

Final Plat of Issaquah Highlands Divisions 64 and 65

(A REPLAT OF TRACT AAR, FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 63 AND 69)

A PORTION OF THE NE 1/4, SECTION 26 AND THE W 1/2 OF THE NW 1/4, SECTION 25, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

TRACT AAR, FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 63 AND 69, ACCORDING TO PLAT RECORDED JUNE 1, 2005 IN VOLUME 228 OF PLATS, AT PAGES 39 THROUGH 47, INCLUSIVE, UNDER RECORDING NO. 20050601000294, 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: John Kirk
BY: John Kirk
ITS: PRESIDENT

ACKNOWLEDGEMENTS

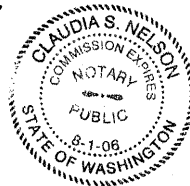
STATE OF WASHINGTON

COUNTY OF KING

ON THIS 21st DAY OF October 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED John Kirk TO ME KNOWN TO BE THE PRESIDENT OF PORT BLAKELY COMMUNITIES, INC., A WASHINGTON CORPORATION, THE CORPORATION WHICH IS MANAGER OF GRAND-GLACIER L.L.C., 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, L.L.C. (A LIMITED LIABILITY COMPANY), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 5.00 FEET (4.00 FEET ADJACENT TO ANY ALLEYS) PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS, AND ALONG THE WEST SIDE OF TRACT XXF AND THE SOUTHWEST AND SOUTHEAST SIDES OF TRACT XXG. FURTHER EASEMENTS ARE RESERVED OVER PRIVATE LANDS FOR VAULTS, PEDESTALS AND RELATED FACILITIES ("VAULT EASEMENTS") ADJACENT TO THE 5-FOOT AND 4-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, 9.00 FEET ADJACENT TO ANY ALLEYS) 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 AND TRACTS 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 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 AND ALLEY 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.

3A. A STORM EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON DIVISION 65 TRACT XXF. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC IMPROVEMENTS WITHIN THE EASEMENT AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.

3B. A STORM EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON DIVISION 65 TRACT XXG. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC IMPROVEMENTS WITHIN THE EASEMENT AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.

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 XXD AND XXE.

5A. AN EMERGENCY ACCESS EASEMENT IS RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS AND AN ACCESS EASEMENT IS RESERVED FOR THE GUESTS OF LOT OWNERS 6, 7 AND 8, DIVISION 65, OVER AND UPON TRACT XXF, DIVISION 65.

5B. AN EMERGENCY ACCESS EASEMENT IS RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS AND AN ACCESS EASEMENT IS RESERVED FOR THE GUESTS OF LOT OWNERS 18, 19, 20, AND 21 DIVISION 65, OVER AND UPON TRACT XXG, DIVISION 65.

6. A NON-INCLUSIVE ACCESS AND MAINTENANCE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) TO ACCESS THE REAR 10.00 FEET OF DIVISION 64, LOTS 27 THROUGH 36 AND TRACT XXD, AS SHOWN ON SHEETS 9 AND 10 OF 10, FOR THE PURPOSE OF ACCESSING AND MAINTAINING SLOPE, ROCKERY OR WALL AREA ON BACK OF SAID LOTS, IN THE EVENT THAT THE LOT OWNER(S) FAILS TO MAINTAIN SUCH EASEMENT AREA. THE IHCA SHALL HAVE THE RIGHT TO ALLOCATE SUCH MAINTENANCE COSTS TO THE LOT OWNER(S) AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9704281806, AND AS AMENDED.

7. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 64, LOTS 3 THROUGH 5 IS FOR THE BENEFIT OF DIVISION 64, LOTS 2 THROUGH 5. 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. 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 4-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 64, LOT 6 IS FOR THE BENEFIT OF DIVISION 64, LOTS 6 AND 7. 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. 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 4-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 64, LOT 8 IS FOR THE BENEFIT OF DIVISION 64, LOTS 8 AND 9. 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. 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 4-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 64, LOTS 10 THROUGH 12 IS FOR THE BENEFIT OF DIVISION 64, LOTS 10 THROUGH 12. 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. 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 4-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 64, LOTS 13 AND 14 IS FOR THE BENEFIT OF DIVISION 64, LOTS 13 AND 14. 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. 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 64, LOTS 16 THROUGH 19 IS FOR THE BENEFIT OF DIVISION 64, LOTS 16 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. 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.

CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 21st DAY OF OCTOBER 2005

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

EXAMINED AND APPROVED THIS 21st DAY OF OCTOBER 2005

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 2nd DAY OF November 2005

CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 2nd DAY OF November 2005

AVA FRISINGER, MAYOR, CITY OF ISSAQUAH
ATTEST: Christine Farn, CLERK OF THE CITY OF ISSAQUAH

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS 7th DAY OF NOVEMBER 2005

SCOTT NOBLE, KING COUNTY ASSESSOR
ATTEST: Sumner, DEPUTY KING COUNTY ASSESSOR

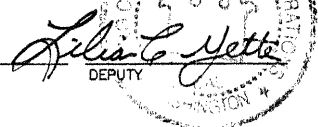
KING COUNTY FINANCE DIVISION CERTIFICATE

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 7th DAY OF November 2005

FINANCE DIVISION

Ken Guy, MANAGER, KING COUNTY FINANCE DIVISION



RECORDING CERTIFICATE

RECORDING NO. 20051107000272 FILED FOR RECORD THIS 7 DAY OF Nov. 2005 AT 09:59 A.M. IN VOLUME 230 OF PLATS, PAGES 079 THROUGH 088 RECORDS OF KING COUNTY, WASHINGTON AT THE REQUEST OF Kevin J. Vanderzanden

DIVISION OF RECORDS AND ELECTIONS

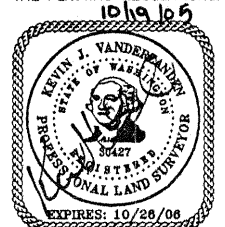
MANAGER

Kevin J. Vanderzanden, SUPERINTENDENT OF RECORDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 64 AND 65, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 25 AND 26, 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, 10/19/05
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. 04071

SHEET 1 OF 10

CITY FILE NO.: FP05-004IH

(CONTINUED ON SHEET 2)

Final Plat of Issaquah Highlands Divisions 64 and 65

(A REPLAT OF TRACT AAR, FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 63 AND 69)

A PORTION OF THE NE 1/4, SECTION 26 AND THE W 1/2 OF THE NW 1/4, SECTION 25, 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 STORM DRAIN EASEMENT WITHIN DIVISION 64, LOTS 19 THROUGH 21 IS FOR THE BENEFIT OF DIVISION 64, LOTS 20 THROUGH 22. 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. 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 64, LOTS 20 AND 24 IS FOR THE BENEFIT OF DIVISION 64, LOTS 23 AND 24. 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. 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 64, LOT 40 IS FOR THE BENEFIT OF DIVISION 64, LOTS 40 THROUGH 41. 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. 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 64, LOTS 53 AND 54 IS FOR THE BENEFIT OF DIVISION 64, LOTS 52 THROUGH 54. 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. 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 STORM DRAIN EASEMENT WITHIN DIVISION 65, LOTS 1 THROUGH 3 IS FOR THE BENEFIT OF DIVISION 65, LOTS 1 THROUGH 4. 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. 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 STORM DRAIN EASEMENT WITHIN DIVISION 65, LOTS 5 THROUGH 8 AND TRACT XXC IS FOR THE BENEFIT OF DIVISION 65, LOTS 4 THROUGH 8. 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. 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 STORM DRAIN EASEMENT WITHIN DIVISION 65, LOTS 9 THROUGH 12 IS FOR THE BENEFIT OF DIVISION 65, LOTS 9 THROUGH 13. 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. 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 STORM DRAIN EASEMENT WITHIN DIVISION 65, LOTS 15 THROUGH 17 IS FOR THE BENEFIT OF DIVISION 65, LOTS 14 THROUGH 18. 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. 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 10-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 65, LOTS 19 THROUGH 21 AND 23 IS FOR THE BENEFIT OF DIVISION 65, LOTS 19 THROUGH 24. 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. 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.

22. THE 10-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 65, LOTS 26 THROUGH 29 IS FOR THE BENEFIT OF DIVISION 65, LOTS 25 THROUGH 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. 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.

23. THE 10-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 65, LOTS 31 THROUGH 35 IS FOR THE BENEFIT OF DIVISION 65, LOTS 31 THROUGH 36. 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. 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.

24. THE 10-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 65, LOTS 36 THROUGH 41 IS FOR THE BENEFIT OF DIVISION 65, LOTS 37 THROUGH 42. 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. 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 10-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 64, TRACT XXD IS FOR THE BENEFIT OF DIVISION 64, LOTS 38 AND 39. 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. 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 10-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 64, TRACT XXD AND LOTS 27 THROUGH 37 IS FOR THE BENEFIT OF DIVISION 64, LOTS 26 THROUGH 37. 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. 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 WATER EASEMENT WITHIN DIVISION 64, LOT 6, IS FOR THE BENEFIT OF DIVISION 64, LOT 7. THE OWNER OF SAID BENEFITED LOT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITY THEY WILL 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.

EASEMENT PROVISIONS

(CONTINUED)

28. THE 5-FOOT PRIVATE WATER EASEMENT WITHIN DIVISION 64, LOT 9, IS FOR THE BENEFIT OF DIVISION 64, LOT 8. THE OWNER OF SAID BENEFITED LOT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITY THEY WILL 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.

29. THE PRIVATE WATER EASEMENT WITHIN DIVISION 65, LOT 9, IS FOR THE BENEFIT OF DIVISION 65, LOTS 7 AND 8. THE OWNERS OF SAID BENEFITED LOTS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITY THEY WILL 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.

30. DELETED BY M.D.R.T.

31. THE 5-FOOT PRIVATE WATER EASEMENT WITHIN DIVISION 65, LOTS 21 AND 22, IS FOR THE BENEFIT OF DIVISION 65, LOTS 19, 20 AND 21. THE OWNERS OF SAID BENEFITED LOTS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITY THEY WILL 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. THE 5-FOOT AND 10-FOOT PRIVATE WATER EASEMENT WITHIN DIVISION 65, TRACT XXE, IS FOR THE BENEFIT OF DIVISION 65, LOTS 30 THROUGH 33. THE OWNERS OF SAID BENEFITED LOTS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITY THEY WILL 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.

33. THE 5-FOOT AND 10-FOOT PRIVATE WATER EASEMENT WITHIN DIVISION 65, TRACT XXE, IS FOR THE BENEFIT OF DIVISION 65, LOTS 34 THROUGH 36. THE OWNERS OF SAID BENEFITED LOTS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITY THEY WILL 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.

34. THE 10-FOOT PRIVATE SEWER EASEMENT WITHIN DIVISION 65, LOTS 2 AND 3, IS FOR THE BENEFIT OF DIVISION 65, LOTS 2 THROUGH 4. THE OWNERS OF SAID BENEFITED LOTS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY THEY WILL 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.

35. THE 10-FOOT PRIVATE SEWER EASEMENT WITHIN DIVISION 65, LOTS 4 THROUGH 7, IS FOR THE BENEFIT OF DIVISION 65, LOTS 5 THROUGH 8. THE OWNERS OF SAID BENEFITED LOTS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY THEY WILL 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.

36. THE PRIVATE SEWER EASEMENT WITHIN DIVISION 65, LOT 18, IS FOR THE BENEFIT OF DIVISION 65, LOTS 19 THROUGH 21. THE OWNERS OF SAID BENEFITED LOTS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY THEY WILL 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.

37. THE 10-FOOT PRIVATE SEWER EASEMENT WITHIN DIVISION 65, TRACT XXE, IS FOR THE BENEFIT OF DIVISION 65, LOTS 30 THROUGH 33. THE OWNERS OF SAID BENEFITED LOTS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY THEY WILL 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.

38. THE 10-FOOT PRIVATE SEWER EASEMENT WITHIN DIVISION 65, TRACT XXE, IS FOR THE BENEFIT OF DIVISION 65, LOTS 34 THROUGH 36. THE OWNERS OF SAID BENEFITED LOTS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY THEY WILL 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.

39. AS EASEMENT IS HEREBY RESERVED AND GRANTED ON LOT 6, DIVISION 65, FOR ADDRESS SIGNAGE TO BENEFIT LOTS 6, 7 AND 8, DIVISION 65. THE OWNERS OF SAID BENEFITED LOTS WILL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF SAID ADDRESS SIGNAGE WITHIN THE EASEMENT AREA. 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.

40. A STORM DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON A PORTION OF DIVISION 65, LOT 18. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC IMPROVEMENTS WITHIN THE EASEMENT AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.

41. A NON-INCLUSIVE ACCESS AND MAINTENANCE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) TO ACCESS THE REAR 10.00 FEET OF LOT 8, DIVISION 65, FOR THE PURPOSE OF ACCESSING AND MAINTAINING SLOPE, ROCKERY OR WALL AREA ON BACK OF SAID LOTS, IN THE EVENT THAT THE LOT OWNER FAILS TO MAINTAIN SUCH EASEMENT AREA. 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.

42. A PRIVATE WATER EASEMENT OVER DIVISION 65, TRACT XXF, IS FOR THE BENEFIT OF DIVISION 65, LOTS 7 AND 8. THE OWNERS OF SAID BENEFITED LOTS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITY THEY WILL 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.

43. A PRIVATE SEWER EASEMENT OVER DIVISION 65, TRACT XXG, IS FOR THE BENEFIT OF DIVISION 65, LOTS 19 THROUGH 21. THE OWNERS OF SAID BENEFITED LOTS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITY THEY WILL 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 8)

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 10) 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. NOTE: THE EASEMENT PROVISIONS ON SHEETS 1 AND 2 CONTAIN MAINTENANCE OBLIGATIONS SPECIFIC TO INDIVIDUAL LOTS AND SHOULD BE REVIEWED FOR APPLICABILITY.

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. 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.

5B. 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.

6. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENT, BUT DELETING ANY COVENANTS, 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 DECEMBER 20, 1995 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9512201313 AND MODIFICATION AND/OR AMENDMENT RECORDED SEPTEMBER 19, 1996 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9609191192.

7. 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 THIS CONNECTION WE NOTE STATUTORY WARRANTY DEED AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9710221244.

8. THIS SITE IS SUBJECT TO THE 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, PAGES 30 THROUGH 39, INCLUSIVE, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20021120001602, IN KING COUNTY, WASHINGTON, UNLESS MODIFIED BY THIS PLAT.

9. THIS SITE IS SUBJECT TO THE TERMS AND PROVISION CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM (ISSAQUAH HIGHLANDS)" RECORDED FEBRUARY 18, 2003 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030218001542 AND MODIFICATION AND/OR AMENDMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO.'S 20040818002421, 20041028000309, 200411170007000903, AND 20041201000517.

10. THIS SITE IS SUBJECT TO THE RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SHORT PLAT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030428900037, IN KING COUNTY, WASHINGTON, UNLESS MODIFIED BY THIS PLAT.

11. THIS SITE IS SUBJECT TO THE RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 225 OF PLATS AT PAGES 8 THROUGH 17, INCLUSIVE, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20041201000332, IN KING COUNTY, WASHINGTON, UNLESS MODIFIED BY THIS PLAT.

12. 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 LOTS 18 THROUGH 20 AND 23 THROUGH 45 WITHIN DIVISION 65.

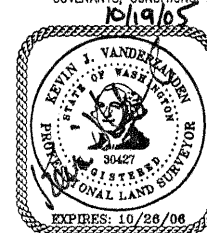
13. TRACT XXC IS HEREBY CONVEYED TO CITY OF ISSAQUAH UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, PUBLIC PEDESTRIAN ACCESS (TRAIL) AND CRITICAL AREAS.

14. TRACT XXD IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, PRIVATE UTILITIES AND PUBLIC PEDESTRIAN ACCESS. 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.

15. TRACT XXE IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, PUBLIC AND PRIVATE UTILITIES AND PUBLIC PEDESTRIAN ACCESS. 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.

16. TRACT XXF IS A PRIVATE ACCESS TRACT FOR INGRESS AND EGRESS FOR THE BENEFIT OF DIVISION 65, LOTS 6, 7 AND 8. OWNERSHIP OF LOTS 6, 7 AND 8 INCLUDES AN EQUAL AND UNDIVIDED INTEREST IN TRACT XXF AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ELECT TO MAINTAIN TRACT XXF AND SHALL DETERMINE THE DISTRIBUTION OF MAINTENANCE COSTS TO THE OWNERS OF LOTS 6, 7 AND 8 AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS UNDER RECORDING NUMBER 9704281806 AND AS AMENDED.

17. TRACT XXG IS A PRIVATE ACCESS TRACT FOR INGRESS AND EGRESS FOR THE BENEFIT OF DIVISION 65, LOTS 18 THROUGH 22. OWNERSHIP OF LOTS 18 THROUGH 22 INCLUDES AN EQUAL AND UNDIVIDED INTEREST IN TRACT XXG AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ELECT TO MAINTAIN TRACT XXG AND SHALL DETERMINE THE DISTRIBUTION OF MAINTENANCE COSTS TO THE OWNERS OF LOTS 18 THROUGH 22 AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS UNDER RECORDING NUMBER 9704281806 AND AS AMENDED.



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DESIGN

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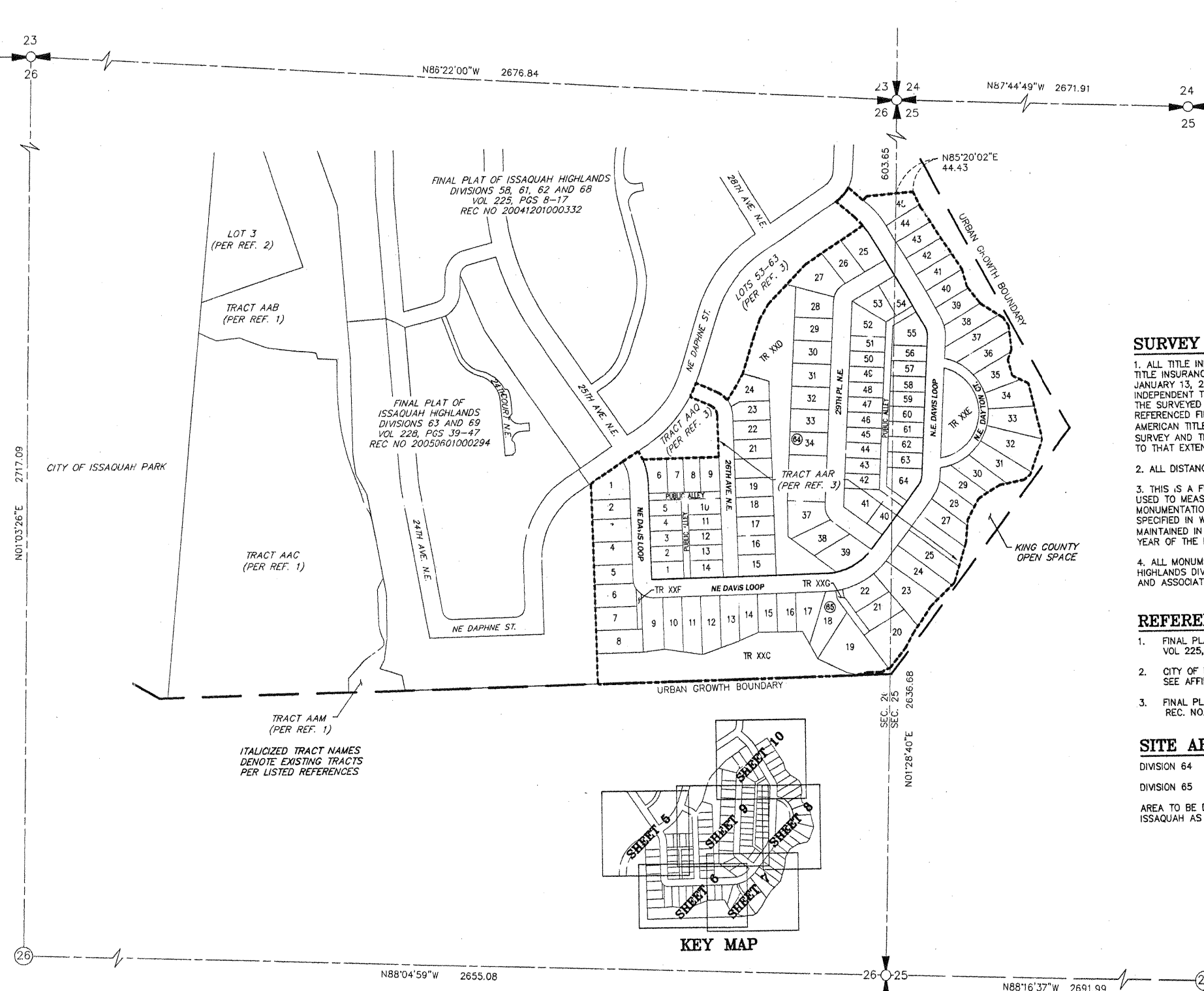
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SHEET 2 OF 10

CITY FILE NO.: FP05-004IH

Final Plat of Issaquah Highlands Divisions 64 and 65

(A REPLAT OF TRACT AAR, FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 63 AND 69)
A PORTION OF THE NE 1/4, SECTION 26 AND THE W 1/2 OF THE NW 1/4, SECTION 25, 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 58, 61,
62 AND 68, RECORDED IN VOLUME 225 OF PLATS,
PAGES 8 THROUGH 17, UNDER KING COUNTY RECORDING
NO. 20041201000332.

SURVEY NOTES

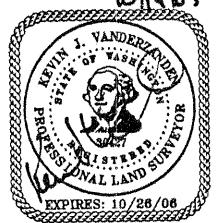
1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 4269-512998, DATED JANUARY 13, 2005. IN PREPARING THIS MAP, CORE DESIGN HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN 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 58, 61, 62 AND 68. HORIZONTAL CONTROL PROVIDED BY DAVID EVANS AND ASSOCIATES.

REFERENCES

1. FINAL PLAT OF ISSAQUAH HIGHLANDS, DIVISIONS 58, 61, 62 AND 68 VOL 225, PGS 8-17, REC. NO. 20041201000332
2. CITY OF ISSAQUAH SHORT PLAT NO. SP-03-002-IH, REC. NO. 20030428900037 SEE AFFIDAVIT OF CORRECTION REC. NO. 20030627000716
3. FINAL PLAT OF ISSAQUAH HIGHLANDS, DIVISIONS 63 AND 69, VOL 228, PGS. 39-47, REC. NO. 20050601000294

SITE AREAS

DIVISION 64	418,437± SQUARE FEET (9.6060± ACRES)
DIVISION 65	497,318± SQUARE FEET (11.4169± ACRES)
AREA TO BE DEDICATED TO CITY OF ISSAQUAH AS PUBLIC RIGHT OF WAY	196,160± SQUARE FEET (4.5032± ACRES)



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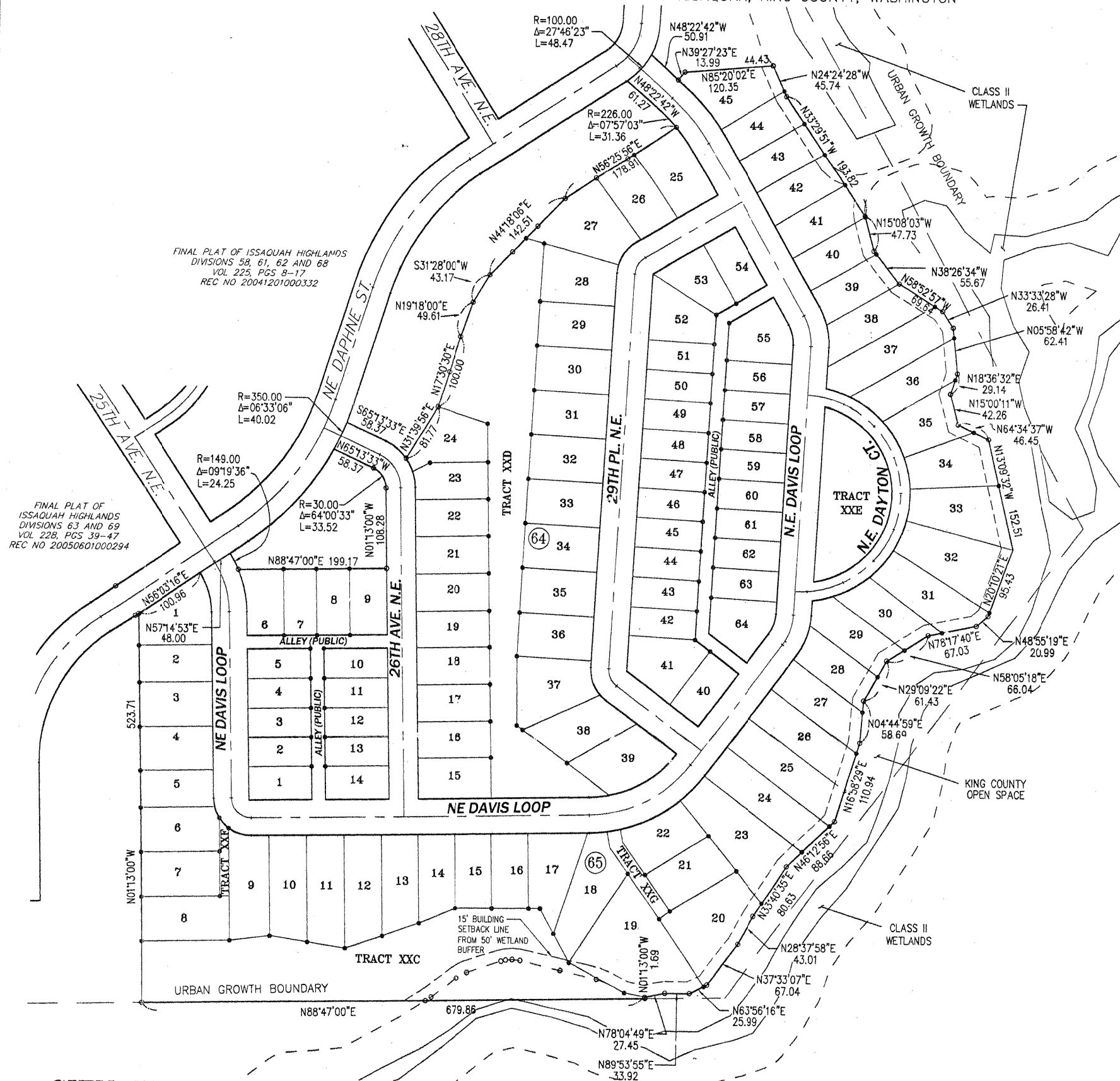
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SHEET 3 OF 10

SUBDIVISION DIAGRAM
SCALE: 1" = 200'

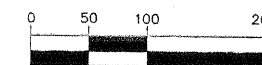
CITY FILE NO.: FP05-004IH

Final Plat of Issaquah Highlands Divisions 64 and 65

(A REPLAT OF TRACT AAR, FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 63 AND 69)
A PORTION OF THE NE 1/4, SECTION 26 AND THE W 1/2 OF THE NW 1/4, SECTION 25, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SCALE: 1" = 100'

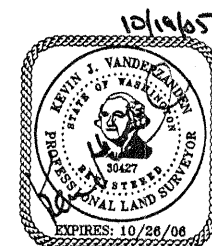


BASIS OF BEARINGS

SECTION SUBDIVISION AND BASIS OF BEARINGS PER
FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 58, 61,
62 AND 68, RECORDED IN VOLUME 225 OF PLATS,
PAGES 8 THROUGH 17, UNDER KING COUNTY RECORDING
NO. 20041201000332.

LEGEND

- SET 1/2" REBAR WITH PLASTIC SURVEY CAP
STAMPED "CORE 30427" AT CORNER
- FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP
STAMPED "CORE 30427" OR "DEA 26252" OR REBAR
TO BE SET PER FINAL PLAT OF ISSAQUAH
HIGHLANDS DIVISIONS 82, 83, 97 AND 99 AND FINAL
PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 63 AND
69.



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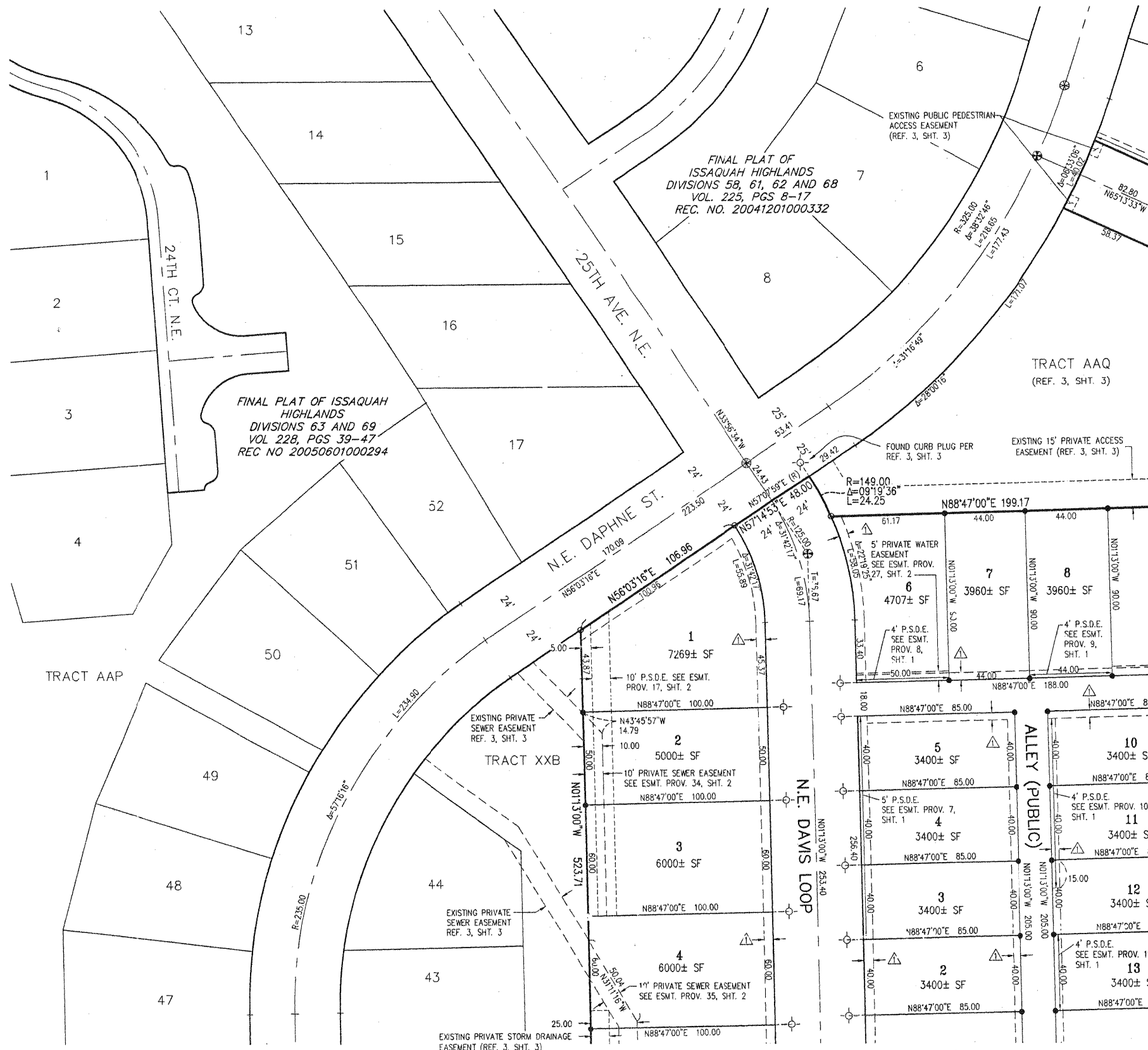
JOB NO. 04071

SHEET 4 OF 10

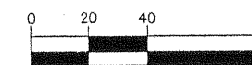
CITY FILE NO.: FP05-004IH

Final Plat of Issaquah Highlands Divisions 64 and 65

(A REPLAT OF TRACT AAR, FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 63 AND 69)
A PORTION OF THE NE 1/4, SECTION 26 AND THE W 1/2 OF THE NW 1/4, SECTION 25, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SCALE: 1" = 40'

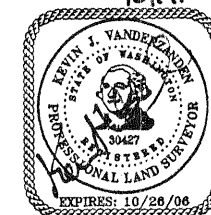


BASIS OF BEARINGS

SECTION SUBDIVISION AND BASIS OF BEARINGS PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 58, 61, 62 AND 68, RECORDED IN VOLUME 225 OF PLATS, PAGES 8 THROUGH 17, UNDER KING COUNTY RECORDING NO. 20041201000332.

LEGEND

- P.S.D.E. PRIVATE STORM DRAINAGE EASEMENT
- ⊗ MONUMENT SET PER REF. 1, SHT. 3
 - ⊕ MONUMENT SET PER CITY OF ISSAQUAH STANDARDS
 - SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 30427" AT CORNER
 - FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 30427" OR "DEA 26252" OR REBAR TO BE SET PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 82, 83, 97 AND 99 AND FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 63 AND 69.
 - ⌘ SET TACK IN LEAD WITH WASHER STAMPED "CORE 30427" IN LIEU OF FRONT CORNER AT 8.75' OFFSET TO CORNER ALONG N.E. DAVIS LOOP AND 29TH PL. N.E., 0.25' OFFSET TO CORNER ALONG N.E. DAYTON CT., OR 7.75' OFFSET TO CORNER ALONG 26TH AVE. N.E., UNLESS SHOWN OTHERWISE
 - △ PRIVATE DRY UTILITY EASEMENT. SEE EASEMENT PROVISION 1, SHEET 1.
 - △ PUBLIC PEDESTRIAN ACCESS EASEMENT. SEE EASEMENT PROVISION 4, SHEET 1.



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SHEET 5 OF 10

CITY FILE NO.: FP05-004IH

SEE SHEET 6 FOR CONTINUATION

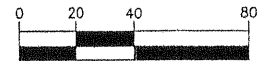
SEE SHEET 9 FOR CONTINUATION

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SCALE: 1" = 40'

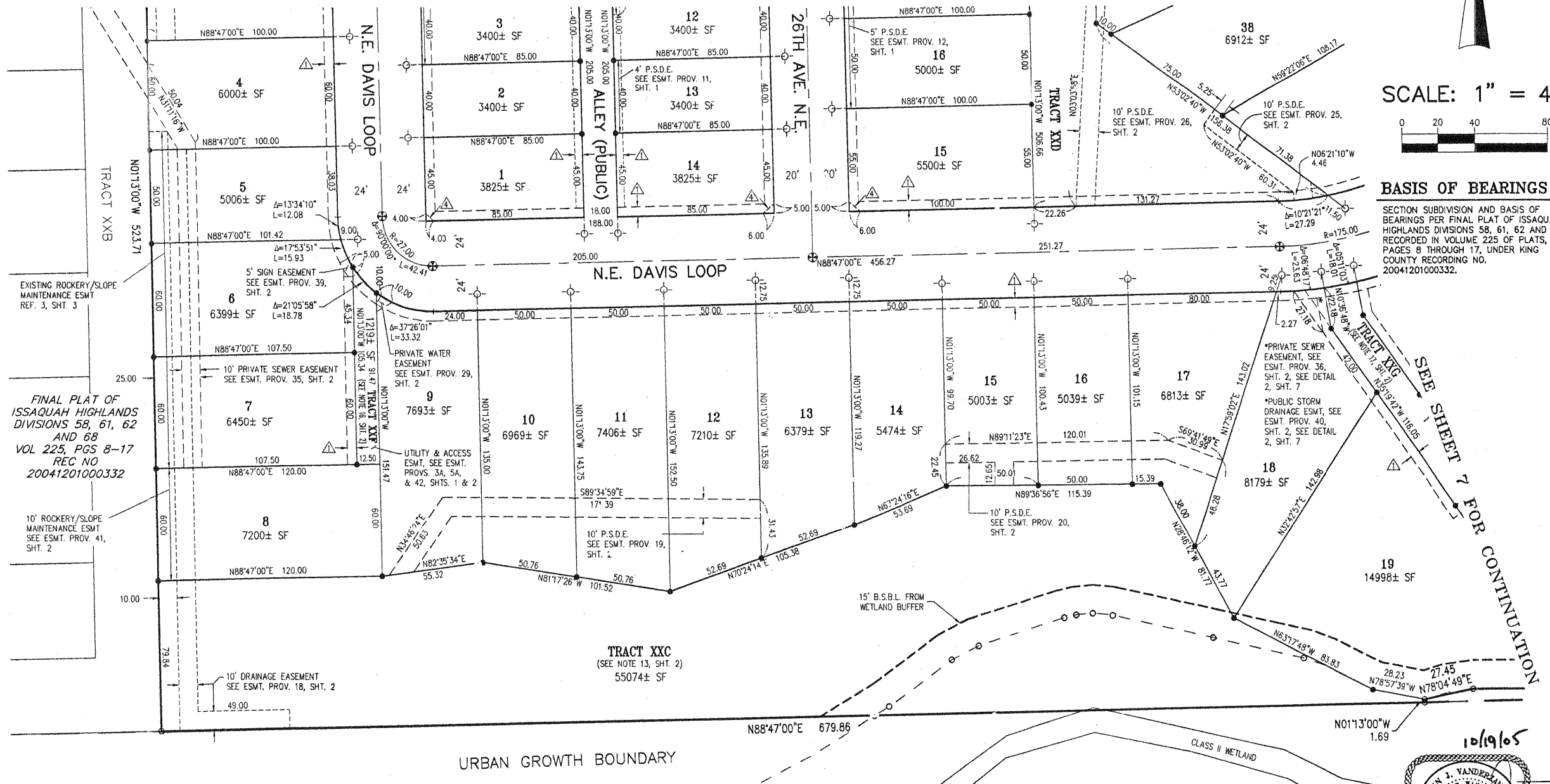


BASIS OF BEARINGS

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SEE SHEET 5 FOR CONTINUATION

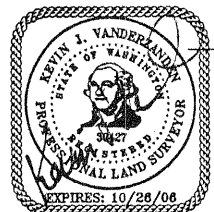
SEE SHEET 9 FOR CONTINUATION



LEGEND

- B.S.B.L. BUILDING SETBACK LINE
- P.S.D.E. PRIVATE STORM DRAINAGE EASEMENT
- ⊕ MONUMENT SET PER CITY OF ISSAQUAH STANDARDS
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 30427" AT CORNER
- FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 30427" OR "DEA 26252" OR REBAR TO BE SET PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 82, 83, 97 AND 99 AND FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 63 AND 69.

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SHEET 6 OF 10

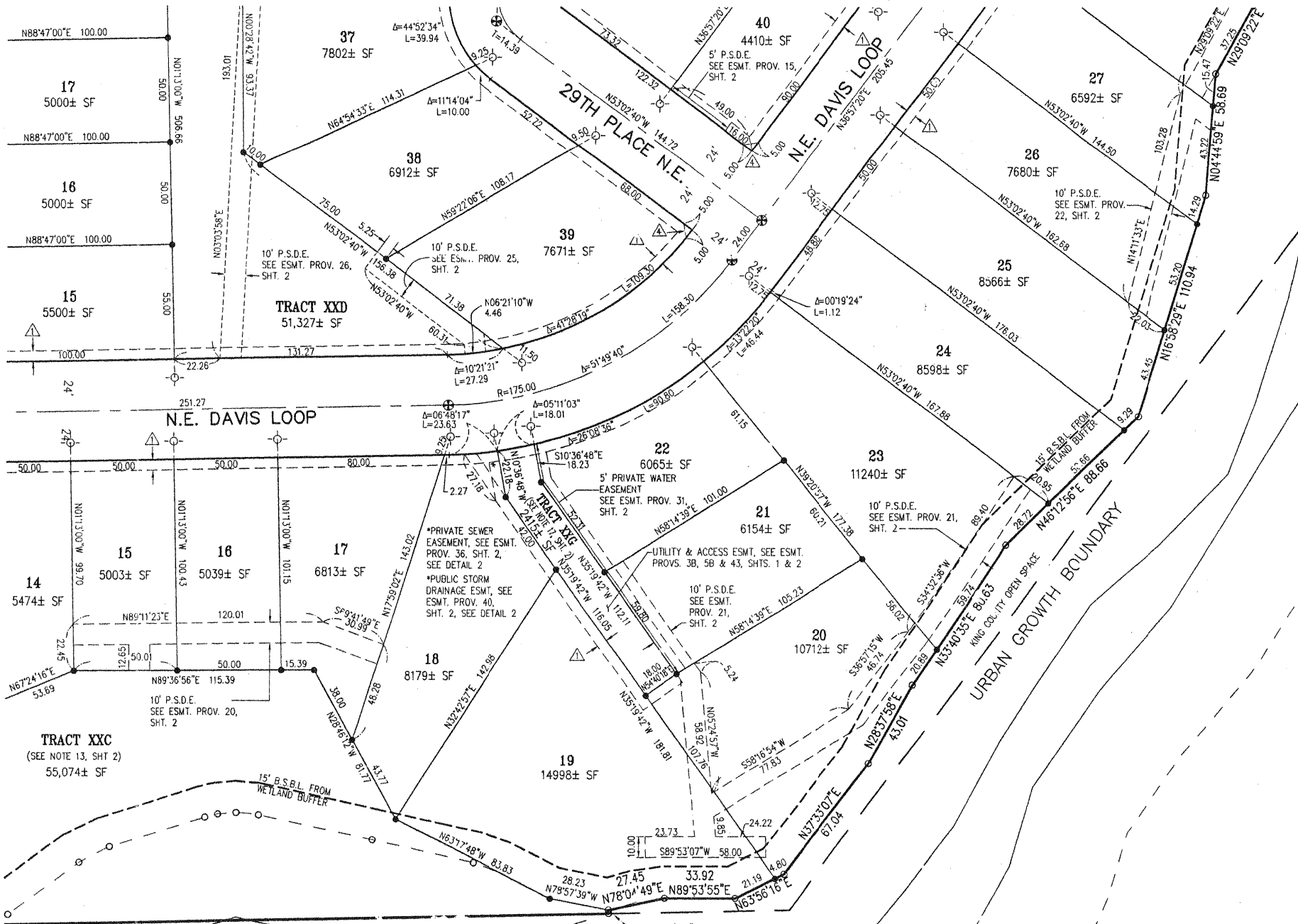
CITY FILE NO.: FP05-004IH

Final Plat of Issaquah Highlands Divisions 64 and 65

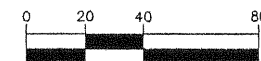
(A REPLAT OF TRACT AAR, FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 63 AND 69)
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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 9 FOR CONTINUATION

SEE SHEET 8 FOR CONTINUATION



SCALE: 1" = 40'



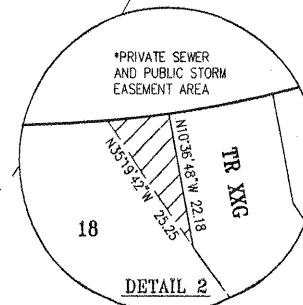
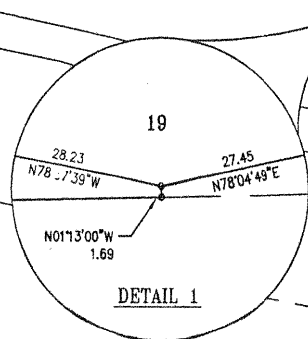
BASIS OF BEARINGS

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LEGEND

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SEE SHEET 6 FOR CONTINUATION



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SHEET 7 OF 10

CITY FILE NO.: FP05-004IH

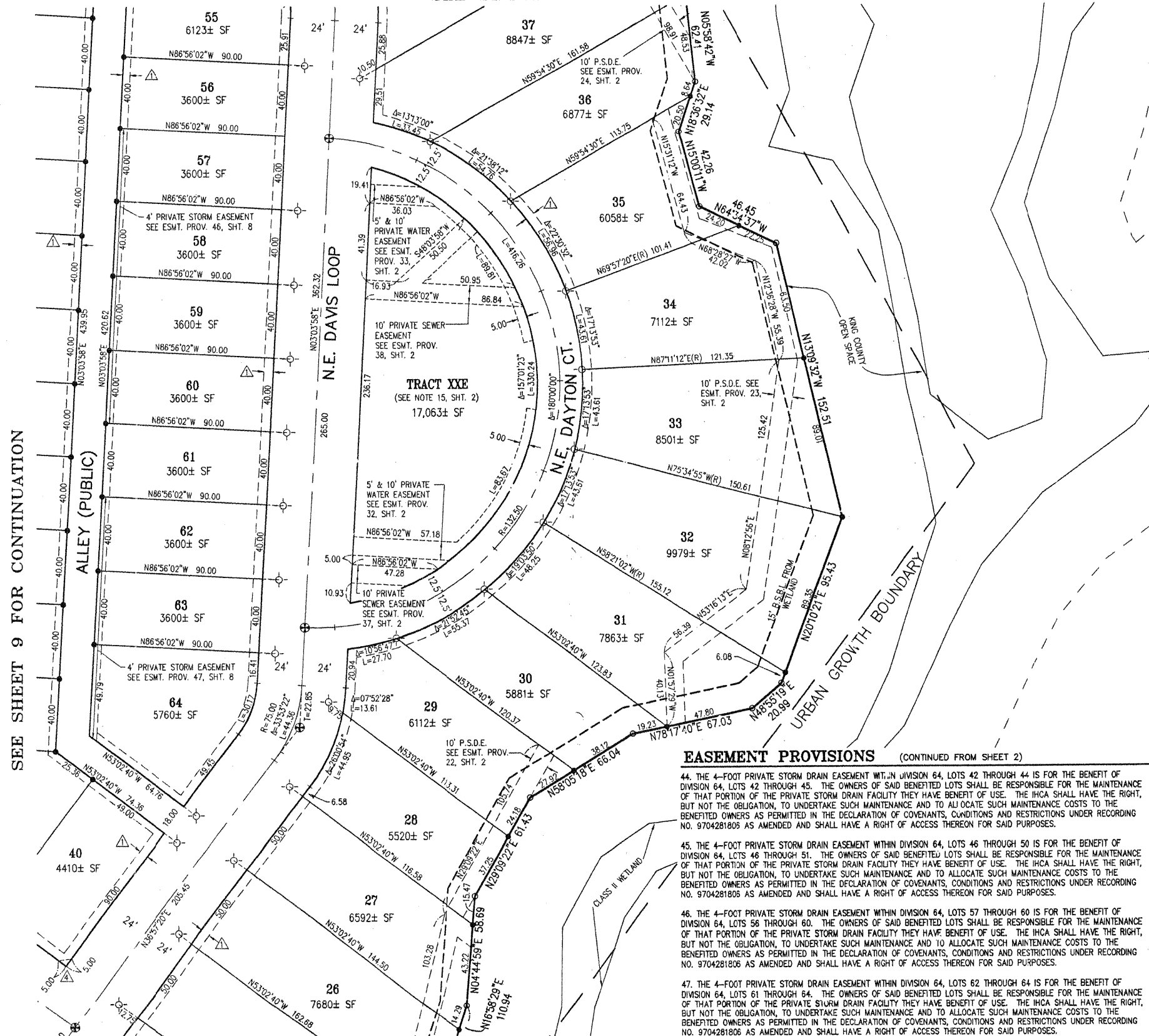
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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 10 FOR CONTINUATION



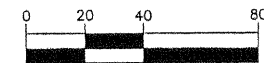
SEE SHEET 9 FOR CONTINUATION

CITY FILE NO.: FP05-004IH

SEE SHEET 7 FOR CONTINUATION



SCALE: 1" = 40'



BASIS OF BEARINGS

SECTION SUBDIVISION AND BASIS OF BEARINGS PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 58, 61, 62 AND 68, RECORDED IN VOLUME 225 OF PLATS, PAGES 8 THROUGH 17, UNDER KING COUNTY RECORDING NO. 20041201000332.

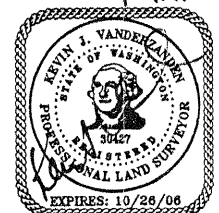
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- △ PUBLIC PEDESTRIAN ACCESS EASEMENT. SEE EASEMENT PROVISION 4, SHEET 1.

EASEMENT PROVISIONS

(CONTINUED FROM SHEET 2)

44. THE 4-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 64, LOTS 42 THROUGH 44 IS FOR THE BENEFIT OF DIVISION 64, LOTS 42 THROUGH 45. 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. 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.
45. THE 4-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 64, LOTS 46 THROUGH 50 IS FOR THE BENEFIT OF DIVISION 64, LOTS 46 THROUGH 51. 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. 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.
46. THE 4-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 64, LOTS 57 THROUGH 60 IS FOR THE BENEFIT OF DIVISION 64, LOTS 56 THROUGH 60. 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. 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.
47. THE 4-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN DIVISION 64, LOTS 62 THROUGH 64 IS FOR THE BENEFIT OF DIVISION 64, LOTS 61 THROUGH 64. 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. 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.



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SHEET 8 OF 10

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Final Plat of Issaquah Highlands Divisions 64 and 65

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A PORTION OF THE NE 1/4, SECTION 26 AND THE W 1/2 OF THE NW 1/4, SECTION 25, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 10 FOR CONTINUATION

SEE TRACT XXD
DETAIL
THIS SHEET

TRACT XXD
(SEE NOTE 14, SHT. 2)
51,327± SF

29TH PLACE N.E.

ALLEY (PUBLIC)

SEE SHEET 8 FOR CONTINUATION

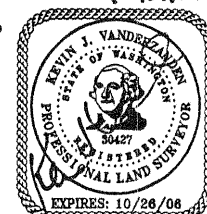
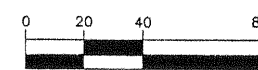
BASIS OF BEARINGS

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PER FINAL PLAT OF ISSAQUAH HIGHLANDS
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20041201000332.

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 - △ ROCKERY ACCESS AND MAINTENANCE EASEMENT. SEE EASEMENT PROVISION 6, SHEET 1.

SCALE: 1" = 40'



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SHEET 9 OF 10

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CITY FILE NO.: FP05-004IH

SEE SHEET 7 FOR CONTINUATION

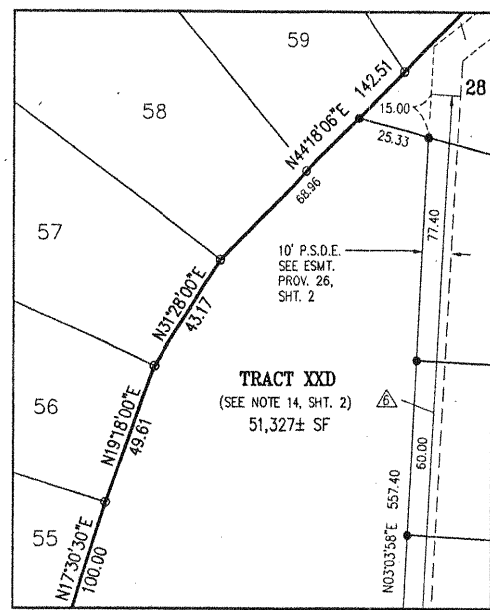
SEE SHEET 5 FOR CONTINUATION

TRACT AAQ
FINAL PLAT OF ISSAQUAH
HIGHLANDS DIV. 63 AND 69
REC. NO. 20050601000294

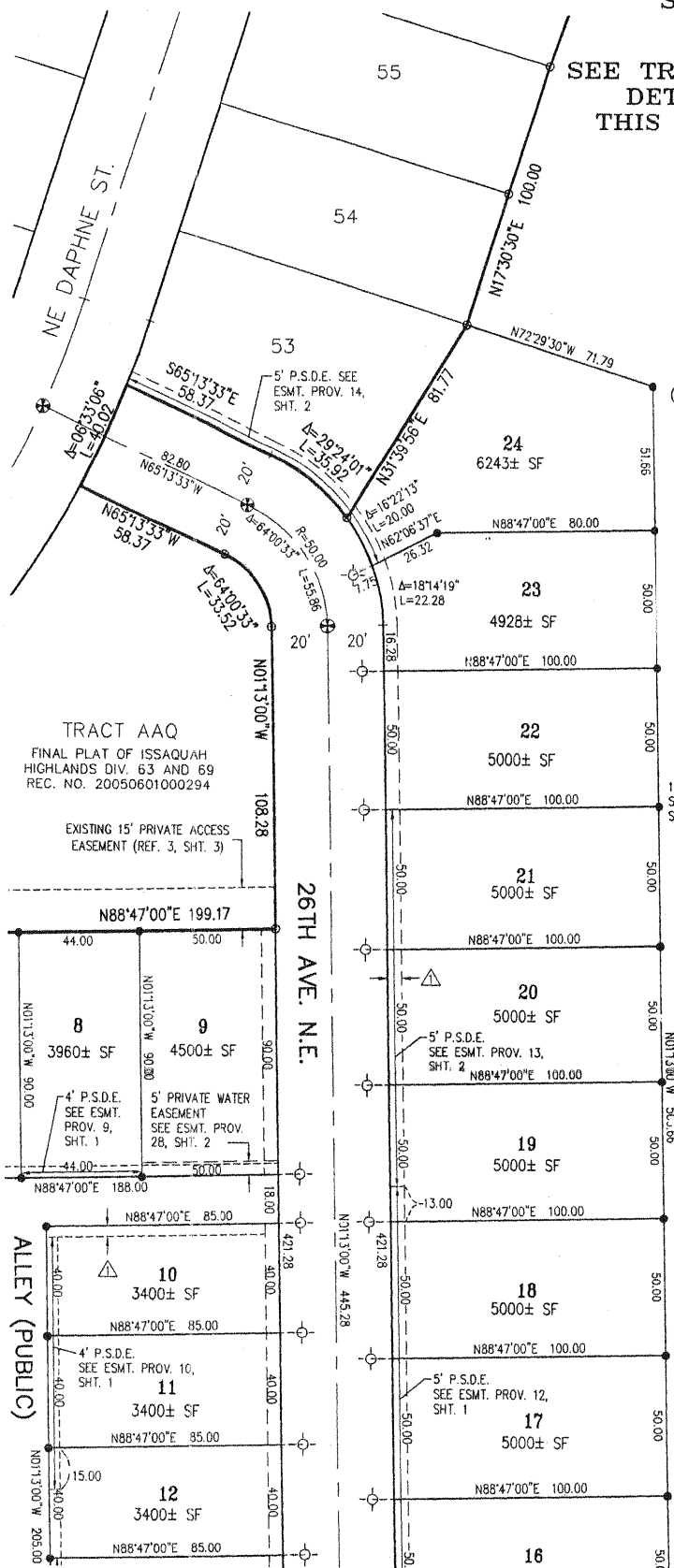
EXISTING 15' PRIVATE ACCESS
EASEMENT (REF. 3, SHT. 3)

26TH AVE. N.E.

ALLEY (PUBLIC)



TRACT XXD DETAIL

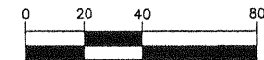


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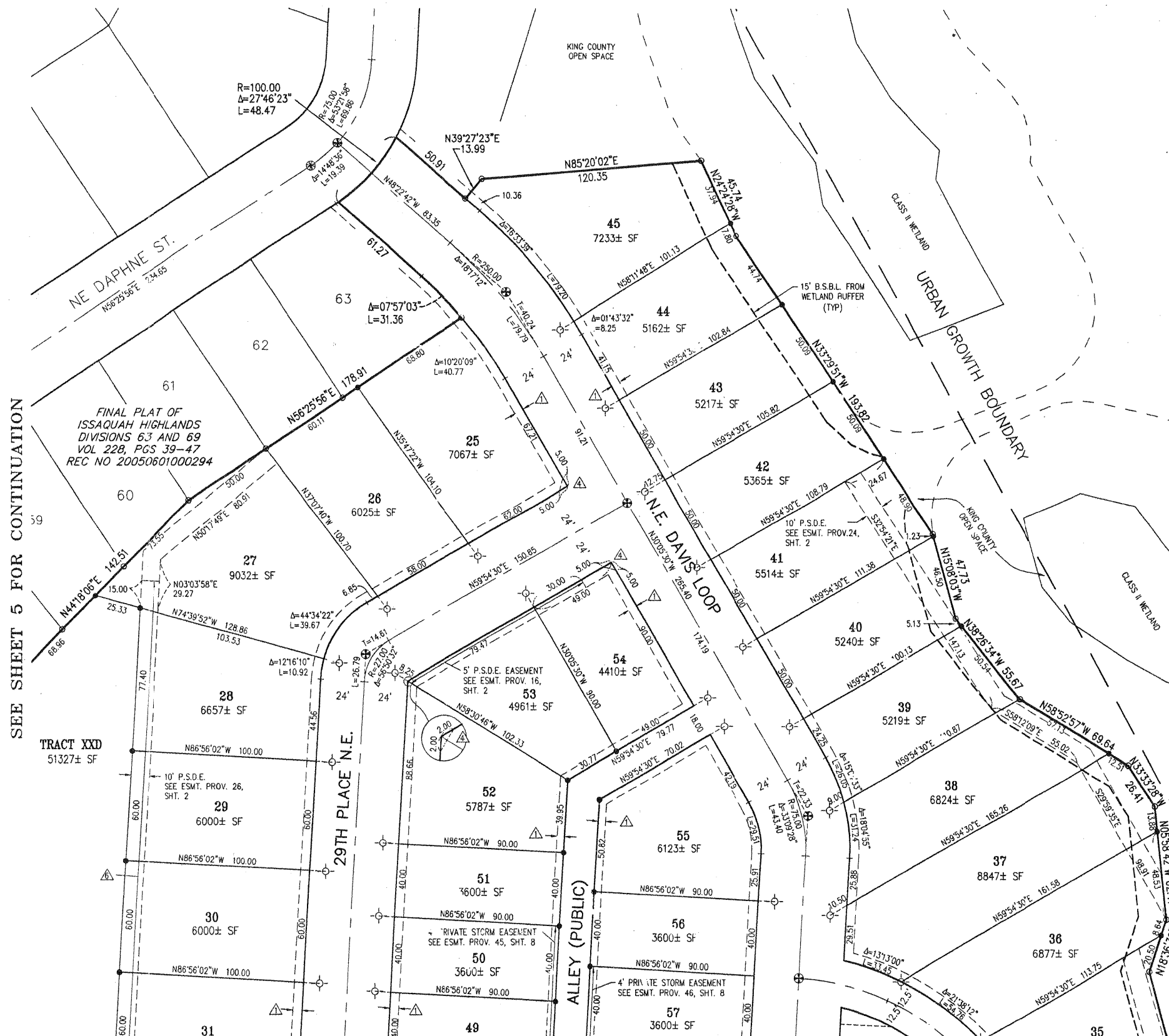


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SHEET 10 OF 10

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