

Final Plat of Issaquah Highlands Division 28

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

LEGAL DESCRIPTION

DIV. 28 OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA 03-003 IH, ACCORDING TO THE SURVEY RECORDED APRIL 7, 2003 IN VOLUME 159 OF SURVEYS AT PAGES 30 AND 30A, UNDER RECORDING NO. 20030407900008.

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, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

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

W. Todd Kirk
BY: *Todd Kirk*
ITS: *President*

ACKNOWLEDGEMENTS

STATE OF WASHINGTON

COUNTY OF KING

ON THIS 15th DAY OF July, 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Todd Kirk TO ME KNOWN TO BE THE President OF PORT BLAKELY COMMUNITIES, INC., A WASHINGTON CORPORATION, THE CORPORATION WHICH IS MANAGER OF GRAND-GLACIER LLC, A WASHINGTON LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Claudia S. Nelson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Bellevue
MY APPOINTMENT EXPIRES 8-1-06
PRINT NAME Claudia S. Nelson



EASEMENT PROVISIONS

1. A PRIVATE DRY UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, QWEST, COMCAST, GRAND GLACIER, LLC (A LIMITED LIABILITY COMPANY), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE NORTH 5.00 FEET OF LOTS 1 THROUGH 4 AND THE EAST 5.00 FEET OF LOT 4. FURTHER EASEMENTS ARE RESERVED OVER PRIVATE LANDS FOR VAULTS, PEDESTALS AND RELATED FACILITIES ("VAULT EASEMENTS") ADJACENT TO THE 5-FOOT WIDE PRIVATE UTILITY EASEMENTS 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) 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. THE EASEMENTS ARE RESERVED AND GRANTED IN ORDER TO INSTALL, LAY, CONSTRUCT, RENEW, REPLACE, REPAIR, 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, TELECOMMUNICATION, DATA TRANSMISSION, AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. FURTHER, THESE ENTITIES ARE GRANTED AN EASEMENT UNDER AND UPON THE PUBLIC ALLEYS DEDICATED FOR THE SAME UTILITY PURPOSE DESCRIBED ABOVE, SUBJECT TO ANY APPLICABLE REGULATIONS OR FRANCHISE REQUIREMENTS. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE, CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION USES SHALL BE PLACED OR PERMITTED TO BE PLACED WITHIN THIS EASEMENT UNLESS THE SAME SHALL BE UNDERGROUND. NO PERMANENT STRUCTURE SHALL BE PLACED WITHIN THE EASEMENTS WITHOUT PERMISSION FROM EASEMENT OWNERS.

2. A PRIVATE DRY UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE SOUTH 5.00 FEET OF LOTS 1 THROUGH 4. FURTHER EASEMENTS ARE RESERVED OVER PRIVATE LANDS FOR VAULTS, PEDESTALS AND RELATED FACILITIES ("VAULT EASEMENTS") ADJACENT TO THE 5-FOOT WIDE PRIVATE UTILITY EASEMENTS 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) 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. THE EASEMENTS ARE RESERVED AND GRANTED IN ORDER TO INSTALL, LAY, CONSTRUCT, RENEW, REPLACE, REPAIR, 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, TELECOMMUNICATION, DATA TRANSMISSION, AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. FURTHER, THESE ENTITIES ARE GRANTED AN EASEMENT UNDER AND UPON THE PUBLIC ALLEYS DEDICATED FOR THE SAME UTILITY PURPOSE DESCRIBED ABOVE, SUBJECT TO ANY APPLICABLE REGULATIONS OR FRANCHISE REQUIREMENTS. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE, CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION USES SHALL BE PLACED OR PERMITTED TO BE PLACED WITHIN THIS EASEMENT UNLESS THE SAME SHALL BE UNDERGROUND. NO PERMANENT STRUCTURE SHALL BE PLACED WITHIN THE EASEMENTS WITHOUT PERMISSION FROM EASEMENT OWNERS.

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 ALLEY FRONTAGE OF ALL LOTS AND TRACTS SL AND SM. 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 5-FOOT PRIVATE STORM EASEMENT WITHIN LOTS 1 THROUGH 3 IS FOR THE BENEFIT OF LOTS 1 THROUGH 4. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM FACILITY THEY HAVE BENEFIT OF. 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 PRIVATE SEWER EASEMENT SHOWN ON LOT 2 IS FOR THE BENEFIT OF LOT 2 AND 3. THE OWNER OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER THEY HAVE BENEFIT OF. 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. 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 TRACT SM.

7. A 20' WIDE ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY (PSE) AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON A PORTION OF TRACT SL, TRACT SM AND ALLEY 12 AS SHOWN HEREON. SAID EASEMENT IS COINCIDENT WITH THAT PORTION OF THE 20' EMERGENCY ACCESS EASEMENT RECORDED UNDER RECORDING NO. 20040922000973 THAT LIES WITHIN SAID TRACT SL, TRACT SM AND ALLEY 12.

CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 18th DAY OF July, 2005

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

EXAMINED AND APPROVED THIS 18th DAY OF July, 2005

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 18th DAY OF July, 2005

James X. Blah
CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 18th DAY OF July, 2005

Ava Frisinger
AVA FRISINGER
MAYOR, CITY OF ISSAQUAH

Angeline F. Am
ATTEST: *Angeline F. Am*
CLERK OF THE CITY OF ISSAQUAH

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS 17th DAY OF AUGUST, 2005

Scott Noble
SCOTT NOBLE
KING COUNTY ASSESSOR

June E. Co
DEPUTY KING COUNTY ASSESSOR
362.988-0010

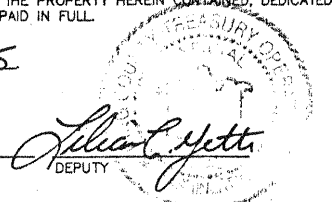
KING COUNTY FINANCE DIVISION CERTIFICATE

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

THIS 17th DAY OF August, 2005

FINANCE DIVISION

Ken Guy
MANAGER, KING COUNTY FINANCE DIVISION



RECORDING CERTIFICATE

RECORDING NO. 20050817000522, 2005 AT
FILED FOR RECORD THIS 17 DAY OF August, 2005 AT
10:27 A.M. IN VOLUME 229 OF PLATS, PAGES 040 THROUGH 093.
RECORDS OF KING COUNTY, WASHINGTON AT THE REQUEST OF Kevin J. Vanderzanden

DIVISION OF RECORDS AND ELECTIONS

MANAGER

Kevin J. Vanderzanden
SUPERINTENDENT OF RECORDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISION 28, 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
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

DATE 7/15/05

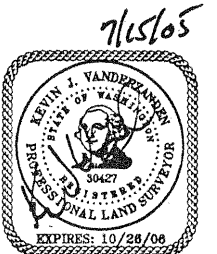


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JOB NO. 04086

SHEET 1 OF 4

CITY FILE NO.: FP 05-003IH



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Final Plat of Issaquah Highlands Division 28

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

NOTES AND RESTRICTIONS

1. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MASTER DEVELOPER SUBORDINATION AGREEMENT BETWEEN CROFTON ISSAQUAH II LLC, A DELAWARE LIMITED LIABILITY COMPANY AND GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), A WASHINGTON LIMITED PARTNERSHIP AND IHP INVESTMENT FUND III, L.P., A CALIFORNIA LIMITED PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20021218002646.
2. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF REPURCHASE OPTION BETWEEN CROFTON ISSAQUAH II LLC, A DELAWARE LIMITED LIABILITY COMPANY (BUYER) AND GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), A WASHINGTON LIMITED PARTNERSHIP (SELLER) AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20021218002648.
- 3A. A SCHOOL MITIGATION PAYMENT IN THE AMOUNT OF ONE THOUSAND THREE HUNDRED NINETY-SIX AND NO/100 DOLLARS (\$1,396.00) PER SINGLE FAMILY DWELLING UNIT OR FIVE HUNDRED SEVENTY THREE AND NO/100 DOLLARS (\$573.00) PER MULTI-FAMILY DWELLING UNIT, SHALL BE PAID TO ISSAQUAH HIGHLANDS SCHOOL DISTRICT NO. 411 AT THE TIME THE BUILDING PERMIT FOR EACH DWELLING UNIT IN THE PLAT IS ISSUED.
- 3B. 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 MODIFICATION AND/OR AMENDMENT BY INSTRUMENT RECORDED DECEMBER 12, 1997 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9712121468.
4. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANTS, CONDITIONS OR RESTRICTIONS 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 RECORDED DECEMBER 20, 1995 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9512201313 AND MODIFICATION AND/OR AMENDMENT RECORDED SEPTEMBER 10, 1996 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9609191192.
5. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A UTILITY EASEMENT AND AGREEMENT BETWEEN LAKESIDE INDUSTRIES AND GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) AND THE GLACIER RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) RECORDED DECEMBER 20, 1995 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9512201316 AND MODIFICATION AND/OR AMENDMENT RECORDED SEPTEMBER 19, 1996 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9609191191.
6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A THIRD PARTY DEVELOPMENT AGREEMENT BETWEEN KING COUNTY AND CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) AND THE GLACIER RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) RECORDED JUNE 18, 1996 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606180756. IN CONNECTION WE NOTE STATUTORY WARRANTY DEED AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9710221244.
7. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SECOND PARTY DEVELOPMENT AGREEMENT BETWEEN CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) AND THE GLACIER RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) RECORDED JUNE 25, 1996 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606251228 AND MODIFICATION AND/OR AMENDMENT RECORDED JANUARY 18, 2002 AS DISCLOSED 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 RECORDED APRIL 28, 1997 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9704281806 AND AS AMENDED.
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 RECORDED APRIL 28, 1997 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9704281807 AND AS AMENDED.
10. 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 203 OF PLATS AT PAGES 24 THROUGH 37, INCLUSIVE, IN KING COUNTY, WASHINGTON AND SAID PLAT AMENDED BY AFFIDAVIT OF CORRECTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20021210001266.

NOTES AND RESTRICTIONS

11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ISSAQUAH HIGHLANDS SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS" RECORDED NOVEMBER 28, 2001 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20011128000873.
12. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS" RECORDED NOVEMBER 28, 2001 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20011128000874.
13. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF LIEN FOR RESIDENTIAL ASSOCIATION ASSESSMENT" RECORDED NOVEMBER 20, 2002 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20021120001898.
14. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS) NO. LLA 02-004IH RECORDED NOVEMBER 20, 2002 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20021120900007.
15. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM" RECORDED FEBRUARY 18, 2003 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030218001542.
16. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS) RECORDED APRIL 7, 2003 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030407900008.
17. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF CITY OF ISSAQUAH FOR UTILITY AND STORM DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030731003361.
18. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF CITY OF ISSAQUAH FOR ACCESS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030731003362.
19. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENT; BUT DELETING ANY COVENANT, CONDITIONS OR RESTRICTIONS 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. 20030911002246 (SAID INSTRUMENT IS A RE-RECORD OF RECORDING NO. 20030520000559) AND MODIFICATION AND/OR AMENDMENT RECORDED AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040204000499.
20. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF CITY OF ISSAQUAH FOR UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030911002247.
21. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A 20' EMERGENCY ACCESS EASEMENT IN FAVOR OF THE CITY OF ISSAQUAH AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040922000973.
22. TRACT SL, TRACT SM, ALLEY 12 AND LOTS 1, 2, 3, AND 4 ENCOMPASS PORTIONS OF A COAL MINE HAZARD AREA. ALL DEVELOPMENT IN THE HAZARD AREA SHALL ADHERE TO AND BE CONSISTENT WITH THE AMENDED (AM-00-015-IH) APPENDIX B - PART 4, SUPPLEMENTAL DEVELOPMENT MITIGATION ZONES 1, 2 AND 3, OR AS SUBSEQUENTLY MODIFIED. A NOTICE OF RISK AND CITY WAIVER FORM MUST BE EXECUTED OR BE ON FILE FOR ALL LOTS, TRACTS OR DIVISION WITH THE COAL MINE HAZARD AREA PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
23. TRACTS SL AND SM ARE HEREBY CONVEYED TO ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, AND PUBLIC AND PRIVATE UTILITIES. THE IHCA SHALL HAVE THE RIGHT TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED LOT OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NUMBER 9704281806 AND AS AMENDED.
24. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES OR CERTAIN FERTILIZERS IS PROHIBITED IN THE 15' B.S.B.L. FROM STREAM OR WETLAND BUFFERS; ORGANIC SLOW RELEASE FERTILIZERS ARE PERMITTED. THIS RESTRICTION AFFECTS TRACT SM WITHIN DIVISION 28.
25. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO INDIVIDUAL LOTS FROM PARK DRIVE.



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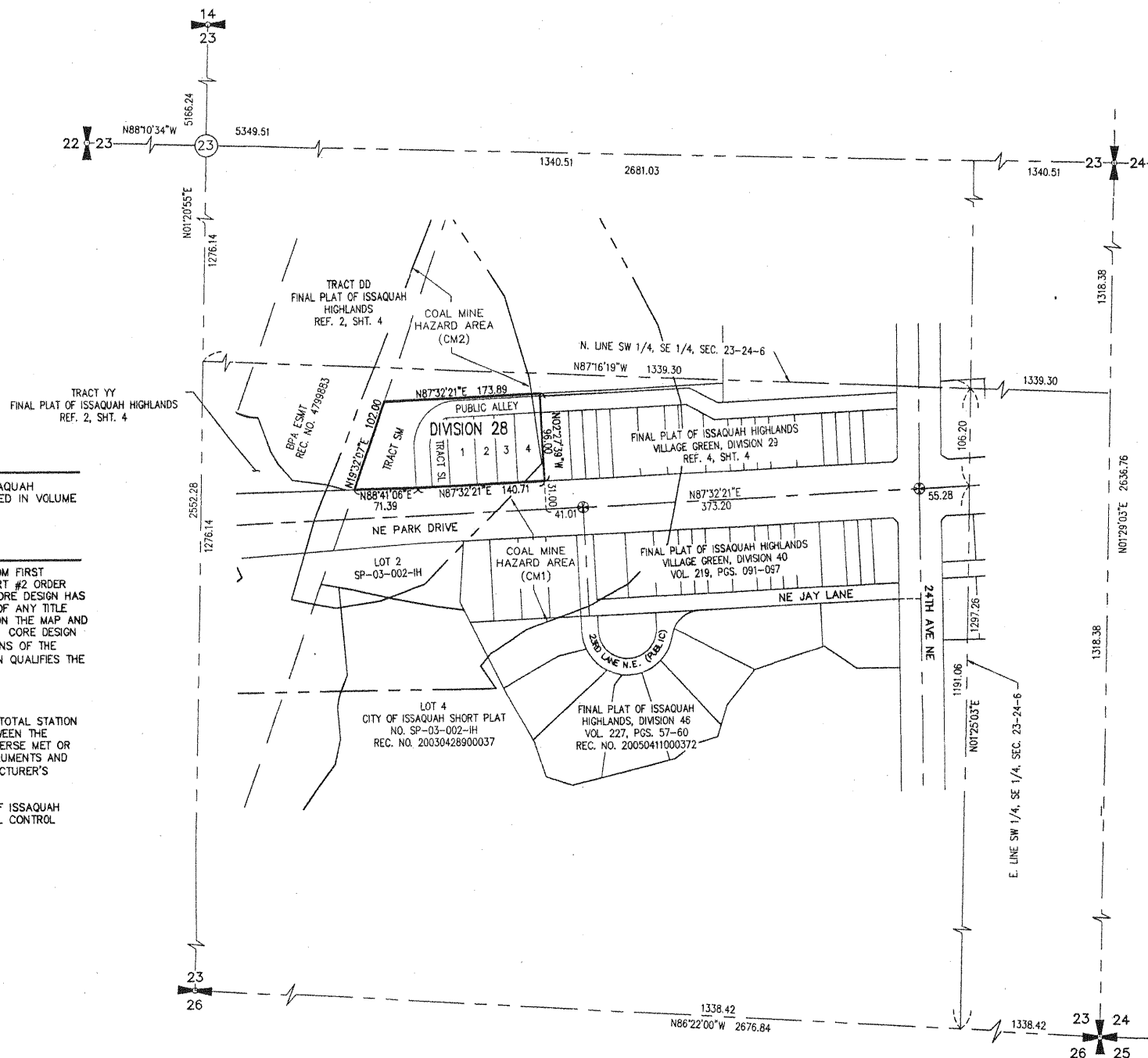
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SHEET 2 OF 4

CITY FILE NO.: FP 05-003IH

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Final Plat of Issaquah Highlands Division 28

A PORTION OF THE SW 1/4 OF THE SE 1/4 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 SUPPLEMENTAL REPORT #2 ORDER NO. 4209-456001, DATED MARCH 30, 2005. 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. ALL MEASURING INSTRUMENTS AND EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS WITHIN ONE YEAR OF THE DATE OF THIS SURVEY.
4. ALL MONUMENTS SHOWN PER SECTION SUBDIVISION FROM FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 28-33, 35-48, 52, 80, 81, 86, AND 87. 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 VILLAGE GREEN DIVISION 40 UNLESS NOTED OTHERWISE
- CM1 COAL MINE MITIGATION ZONE 1 SEE RESTRICTION 22, SHEET 2
- CM2 COAL MINE MITIGATION ZONE 2 SEE RESTRICTION 22, SHEET 2

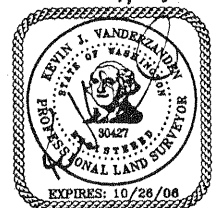
SEE SHEET 4 FOR COAL MINE HAZARD DETAILS.

SITE AREAS

LOTS 1-4:	7,905± S.F.
TRACT SL:	1,293± S.F.
TRACT SM:	5,749± S.F.
ALLEY:	3,556± S.F.
DIVISION 28:	18,503± S.F.

SUBDIVISION DIAGRAM

SCALE: 1" = 100'



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SHEET 3 OF 4

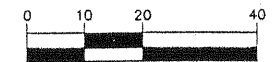
CITY FILE NO.: FP 05-003IH

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Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

Final Plat of Issaquah Highlands Division 28

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

SCALE: 1" = 20'



BASIS OF BEARINGS

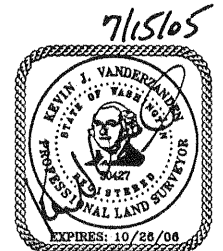
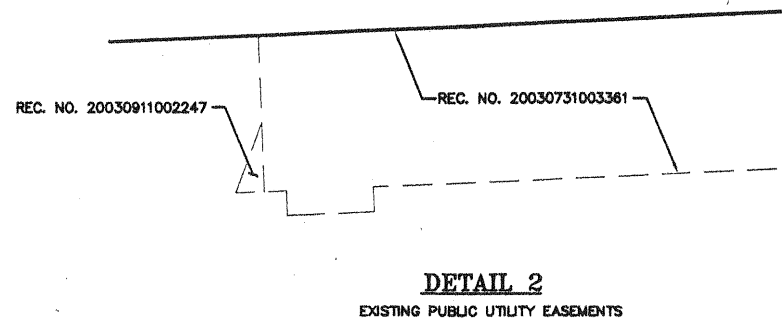
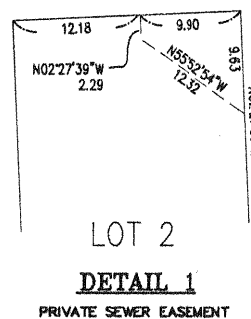
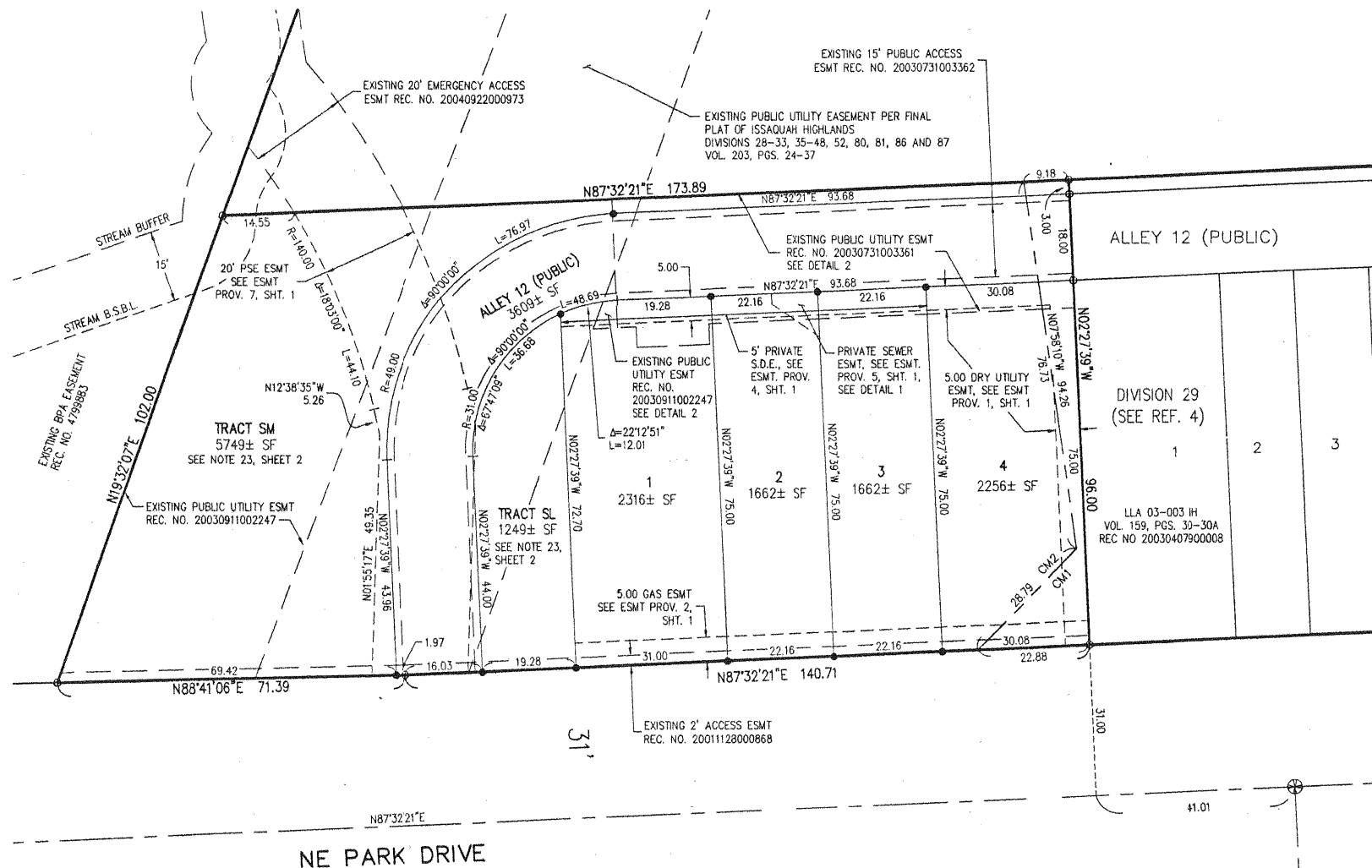
SECTION SUBDIVISION AND BASIS OF BEARINGS PER FINAL PLAT OF ISSAQUAH HIGHLANDS, DIVISIONS 28-33, 35-48, 52, 80, 81, 86 AND 87, RECORDED IN VOLUME 203 OF PLATS, PAGES 24 THROUGH 37, IN KING COUNTY, WASHINGTON.

REFERENCES

1. FINAL PLAT OF ISSAQUAH HIGHLANDS VILLAGE GREEN DIVISION 40, VOL. 219, PGS. 091-097, REC. NO. 20040203001312.
2. FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 28-33, 35-48, 52, 80, 81, 86 & 87, VOL. 203, PGS. 24-37, REC. NO. 20011128000868.
3. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA 03-003IH, VOL. 159, PGS. 30-30A, REC. NO. 20030407900008.
4. FINAL PLAT OF ISSAQUAH HIGHLANDS VILLAGE GREEN DIVISION 29, VOL. 216, PGS. 7-13, REC. NO. 20030903001579.

LEGEND

- ⊕ FOUND BRASS DISC IN 4"x4" CONCRETE MONUMENT IN CASE OR BRASS DISC IN 4"x4" CONCRETE MONUMENT IN CASE PER REF. 1.
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 30427" AT CORNERS.
- FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "DEA 26252" AT CORNERS PER REF. 2 & 4.
- S.D.E. STORM DRAIN EASEMENT
- CM1 COAL MINE MITIGATION ZONE 1, AS DEFINED IN EXHIBIT 3 (SOUTHERN AREA COAL MINE STANDARDS) IN THE MDRT ADMINISTRATIVE MINOR MODIFICATION, #AM00-015IH, DATED APRIL 19, 2001. SEE SHEET 3 FOR ZONE DIMENSIONS.
- CM2 COAL MINE MITIGATION ZONE 2, AS DEFINED IN EXHIBIT 3 (SOUTHERN AREA COAL MINE STANDARDS) IN THE MDRT ADMINISTRATIVE MINOR MODIFICATION, #AM00-015IH, DATED APRIL 19, 2001. SEE SHEET 3 FOR ZONE DIMENSIONS.



CORE
DESIGN

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SHEET 4 OF 4

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