, WE WAIVE FOR OURSELVES, OUR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS SUBDIVISION BY THE ESTABLISHMENT, CONSTRUCTION, 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

Todd Kier
President

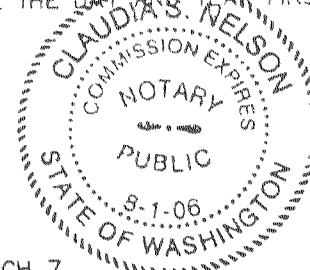


ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF KING) SS

ON THIS 26th DAY OF October, 2004 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Ken Guy WHO 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
MY APPOINTMENT EXPIRES 8-1-06
PRINT NAME Claudia S. Nelson



EASEMENT PROVISIONS — SHOWN ON SHEETS 5 THROUGH 7.

1. A PRIVATE DRY UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY, QWEST, COMCAST AND GRAND-GLACIER, LLC (A LIMITED LIABILITY COMPANY) AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 4.00 FEET PARALLEL WITH AND ADJOINING THE N.E. JARED COURT FRONTAGE OF ALL LOTS AND UNDER AND UPON A 5.00 FOOT WIDE STRIP OF PRIVATE LAND AS SHOWN ON SHEETS 6 AND 7. 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 N.E. JARED COURT) WITH THE LENGTH OF EACH VAULT EASEMENT EXTENDING 5.00 FEET FROM EACH END OF THE AS-BUILT VAULT(S). THE NUMBER AND LOCATION OF VAULT EASEMENTS WILL BE "AS INSTALLED" DURING THE UTILITY'S INITIAL INSTALLATION OF FACILITIES, EXCEPT AS SHOWN WITHIN DIVISION 32 LOT 13 ON SHEET 7. 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

EASEMENT PROVISIONS

2. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH, AND ITS SUCCESSORS AND ASSIGNS OVER, 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 ROOKERIES, 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 PARK DRIVE FRONTAGE OF ALL LOTS. 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.

4. THE 7-FOOT PRIVATE STORM EASEMENT WITHIN DIVISION 44 LOT 6 IS TO THE BENEFIT OF DIVISION 44 LOT 7. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM 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.

5. THE 5-FOOT PRIVATE STORM EASEMENT WITHIN DIVISION 45 LOT 8 IS FOR THE BENEFIT OF DIVISION 45 LOT 9. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM 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.

6. THE PRIVATE ACCESS EASEMENT WITHIN DIVISION 32, LOTS 1 THROUGH 13 IS TO THE BENEFIT OF ALL LOTS WITHIN DIVISION 32 AND ANY OWNER OF ANY PORTION OF LOTS 1A AND 2A (FORMERLY DIVISION 31) OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA 04-003-IH, ACCORDING TO SURVEY RECORDED UNDER KING COUNTY RECORDING NO. 20040518900016. THE OWNERS OF DIVISION 32 LOTS 1 THROUGH 13 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ACCESS FACILITIES WITHIN SAID EASEMENT. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION 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. STRUCTURES OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, FENCES, OUTBUILDINGS) SHALL NOT BE PERMITTED WITHIN THE ACCESS EASEMENTS SHOWN HEREON WITHOUT PRIOR APPROVAL FROM THE RESPONSIBLE OFFICIAL.

7. THE 6-FOOT PRIVATE STORM EASEMENT WITHIN DIVISION 32 LOT 2 IS FOR THE BENEFIT OF DIVISION 32 LOT 1. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM 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 EASEMENT WITHIN DIVISION 32 LOT 4 IS FOR THE BENEFIT OF DIVISION 32 LOT 3. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM 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 DIVISION 32 LOT 6 IS FOR THE BENEFIT OF DIVISION 32 LOT 7. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM 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.

10. THE 5-FOOT PRIVATE STORM EASEMENT WITHIN DIVISION 32 LOT 8 IS FOR THE BENEFIT OF DIVISION 32 LOT 9. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM 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.

11. THE PRIVATE STORM EASEMENT WITHIN DIVISION 32 LOT 10 IS FOR THE BENEFIT OF DIVISION 32 LOT 11. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM 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.

12. THE PRIVATE SEWER EASEMENT WITHIN DIVISION 32 LOT 2 IS FOR THE BENEFIT OF DIVISION 32 LOT 1. 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.

(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 26th DAY OF OCTOBER, 2004
James R. Shaker
CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 26th 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

EXAMINED AND APPROVED THIS 22 DAY OF October, 2004
Ava Frisinger ATTEST: *Michelle Farnsworth*
AVA FRISINGER CLERK OF THE CITY OF ISSAQUAH
MAYOR, CITY OF ISSAQUAH

KING COUNTY DEPT. OF ASSESSMENTS

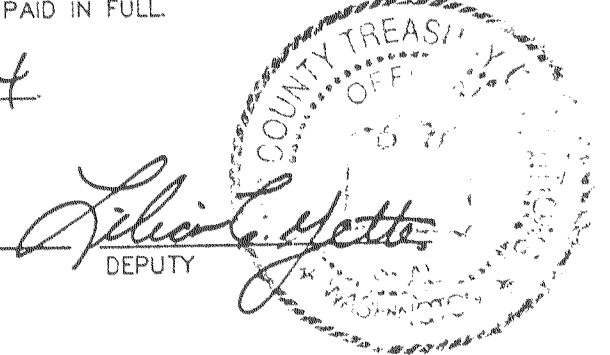
EXAMINED AND APPROVED THIS 26th DAY OF OCTOBER, 2004
Scott Noble *John E. Kelly*
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

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 26th DAY OF October, 2004

FINANCE DIVISION
Ken Guy
MANAGER, KING COUNTY FINANCE DIVISION



RECORDING CERTIFICATE

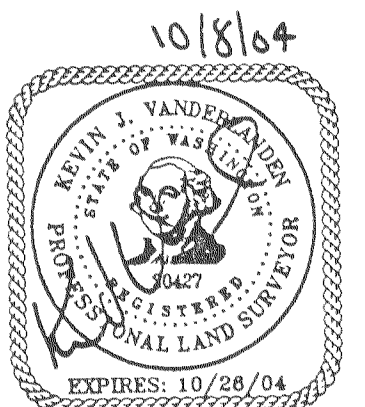
RECORDING NO. 20041026000154
FILED FOR RECORD THIS 26 DAY OF October, 2004 AT
9:34 A.M. IN VOLUME 224 OF PLATS, PAGES 639 THROUGH 045
RECORDS OF KING COUNTY, WASHINGTON AT THE REQUEST OF

DIVISION OF RECORDS AND ELECTIONS
Diane M. Whelan-Lee
MANAGER SUPERINTENDENT OF RECORDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF ISSAQUAH HIGHLANDS FOR THE REPLAT OF DIVISIONS 32, 44 & 45, 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 10/8/04
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. **04050**
SHEET **1 OF 7**

CITY FILE NO.: FP04-011IH

Final Plat of Issaquah Highlands for the Replat of Divisions 32, 44 & 45

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

EASEMENT PROVISIONS

(CONTINUED FROM SHEET 1)

13. THE 5-FOOT PRIVATE SEWER EASEMENT WITHIN DIVISION 32 LOT 5 IS FOR THE BENEFIT OF DIVISION 32 LOT 6. 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.

14. THE 5-FOOT PRIVATE SEWER EASEMENT WITHIN DIVISION 32 LOTS 7 AND 8 IS FOR THE BENEFIT OF DIVISION 32 LOTS 8 AND 9. 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 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 6-FOOT PRIVATE SEWER EASEMENT WITHIN DIVISION 32 LOT 11 IS FOR THE BENEFIT OF DIVISION 32 LOT 10. 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.

16. THE 5-FOOT PRIVATE SEWER EASEMENT WITHIN DIVISION 32 LOT 3 IS FOR THE BENEFIT OF DIVISION 32 LOT 4. 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.

17. THE PRIVATE STORM EASEMENT WITHIN DIVISION 44 LOTS 2 THROUGH 4 IS FOR THE BENEFIT OF DIVISION 44 LOTS 3 THROUGH 5. 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.

18. AN EMERGENCY ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH OVER AND UPON A PORTION OF DIVISION 32 LOTS 1 THROUGH 13 AS SHOWN ON SHEETS 6 AND 7. STRUCTURES OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, FENCES, OUTBUILDINGS) SHALL NOT BE PERMITTED WITHIN THE ACCESS EASEMENTS SHOWN HEREON AND DEDICATED TO THE CITY WITHOUT PRIOR APPROVAL FROM THE RESPONSIBLE OFFICIAL. NO LANDSCAPE IS ALLOWED WITHIN THE 12-FOOT STRIP OF PAVED AREA EXTENDING THE LENGTH OF THE EASEMENT; LANDSCAPE IS ALLOWED IN THE APPROXIMATELY 3-FOOT STRIP ALONG EITHER EDGE OF THE EASEMENT, BUT IN NO CASE MAY THE LANDSCAPE MATERIAL IN THIS AREA OVERHANG INTO THE 12-FOOT STRIP OF PAVED AREA.

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 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 GRAND RIDGE PARTNERSHIP AND THE GLACIER RIDGE PARTNERSHIP RECORDED AUGUST 16, 1995 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9508160202 AND MODIFIED AND/OR AMENDED 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 AND/OR EASEMENTS BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES AS DISCLOSED BY 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 AND/OR EASEMENTS BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 9704281807 AND AS MODIFIED BY AMENDMENTS.

10. NOT USED

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. 20011128000873.

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. 20011128000874.

NOTES AND RESTRICTIONS

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. 200211200900008, 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, 2003112100403 AND 20040204000499.

17. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9512201313 AND MODIFIED AND/OR AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9609191192.

18. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS FOR A UTILITY EASEMENT AND AGREEMENT BETWEEN LAKESIDE INDUSTRIES AND GRAND RIDGE PARTNERSHIP AND THE GLACIER RIDGE PARTNERSHIP RECORDED DECEMBER 20, 1995 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9512201316 AND MODIFIED AND/OR AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9609191191.

19. THIS SITE IS SUBJECT TO THE PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAW OF THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION, AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION.

20. THIS SITE IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENT AND PROVISIONS, IF ANY, CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 203 OF PLATS PAGES 24 THROUGH 37, INCLUSIVE, IN KING COUNTY, WASHINGTON UNDER RECORDING NO. 20011128000868, CITY FILE NO. FP01-003IH, UNLESS MODIFIED BY THIS PLAT.

21. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS) NO. LLA 02-002 IH RECORDED UNDER RECORDING NO. 20021120900005, UNLESS MODIFIED BY THIS PLAT.

22. THIS SITE IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SHORT PLAT RECORDED UNDER RECORDING NO. 20030723900001, UNLESS MODIFIED BY THIS PLAT.

23. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANT (MINIMUM SIDE YARD SETBACK - LOT 3)" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040518001426, AND AS SHOWN HEREON.

24. 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.

25. THIS SITE IS SUBJECT TO AN EASEMENT FOR PRIVATE STORM DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040518001427, AND AS SHOWN HEREON.

26. THIS SITE IS SUBJECT TO A PUBLIC MAINTENANCE EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040527001811, AND AS SHOWN HEREON.

27. THIS SITE IS SUBJECT TO A PUBLIC MAINTENANCE EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040527001814, AND AS SHOWN HEREON.

28. THIS SITE IS SUBJECT TO AN EASEMENT TO THE CITY OF ISSAQUAH FOR PUBLIC UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040527001812, AND AS SHOWN HEREON.

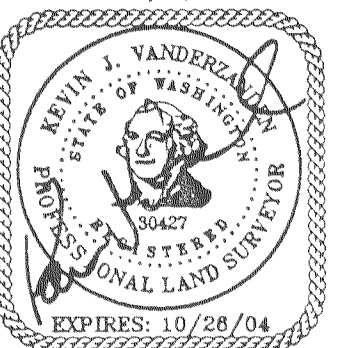
29. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS CONTAINED IN AN EASEMENT SERVING SAID PREMISES, AS CONTAINED IN INSTRUMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO.'S 20040518001428 AND 20040518001429.

30. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A TEMPORARY CONSTRUCTION EASEMENT AND ACCESS EASEMENT AGREEMENT BETWEEN CROFTON ISSAQUAH II LLC, A DELAWARE LIMITED LIABILITY COMPANY AND GRAND-GLACIER LLC, A WASHINGTON LIMITED LIABILITY COMPANY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040518001439 AND AS SHOWN HEREON.

31. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES OR NON-ORGANIC, NON-SLOW RELEASER FERTILIZERS IS PROHIBITED IN THE BUILDING SETBACK AREA. STREAM AND WETLAND BUFFERS IN THIS PLAT AFFECT DIVISION 32, LOTS 5 THROUGH 13.

32. DIRECT VEHICULAR ACCESS TO N.E. PARK DRIVE FROM ANY LOT IN THIS PLAT IS PROHIBITED.

33. THIS SITE IS SUBJECT TO AN EASEMENT TO THE CITY OF ISSAQUAH FOR PUBLIC UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040527001815, AND AS SHOWN HEREON. SAID EASEMENT SHALL BE RELEASED UPON RECORDING OF THIS FINAL PLAT. REVISED PUBLIC UTILITY EASEMENT TO BE CONVEYED UPON RECORDING OF THIS FINAL PLAT (SEE SHEET 5 OF 7).



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JOB NO. 04050
SHEET 2 OF 7

CITY FILE NO.: FP04-011IH

Final Plat of Issaquah Highlands for the Replat of Divisions 32, 44 & 45

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

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. 4209-396352, 2ND REPORT DATED JULY 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.

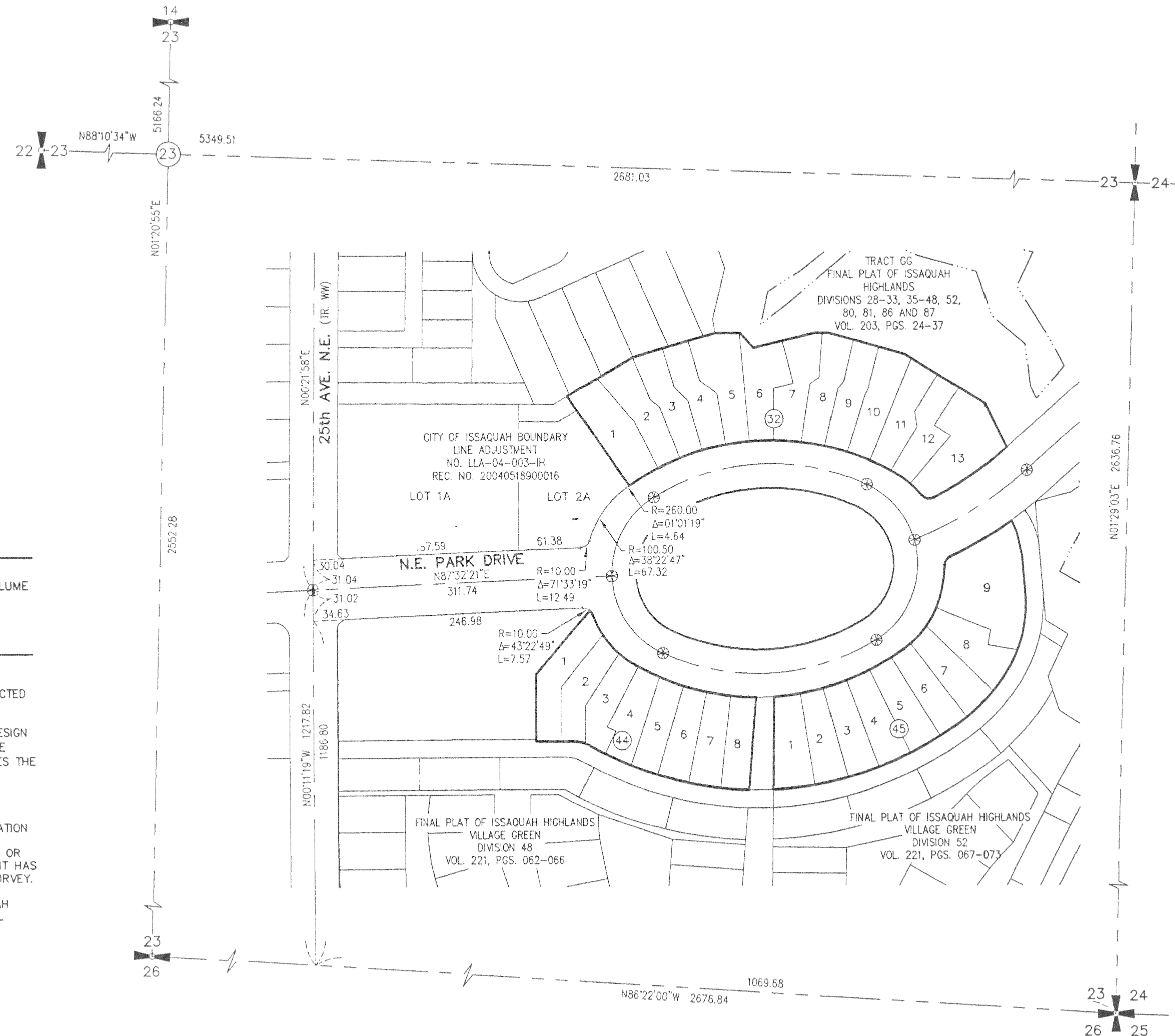
4. ALL MONUMENTS SHOWN PER SECTION SUBDIVISION FROM FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 28-33, 35-48, 52, 80, 81, 86, AND 80. HORIZONTAL CONTROL PROVIDED BY DAVID EVANS AND ASSOCIATES.

LEGEND

⊗ 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 28-33,
35-48, 52, 80, 81, 86 AND 87

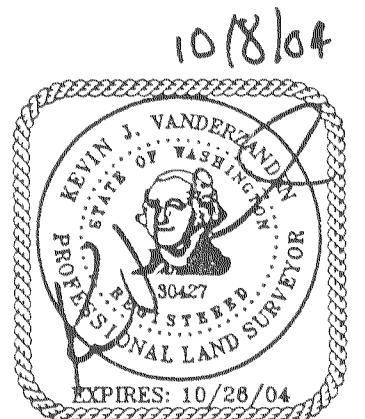
SITE AREAS

DIVISION 32 = 47,394± SQUARE FEET (1.0880± ACRES)
DIVISION 44 = 23,076± SQUARE FEET (0.5297± ACRES)
DIVISION 45 = 31,819± SQUARE FEET (0.7305± ACRES)



SUBDIVISION DIAGRAM

SCALE: 1" = 100'



CORE
DESIGN

ENGINEERING • PLANNING • SURVEYING

JOB NO. 04050
SHEET 3 OF 7

CITY FILE NO.: FP04-011IH

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Final Plat of Issaquah Highlands for the Replat of Divisions 32, 44 & 45

A PORTION OF THE E 1/2 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. 5 THROUGH 7 FOR EASEMENTS OF RECORD AND EASEMENTS TO BE ESTABLISHED BY THIS PLAT

REFERENCES

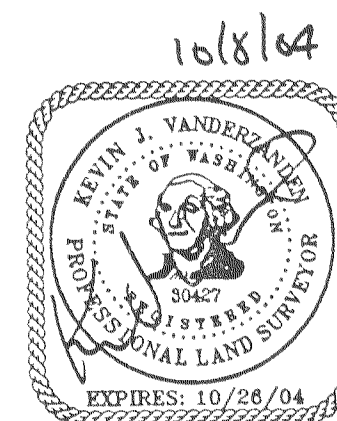
FINAL PLAT OF ISSAQUAH HIGHLANDS VILLAGE GREEN DIVISION 52 VOL. 221 OF PLATS, PGS. 067-073 (P), CITY FILE NO. FP01-003IH

CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA 02-002 IH, REC. NO. 20021120900005 (BLA)

LEGEND

- ⊗ 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 28-33, 35-48, 52, 80, 81, 86 AND 87
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 30427" AT CORNER, EXCEPT ALONG N.E. JARED COURT, SET AT 1.0' OFFSET TO CORNER AS SHOWN
- BSBL BUILDING SETBACK LINE
- FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP OR NAIL WITH TAG STAMPED "LS 33149" OR REBAR WITH PLASTIC SURVEY CAP OR NAIL WITH TAG "LS 33149" TO BE SET PER FINAL PLAT OF ISSAQUAH HIGHLANDS VILLAGE GREEN DIVISION 48 OR FINAL PLAT OF ISSAQUAH HIGHLANDS VILLAGE GREEN DIVISION 52
- "DEA" FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "DEA 26252" OR REBAR WITH PLASTIC SURVEY CAP "DEA 26252" TO BE SET PER CITY OF ISSAQUAH SHORT PLAT NO. SP-03-005-IH
- ⊗ SET TACK IN LEAD WITH WASHER STAMPED "CORE 30427" IN LIEU OF FRONT CORNER AT 9.75' OFFSET TO CORNER (ALONG PARK DRIVE) AND AT 1.00' OFFSET TO CORNER ALONG N.E. JARED COURT UNLESS SHOWN OTHERWISE.
- ⚠ HAZARDOUS OR TOXIC SUBSTANCES PROHIBITED WITHIN BSBL. SEE NOTE 31, SHEET 2

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	260.00	01°07'00"	5.07
C2	100.50	10°58'48"	19.26
C3	100.50	12°36'59"	22.13
C4	260.00	00°31'41"	2.40
C5	260.00	03°24'54"	15.50
C6	100.50	05°19'08"	9.33
C7	100.50	12°08'07"	21.29
C8	131.00	12°07'35"	27.73
C9	195.50	06°23'04"	21.78
C10	195.50	03°37'33"	12.37
C11	355.00	03°24'54"	21.16
C12	355.00	02°52'51"	17.85
C13	50.00	06°02'02"	5.27
C14	50.00	23°35'58"	20.59



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SHEET 4 OF 7

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CITY FILE NO.: FP04-011IH

224/043

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

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.

● FOUND BRASS DISC IN 4"x4" CONCRETE MONUMENT
IN CASE OF BRASS DISC IN 4"x4" CONCRETE
MONUMENT IN CASE PER THE FINAL PLAT OF
ISSAQUAH HIGHLANDS DIVISIONS DIVISIONS 28-33,
35-48, 52, 80, 81, 86 AND 87

● SET 1/2" REBAR WITH PLASTIC SURVEY CAP
STAMPED "CORE 30427" AT CORNER, EXCEPT ALONG
N.E. JARED COURT, SET AT 1.0' OFFSET TO CORNER
AS SHOWN

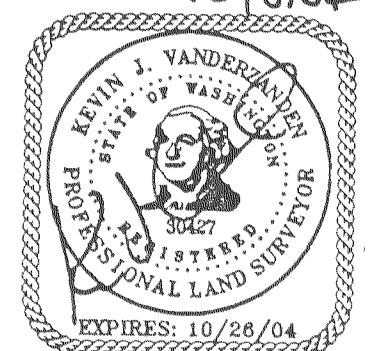
BSBL BUILDING SETBACK LINE

○ FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP OR
NAIL WITH TAG STAMPED 'LS 33149' OR REBAR WITH
PLASTIC SURVEY CAP OR NAIL WITH TAG 'LS 33149'
TO BE SET PER FINAL PLAT OF ISSAQUAH HIGHLANDS
VILLAGE GREEN DIVISION 48 OR FINAL PLAT OF
ISSAQUAH HIGHLANDS VILLAGE GREEN DIVISION 52

○ 'DEA' FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP
STAMPED 'DEA 26252' OR REBAR WITH PLASTIC
SURVEY CAP 'DEA 26252' TO BE SET PER CITY OF
ISSAQUAH SHORT PLAT NO. SP-03-005-IH

✱ SET TACK IN LEAD WITH WASHER STAMPED "CORE
30427" IN LIEU OF FRONT CORNER AT 9.75' OFFSET
TO CORNER (ALONG PARK DRIVE) AND AT 1.00'
OFFSET TO CORNER ALONG N.E. JARED COURT
UNLESS SHOWN OTHERWISE.

△ 31 HAZARDOUS OR TOXIC SUBSTANCES PROHIBITED
WITHIN BSBL. SEE NOTE 31, SHEET 2



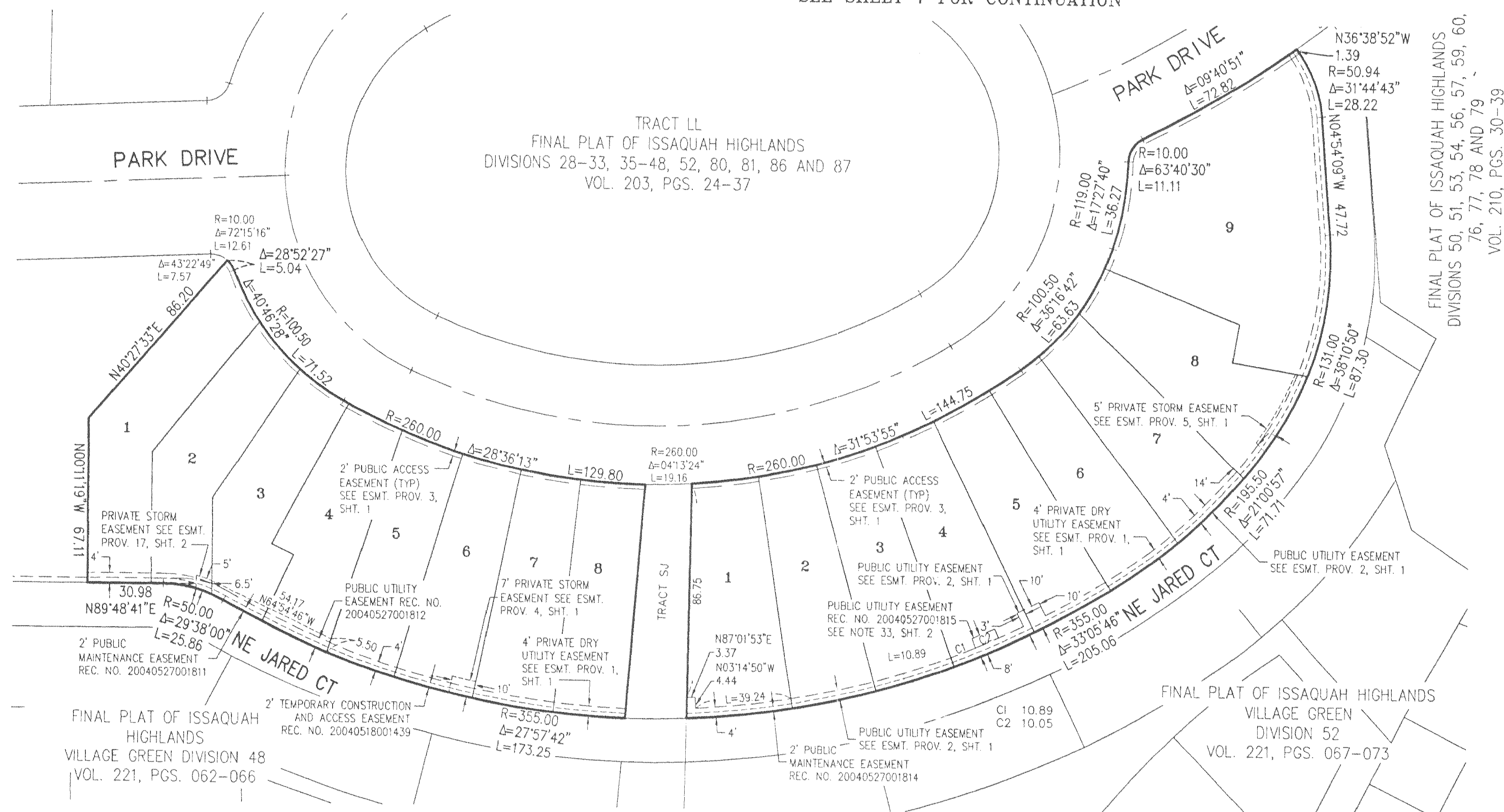
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SHEET 5 OF 7

CITY FILE NO.: FP04-011IH

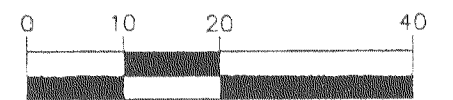


Final Plat of Issaquah Highlands for the Replat of Divisions 32, 44 & 45

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

TRACT GG
FINAL PLAT OF ISSAQUAH HIGHLANDS
DIVISIONS 28-33, 35-48, 52, 80, 81, 86 AND 87
VOL. 203, PGS. 24-37

SCALE: 1" = 20'



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 7 FOR LOT DIMENSIONS

LEGEND

- ⊗ 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 28-33, 35-48, 52, 80, 81, 86 AND 87
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 30427" AT CORNER, EXCEPT ALONG N.E. JARED COURT, SET AT 1.0' OFFSET TO CORNER AS SHOWN
- BSBL BUILDING SETBACK LINE
- FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP OR NAIL WITH TAG STAMPED "LS 33149" OR REBAR WITH PLASTIC SURVEY CAP OR NAIL WITH TAG "LS 33149" TO BE SET PER FINAL PLAT OF ISSAQUAH HIGHLANDS VILLAGE GREEN DIVISION 48 OR FINAL PLAT OF ISSAQUAH HIGHLANDS VILLAGE GREEN DIVISION 52
- 'DEA' FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED 'DEA 26252' OR REBAR WITH PLASTIC SURVEY CAP 'DEA 26252' TO BE SET PER CITY OF ISSAQUAH SHORT PLAT NO. SP-03-005-IH
- ⊗ SET TACK IN LEAD WITH WASHER STAMPED "CORE 30427" IN LIEU OF FRONT CORNER AT 9.75' OFFSET TO CORNER (ALONG PARK DRIVE) AND AT 1.00' OFFSET TO CORNER ALONG N.E. JARED COURT UNLESS SHOWN OTHERWISE.
- ⚠ HAZARDOUS OR TOXIC SUBSTANCES PROHIBITED WITHIN BSBL. SEE NOTE 31, SHEET 2

SEE SHEET 7 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION



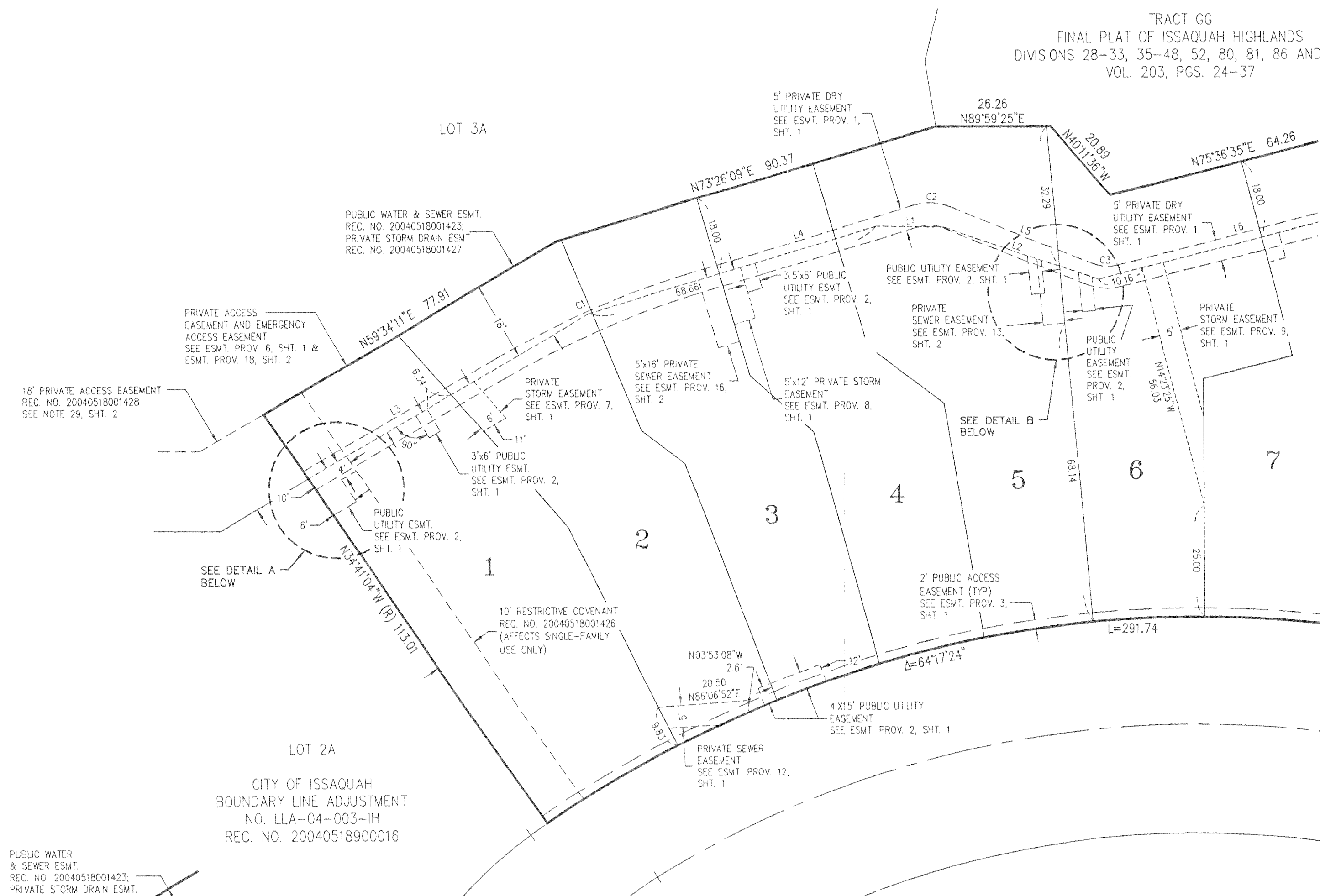
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JOB NO. 04050
SHEET 6 OF 7

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT
C1	199.50	13°53'04"	48.34	24.29
C2	13.00	38°20'45"	8.70	4.52
C3	7.00	36°13'13"	4.43	2.29
C4	17.00	28°21'38"	8.41	4.30
C5	17.00	17°35'29"	5.22	2.63
C6	21.00	22°33'51"	8.27	4.19
C7	15.00	74°32'33"	19.52	11.42
C8	15.00	86°50'00"	22.73	14.19

LINE	BEARING	DISTANCE
L1	N88°50'47"W	15.41
L2	N71°06'42"W	37.31
L3	N59°34'11"E	50.69
L4	N73°27'15"E	53.79
L5	N68°12'00"W	35.77
L6	N75°34'47"E	58.78
L7	N76°03'34"W	85.98
L8	N58°28'05"W	80.97
L9	N35°54'15"W	10.51
L10	N35°54'15"W	20.25



DETAIL A
SCALE: 1" = 10'

DETAIL B
SCALE: 1" = 10'

CITY FILE NO.: FP04-011IH

Final Plat of Issaquah Highlands for the Replat of Divisions 32, 44 & 45

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

TRACT GG
FINAL PLAT OF ISSAQUAH HIGHLANDS
DIVISIONS 28-33, 35-48, 52, 80, 81, 86 AND 87
VOL. 203, PGS. 24-37

SCALE: 1" = 20'



BASIS OF BEARINGS

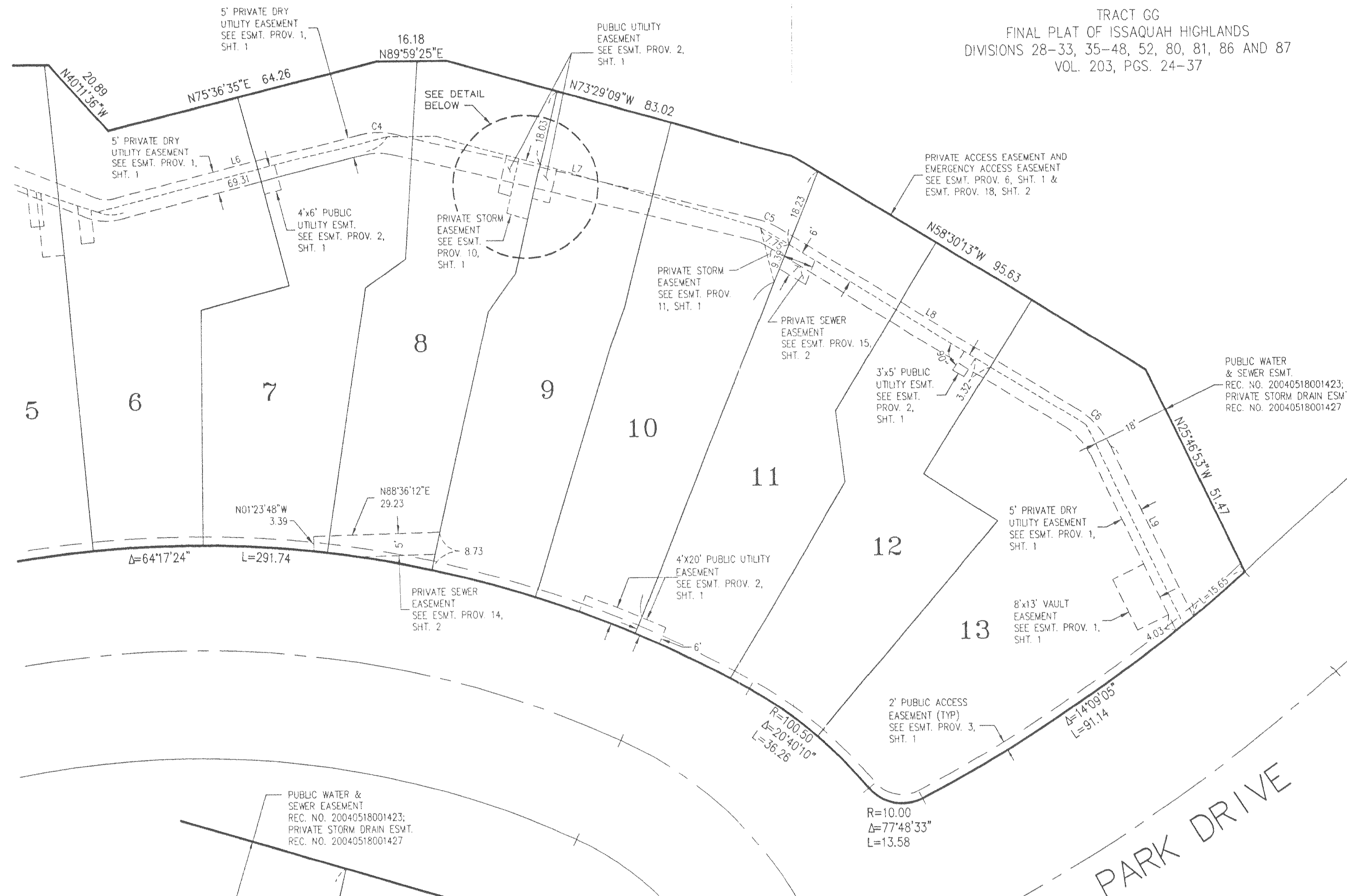
SECTION SUBDIVISION AND BASIS OF BEARINGS PER FINAL PLAT OF ISSAQUAH HIGHLANDS, DIVISIONS 28-33, 35-48, 52, 80, 81, 86 AND 87, RECORDED IN VOLUME 203 OF PLATS, PAGES 24 THROUGH 37, IN KING COUNTY, WASHINGTON.

SEE SHT. 4 OF 7 FOR LOT DIMENSIONS

LEGEND

- ⊕ 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 28-33, 35-48, 52, 80, 81, 86 AND 87
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 30427" AT CORNER, EXCEPT ALONG N.E. JARED COURT, SET AT 1.0' OFFSET TO CORNER AS SHOWN
- BSBL BUILDING SETBACK LINE
- FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP OR NAIL WITH TAG STAMPED "LS 33149" OR REBAR WITH PLASTIC SURVEY CAP OR NAIL WITH TAG "LS 33149" TO BE SET PER FINAL PLAT OF ISSAQUAH HIGHLANDS VILLAGE GREEN DIVISION 48 OR FINAL PLAT OF ISSAQUAH HIGHLANDS VILLAGE GREEN DIVISION 52
- 'DEA' FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED 'DEA 26252' OR REBAR WITH PLASTIC SURVEY CAP 'DEA 26252' TO BE SET PER CITY OF ISSAQUAH SHORT PLAT NO. SP-03-005-IH
- ⊠ SET TACK IN LEAD WITH WASHER STAMPED "CORE 30427" IN LIEU OF FRONT CORNER AT 9.75' OFFSET TO CORNER (ALONG PARK DRIVE) AND AT 1.00' OFFSET TO CORNER ALONG N.E. JARED COURT UNLESS SHOWN OTHERWISE.
- ⚠ HAZARDOUS OR TOXIC SUBSTANCES PROHIBITED WITHIN BSBL. SEE NOTE 31, SHEET 2

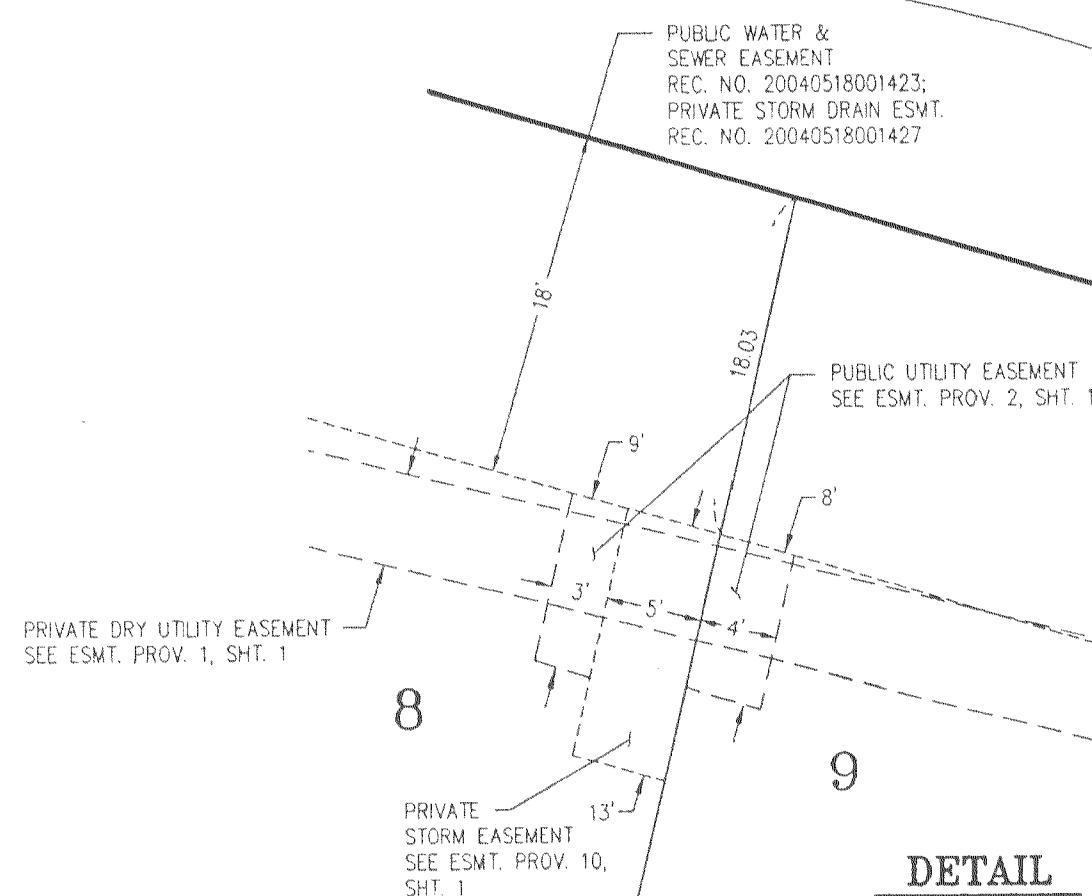
SEE SHEET 6 FOR CONTINUATION



SEE SHEET 5 FOR CONTINUATION

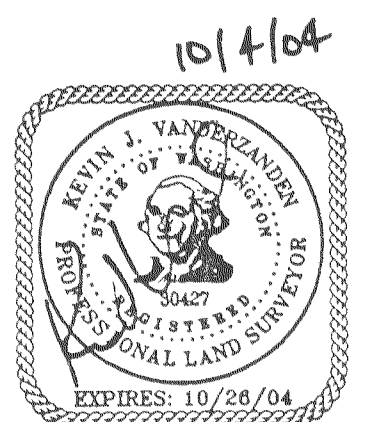
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT
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C2	13.00	36°20'45"	8.70	4.52
C3	7.00	36°13'13"	4.43	2.29
C4	17.00	28°21'38"	8.41	4.30
C5	17.00	17°35'29"	5.22	2.63
C6	21.00	32°41'12"	11.98	6.16

LINE	BEARING	DISTANCE
L1	N88°50'47"W	15.41
L2	N71°06'42"W	37.31
L3	N59°34'11"E	50.69
L4	N73°27'15"E	53.79
L5	N68°12'00"W	35.77
L6	N75°34'47"E	58.78
L7	N76°03'34"E	85.98
L8	N58°28'05"W	80.97
L9	N25°46'53"W	43.28



DETAIL
SCALE: 1" = 10'

CITY FILE NO.: FP04-011IH



CORE
DESIGN

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JOB NO. 04050
SHEET 7 OF 7

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