FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 72, 73 AND 74 (BEING A REPLAT OF TRACT AAI, FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISION 71.)

PORTION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, 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, easements and rights of way which are shown hereon (excluding any private roads shown on this plat) also the right to make necessary slopes for cuts and fills upon the lots and blocks shown on the face of this plat in the original reasonable grading of the public streets and avenues shown hereon; and dedicate to the City of Issaquah free and clear of all encumbrances, except as shown hereon; and dedicate all publicly—designated easements for public utilities in favor of the City of Issaquah and grant to the City of Issaquah authority to assign last said publicly—designated easements to other public utilities at its discretion. Further, we waive for ourselves, our heirs and assigns, and any person or entity deriving title from the undersigned, any and all claims for damages against the City of Issaquah and its successors and assigns which may be occasioned to the adjacent lands of this subdivision by the establishment, construction, or maintenance of roads and/or drainage systems with this subdivision.

{In witness whereof we set our hands and seals.}

SS

GRAND-GLACIER LLC, A WASHINGTON LIMITED LIABILITY COMPANY

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

JUDD KIRK, PRESIDENT KW

ACKNOWLEDGMENTS

STATE OF WASHINGTON)

COUNTY OF KING

the said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year

Vanden & Melon NOTARY PUBLIC in and for the State of Washington, residing at Bulli

My appointment expires 8-1-06 Print Name Claudia S. Nulson

RECORDING CERTIFICATE

Filed for record at the request of the City of Issaquah this $\frac{7}{200}$ day of $\frac{100}{2000}$ winutes past $\frac{100}{2000}$ a.m., in Volume $\frac{230}{2000}$ of Plats at pages $\frac{089-09}{2000}$ Records of King County, Washington.

Recording No. 2005/107000380

DIVISION OF RECORDS AND ELECTION

Manager

APPROVALS Examined and approved this 281 day of OCTOBER 2005 A.D. h M.D.R.T. Program Director Examined and approved this 28th day of October 2005 A.D. Works Director, City of Issaquah nined and approved this **2rd** day of **November** 2005 A.D.

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 for collection on any of the property herein contained dedicated as streets, easements, Tracts, or for other public uses, are paid in full.

Dated this 7th day of November 2005 A.D.

Ken Guid Manager, King County Office of Finance

TREASURER'S CERTIFICATE

I hereby certify that there are no delinquent special assessments certified to this office for collection, and that all special assessments certified for collection on any of the property herein contained dedicated as streets, easements, Tracts, or for other public uses, are paid in full.

Dated this 2Nd day of November 2005 A.D.

Examined and approved this 7th day of NOVEMBER.

Deputy King County Assessor 3630(4-0190

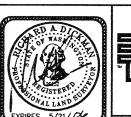
Attest: Wisher the

Tiliait.

SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Divisions 72, 73 and 74, Issaquah Highlands, is based upon an actual survey of Section 24, Township 24 North, Range 6 East, W.M., that the courses and distances are shown correctly that the centerline street monuments as graphically delineated 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.

DCT. 19,2005



10/19/04



DAVID EVANS AND ASSOCIATES INC.

415 - 118th Avenue SE Bellevue Washington 98005-3518 Phone: 425.519.6500

<u>FP05-0</u>06IH

SHEET

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

EASEMENT PROVISIONS

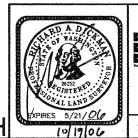
- EASEMENT PROVISIONS

 1. A PRIVATE DRY UTILITIES EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY, OWEST, COMCAST, GRAND—GLACIER LLC, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON A EXTERIOR 5.00 FEET PARALLEL WITH THE ADJOINING THE PUBLIC STREET FRONTAGE OF LOTS AND TRACTS ("BP', 'BN', 'BS', 'BU', AND 'BV') AS SHOWN HEREON AND A 5 FOOT WIDE STRIP OF PRIVATE LAND OVER, UNDER, THROUGH AND ACROSS DIMSIONS 72, 73 AND 74, AS SHOWN HEREON. FURTHER EASEMENTS ARE RESERVED OVER PRIVATE LANDS FOR VAULTS, PEDESTALS AND RELATED FACILITIES ("VAULT EASEMENTS") ADJACENT TO THE 5-FOOT WIDE UTILITY EASEMENTS RESERVED IN THE PRECEDING SENTENCE AS FOLLOWS: (A) THE VAULT EASEMENTS MAY OCCUPY UP TO AN ADDITIONAL 5-FEET IN WIDTH (FOR A TOTAL WIDTH OF 10 FEET), WITH THE LENGTH OF EACH VAULT EASEMENT AS NEEDED TO LOCATE, OPERATE, AND REPAIR THE FACILITY; (B) THE NUMBER AND LOCATION OF VAULT EASEMENTS WILL BE "AS INSTALLED" DURING THE UTILITY'S INITIAL INSTALLATION OF FACILITIES; AND (C) ALL PRIVATE LAND THAT DOES NOT HAVE VAULT, PEDESTALS OR RELATED FACILITIES INSTALLED ON IT IS RELEASED AUTOMATICALLY FROM THE VAULT EASEMENTS UPON FINAL COMPLETION OF THE INITIAL INSTALLATION OF SUCH FACILITIES WITHIN THIS PLAT. THE EASEMENTS AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES, WIRES, VAULTS AND PEDESTALS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIMISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELECOMMUNICATIONS, DATA TRANSMISSION, AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED, FURTHER, THESE ENTITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIMISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELECOMMUNICATIONS, DATA TRANSMISSION, OR DATA TRANSMISSION OR FRANCHISE REQUIRMENTS. THESE ENTITIES AND OTHER EDUPON THE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WITES FOR TRANSMISSION USES SHALL BE PLECED OR PERMITTED TO
- 2. A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON A 2.00 FOOT WIDE STRIP OF PRIVATE LAND LYING PARALLEL WITH AND ADJACENT TO ALL STREET AND ALLEY FRONTAGE (I.E. THE OUTER 2' OF THE 5.00 FOOT WIDE EASEMENT CREATED IN PARAGRAPH 1 ABOVE). THE EASEMENT IS FOR THE PURPOSE OF CITY ACCESS TO ANY PUBLIC IMPROVEMENT WITHIN THE RIGHT-OF-WAY WHICH ADJOINS THE EASEMENT AREA FOR MAINTENANCE, REPAIR, OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENT, FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION. NO STRUCTURES (EXCEPT FOR ROCKERIES, AND RETAINING WALLS, WITH PRIOR APPROVAL OF THE CITY OF ISSAQUAH) SHALL BE INSTALLED, NOR PERMANENT OR ON-GOING USE MADE IN THE EASEMENT AREA.
- 3. A VARIED WIDTH PUBLIC STORM DRAINAGE EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF ISSAGUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON LOT 7, DIVISION 74 AS PLOTTED ON SHEET 6. 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 VARIED WIDTH PUBLIC STORM DRAINAGE EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON LOT 9, DIVISION 73, AS SHOWN ON SHEET 9, I CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT, AND MAINTAIN PUBLIC IMPROVEMENTS WITHIN THE EASE AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THACTIWTIES.
- 5. A VARIED WIDTH PUBLIC STORM DRAINAGE EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON TRACT 'BU' AND LOT 1, DIVISION 73, AS PLOTTED ON SHEETS 7 AND 10. 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.
- 6. A 15 FOOT WIDE PUBLIC SEWER EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON TRACT 'BS' AND LOTS 24 AND 25, DIVISION 73 AS PLOTTED ON SHEETS 8 AND 9. 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.
- 7. VARIED WIDTH PUBLIC STORM DRAINAGE EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON TRACT 'BS' AS PLOTTED ON SHEETS 8 AND 9. 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.
- 8. A VARIED WIDTH PUBLIC STORM DRAINAGE EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON LOT 21, DIVISION 73 AS PLOTTED ON SHEET 8. 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.
- 9. A VARIED WIDTH PUBLIC STORM EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON TRACT 'BW', AS PLOTTED ON SHEETS 9 AND 10. 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.
- 10. A VARIED WIDTH PRIVATE STORM AND PRIVATE SEWER EASEMENT, OVER, UNDER, THROUGH AND ACROSS TRACT 'BV, AS PLOTTED ON SHEET 9, IS FOR THE BENEFIT OF LOTS 4 THROUGH 8, DIVISION 73. THE OWNER(S) OF SAID BENEFITED LOT(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY HEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY USED IN COMMON. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (HICA) 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 NUMBER 9704281806 AND AS AMENDED.
- 11. A 10 FOOT WIDE PRIVATE STORM DRAINAGE EASEMENT OVER, UNDER. THROUGH AND ACROSS TRACT 'BV' AND LOTS 2 AND 3, DIVISION 72, AS PLOTTED ON SHEETS 7 AND 10, IS FOR THE BENEFIT OF LOTS 5 THROUGH 9, DIVISION 72 AND LOTS 3 THROUGH 8, DIVISION 74. THE OWNER(S) OF SAID BENEFITED LOT(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY USED IN COMMON. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL HAVE THE RICHT, 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 NUMBER 9704281806 AND AS AMENDED.
- 12. AN ACCESS EASEMENT OVER AND UPON THE FOLLOWING TRACTS IS RESERVED FOR AND GRANTED TO THE BENEFITING LOT OWNERS, THEIR GUESTS, AND TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS: TRACT 'BO' FOR LOTS 14 AND 15; AND TRACT 'BR' FOR LOTS 14, 15, 16, 17 AND 18, DIVISION 74.
- 13. A VARIED WIDTH PRIVATE STORM DRAIN EASEMENT OVER, UNDER, THROUGH AND ACROSS LOTS 6 THROUGH 13, DIMSION 74, AS PLOTTED ON SHEETS 5, 6 AND 7, IS FOR THE BENEFIT OF LOTS 5 THROUGH 13, DIMSION 74 (REFERRING TO EASEMENT PROVISION NO. 11 ON THE FACE OF THE ISSAQUAH HIGHLANDS FINAL PLAT OF DIVISION 71 UNDER RECORDING NUMBER 20041117000781). THE OWNER(S) OF SAID BENEFITED LOT(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY USED IN COMMON. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (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 NUMBER 9704281806 AND AS AMENDED.
- 14. THE 10 FOOT PRIVATE SEWER EASEMENT OVER, UNDER, THROUGH AND ACROSS LOTS 24 AND 25, DIMSION 73, AS PLOTTED ON SHEETS 8 AND 9, IS FOR THE BENEFIT OF LOTS 23 THROUGH 26, DIMSION 73. THE OWNER(S) OF SAID BENEFITED LOT(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY HEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY USED IN COMMON. THE ISSAGUAH HIGHLANDS COMMUNITY ASSOCIATION (HCA) 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 NUMBER 9704281806 AND AS AMENDED.
- 15. THE 10 FOOT PRIVATE STORM DRAIN EASEMENT OVER, UNDER, THROUGH AND ACROSS LOT 11, DIMSION 74, AS PLOTTED ON SHEET 5, IS FOR THE BENEFIT OF LOTS 10 AND 11, DIMSION 74. THE OWNER(S) OF SAID BENEFITED LOT(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY HEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY USED IN COMMON. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (HICA) 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 NUMBER 9704281806 AND AS AMENDED.
- 16. THE 10 FOOT PRIVATE STORM DRAIN EASEMENT OVER, UNDER, THROUGH AND ACROSS LOT 9, DIVISION 74, AS PLOTTED ON SHEETS 5 AND 6, IS FOR THE BENEFIT OF LOTS 8 AND 9, DIVISION 74. THE OWNER(S) OF SAID BENEFITED LOT(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY USED IN COMMON. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL HAVE THE RIGHT, BUT NOT THE OBUGATION, 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 NUMBER 9704281806 AND AS AMENDED.

SEE SHEET 3 FOR EASEMENT PROVISIONS CONT'

NOTES AND RESTRICTIONS

- 1. ALL MONUMENTS DELINEATED ON SHEET 3 OF 10 AS FOUND WERE FIELD VISITED AS STATED.
- 2. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING 3 AND 5 SECOND ELECTRONIC THEODOLITES WITH INTEGRAL ELECTRONIC DISTANCE MEASURING UNITS. THE LINEAR AND ANGULAR CLOSURE OF THE TRAVERSE MET OR EXCEEDED THE STANDARDS OF W.A.C. 332-130-090.
- 3. NO EXISTING LOT OR DIMSION IN THIS PLAT SHALL BE DIMDED OR CHANGED WHEREBY THE ALLOWABLE DEVELOPMENT, AS DEFINED IN THE DEVELOPMENT AGREEMENT, IS EXCEEDED; EXCEPT WHEN AND IF THE DEVELOPMENT AGREEMENT IS TERMINATED, THE CITY OF ISSAQUAH MAY ALLOW THE ALLOWABLE DEVELOPMENT TO BE EXCEEDED.
- 4. UNLESS SPECIFICALLY DESCRIBED IN THE EASEMENT PROVISIONS, ALL FUTURE PRIVATE UTILITY STUB-OUTS AND EASEMENTS AS SHOWN HEREON, SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
- 5. FUTURE FOUNDATIONS OF ANY STRUCTURES MAY NOT EXTEND BEYOND THE BUILDING SETBACK LINES (B.S.B.L.), EXCEPT MINOR STRUCTURAL INTRUSIONS MAY BE PERMITTED AS DEFINED IN THE ISSAQUAH HIGHLANDS CRITICAL AREA DEVELOPMENT STANDARDS UPON APPROVAL OF THE CITY OF ISSAQUAH.
- 6. STRUCTURES, OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OVERHANGS) SHALL NOT BE PERMITTED WITHIN THE ACCESS EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON AND DEDICATED TO THE CITY.
- 7. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE, CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION USES SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.
- 8. THIS PLAT IS SUBJECT TO CERTAIN CONDITIONS OF THE PRELIMINARY PLAT, PP-01-003H, WHICH WILL APPLY TO FUTURE FINAL PLATS OF FUTURE DEVELOPMENT TRACTS, SITE DEVELOPMENT PERMITS AND UTILITY PERMITS WITHIN THIS FINAL PLAT.
- 9. 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.
- 10. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER A.F.N. 9508160202 (SCHOOL MITIGATION AGREEMENT REGARDING THE GRAND RIDGE URBAN PLANNED DEVELOPMENT), AND AS AMENDED BY INSTRUMENT FILED UNDER RECORDING NO. 9712121468.
- 11. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN DOCUMENT RECORDED UNDER A.F.N. 9606180756 (RECORDED TO GIVE NOTICE OF THE JOINT AGREEMENT INCLUDING THE EASTERN ACCESS COVENANTS [THREE-PARTY]). AND AS MODIFIED.
- 12. THIS PLAT IS SUBJECT TO THE AGREEMENT AND ITS TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT FILED UNDER RECORDING NO. 9606251228 (RECORDED TO GIVE NOTICE OF THE ANNEXATION AND DEVELOPMENT AGREEMENT [TWO-PARTY]), AND AS AMENDED.
- 13. THIS PLAT IS SUBJECT TO PROVISIONS OF ARTICLES OF INCORPORATION AND BY-LAWS OF THE ISSAQUAH HIGHLANDS HOMEOWNERS ASSOCIATION, AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION.
- 14. THIS PLAT IS SUBJECT TO THE RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENT AND PROVISION, IF ANY, CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 211 OF PLATS AT PAGES 7 THROUGH 13, UNDER RECORDING NO. 20021204000062, EXCEPT AS MODIFIED BY THIS PLAT.
- 15. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS" AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 20021204000141.
- 16. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM (ISSAQUAH HIGHLANDS)" AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 20030218001542, AND AS AMENDED.
- 17. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS" AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 20030911002246 AND AS AMENDED.
- 18. THIS PLAT IS SUBJECT TO THE TERMS, CONDITIONS AND RESTRICTIONS, IF ANY, CONTAINED AND/OR DELINEATED ON THE FACE OF THE CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-03-004-IH RECORDED IN BOOK 161 OF SURVEY AT PAGES 10, 10A AND 10B, UNDER RECORDING NO. 20030625900015, EXCEPT AS MODIFIED BY THIS PLAT.
- 19. THIS PLAT IS SUBJECT TO THE RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, CONTAINED AND/OR DELINEATED IN THE FACE OF THE PLAT RECORDED IN VOLUME 224 OF PLATS AT PAGES 95 THROUGH 100 INCLUSIVE, UNDER RECORDING NO. 20041117000781, IN KING COUNTY, WASHINGTON, EXCEPT AS MODIFIED BY THIS PLAT.
- 20. THIS PLAT IS SUBJECT TO TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT" AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 20050317001232.
- 21. THIS PLAT IS SUBJECT TO TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT" AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 20050414000985.
- 22. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES, OR NON-ORGANIC, NON-SLOW RELEASE FERTILIZERS IS PROHIBITED IN THE 15 FOOT BUILDING SETBACK AREA FROM STREAM AND WETLAND BUFFERS IN TRACTS 'BR', 'BN', 'BO', 'BV', LOTS 17 THROUGH 21, DIVISION 73 AND LOT 19, DIVISION 74.
- 23. TRACTS 'BN', 'BP', 'BS', 'BU' AND 'BV' ARE HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE AND PUBLIC ACCESS. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL HAVE THE RIGHT TO ALLOCATE 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. TRACT 'BO' IS PRIVATE ACCESS TRACT FOR INGRESS AND EGRESS FOR THE BENEFIT OF DIVISION 74 LOTS 14 AND 15. OWNERSHIP OF LOTS 14 AND 15 INCLUDES AN EQUAL AND UNDIVIDED INTEREST IN TRACT 'BO' AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT. THE LOT 14 AND 15 LOT OWNERS SHALL ALSO SHARE EQUALLY IN THE MAINTENANCE COSTS ON THAT PORTION OF TRACT BR USED TO ACCESS THEIR LOTS. (I.E. THAT PORTION OF TRACT 'BR' BETWEEN LOTS 15 AND 16, DIVISION 74) THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IRCA) SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ELECT TO MAINTAIN TRACT 'BO' AND SHALL DETERMINE THE DISTRIBUTION OF MAINTENANCE COSTS TO THE OWNERS OF LOTS 14 AND 15 AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS UNDER RECORDING NUMBER 9704281806 AND AS AMENDED.
- 25. TRACT 'BR' IS PRIVATE ACCESS TRACT FOR INGRESS AND EGRESS FOR THE BENEFIT OF DIVISION 74 LOTS 16, 17 AND 18 AND AN INGRESS AND EGRESS EASEMENT TO THE BENEFIT OF TRACT 'BO'. OWNERSHIP OF LOTS 16, 17 AND 18 INCLUDES AN EQUAL AND UNDIVIDED INTEREST IN TRACT 'BR' AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT. DIVISION 74, LOTS 14 AND 15 LOT OWNERS SHALL ALSO SHARE EQUALLY IN THE MAINTENANCE COSTS ON THAT PORTION OF TRACT 'BR' USED TO ACCESS THEIR LOTS. (I.E. THAT PORTION OF TRACT 'BR' BETWEEN LOTS 15 AND 16, DIVISION 74, BEING THE WESTERLY 20 FEET OF SAID TRACT 'BR') THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (HICA) SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ELECT TO MAINTAIN TRACT 'BR' AND SHALL DETERMINE THE DISTRIBUTION OF MAINTENANCE COSTS TO THE OWNERS OF LOTS 16, 17 AND 18 AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS UNDER RECORDING NUMBER 9704281806 AND AS AMENDED.





DAVID EVANS AND ASSOCIATES INC.

415 - 118th Avenue SE Bellevue Washington 98005-3518 Phone: 425.519.6500

10 SHEET

FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 72, 73 AND 74

(BEING A REPLAT OF TRACT AAI, FINAL PLAT OF ISSAOUAH HIGHLANDS DIMISION 71)
PORTION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

EASEMENT PROVISIONS (CON'T)

17. THE 10 FOOT PRIVATE STORM DRAIN EASEMENT OVER, UNDER, THROUGH AND ACROSS LOTS 5 AND 6, DINSION 74, AS PLOTTED ON SHEET 7, IS FOR THE BENEFIT OF LOTS 4 THROUGH 6, DINSION 74. THE OWNER(S) OF SAID BENEFITED LOT(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY USED IN COMMON. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (HICA) SHALL HAVE THE RIGHT, BUT NOT THE OBLICATION, TO UNDETTAKE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS UNDER RECORDING NUMBER 9704281806 AND AS AMENDED.

18. THE 10 FOOT PRIVATE STORM DRAIN EASEMENT OVER, UNDER, THROUGH AND ACROSS LOTS 3 AND 5, DIMSION 74 AND LOTS 2 AND 3, DIMSION 72, AS PLOTTEI ON SHEET 7, IS FOR THE BENEFIT OF LOTS 3 THROUGH 5, DIMSION 74 AND LOTS 2 AND 3, DIMSION 72. THE OWNER(S) OF SAID BENEFITED LOT(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY USED IN COMMON. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (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 NUMBER 9704281806 AND AS AMENDED.

19. THE 10 FOOT PRIVATE STORM DRAIN EASEMENT OVER, UNDER, THROUGH AND ACROSS LOT 1, DIVISION 74, AS PLOTTED ON SHEET 7, IS FOR THE BENEFIT OF LOTS 1 AND 2, DIVISION 74. THE OWNER(S) OF SAID BENEFITED LOT(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY USED IN COMMON. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (ICA) 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 NUMBER 9704281806 AND AS AMENDED.

20. THE 10 FOOT PRIVATE STORM DRAIN EASEMENT OVER, UNDER, THROUGH AND ACROSS LOT 13, DIVISION 74, AS PLOTTED ON SHEET 5, IS FOR THE BENEFIT OF LOTS 12 AND 13, DIVISION 74. THE OWNER(S) OF SAID BENEFITED LOT(S) SHALL B RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY USED IN COMMON. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (HCA) SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE OSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS UNDER RECORDING NUMBER 9704281806 AND AS AMENDED.

21. THE 10 FOOT PRIVATE STORM DRAIN EASEMENT OVER, UNDER, THROUGH AND ACROSS TRACT 'BR' AND LOT 16, DIVISION 74, AS PLOTTED ON SHEET 5, IS FOR THE BENEFIT OF LOTS 16 AND 17, DIVISION 74, THE OWNER(S) OF SAID BENEFITED LOT(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY USED IN COMMON. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (HICA) SHALL HAVE THE RIGHT, BUT NOT THE OBLICATION, TO UNDERTAKE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS UNDER RECORDING NUMBER 9704281806 AND AS AMENDED.

22. THE 10 FOOT PRIVATE STORM DRAIN EASEMENT OVER, UNDER, THROUGH AND ACROSS LOT 19, DIMSION 74, AS PLOTTED ON SHEET 6, IS FOR THE BENEFIT OF TRACT 'BN'. THE OWNER(S) OF SAID BENEFITED LOT(S) SHALL BE RESPONSIBLE FOR THE MINITENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY USED IN COMMON. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (HICA) 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 BECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS UNDER RECORDING NUMBER 9704281806 AND AS AMENDED.

23. THE 10 FOOT PRIVATE STORM DRAIN EASEMENT OVER, UNDER, THROUGH AND ACROSS LOTS 2 AND 3, DIVISION 72, AS PLOTTED ON SHEET 7, IS FOR THE BENEFIT OF LOTS 1 AND 4, DIVISION 72. THE OWNER(S) OF SAID BENEFITED LOT(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY USED IN COMMON. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (HICA) 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 NUMBER 9704281806 AND AS AMENDED.

24. THE 10 FOOT PRIVATE STORM DRAIN EASEMENT OVER, UNDER, THROUGH AND ACROSS LOTS 6 THROUGH 8, DIMISION 72, AS PLOTTED ON SHEET 10, IS FOR THE BENEFIT OF LOTS 6 THROUGH 9, DIMISION 72. THE OWNER(S) OF SAID BENEFITED LOT(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY USED IN COMMON. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (HEA) 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 NUMBER 9704281806 AND AS AMENDED.

25. THE 22 FOOT PRIVATE STORM DRAINAGE AND PRIVATE SEWER EASEMENT OVER, UNDER, THROUGH AND ACROSS TRACT 'BU', AS PLOTTED ON SHEET 10, IS FOR THE BENEFIT OF LOT 2, DIMSION 73. THE OWNER(S) OF SAID BENEFITED LOT(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM PRAINAGE AND PRIVATE STORM FACILITY THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE AND PRIVATE SEWER FACILITY USED IN COMMON. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDETTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS UNDER RECORDING NUMBER 9704281806 AND AS AMENDED.

26. THE 10 FOOT PRIVATE STORM DRAIN EASEMENT OVER, UNDER, THROUGH AND ACROSS LOTS 9 THROUGH 11, DIVISION 73, AS PLOTTED ON SHEET 9, IS FOR THE BENEFIT OF LOTS 9 THROUGH 12, DIVISION 73. THE OWNER(S) OF SAID BENEFITED LOT(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY USED IN COMMON. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (HICA) SHALL HAVE THE RIGHT, BUT NOT THE OBLICATION, TO UNDERTAKE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS UNDER RECORDING NUMBER 9704281806 AND AS AMENDED.

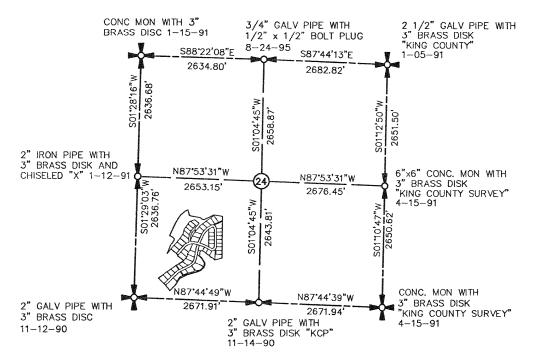
27. THE 10 FOOT PRIVATE STORM DRAIN AND PRIVATE SEWER EASEMENT OVER, UNDER, THROUGH AND ACROSS LOTS 14 AND 15, DIMISION 73, AS PLOTTED ON SHEET 8, IS FOR THE BENEFIT OF LOTS 13 THROUGH 16, DIMISION 73. THE OWNER(S) OF SAID BENEFITED LOT(S) SHALL BE RESPONSIBLE FOR THE MANITENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY AND PRIVATE SEWER FACILITY THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE AND PRIVATE SEWER FACILITY USED IN COMMON. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL HAVE THE RIGHT, BUT NOT THE OBLICATION, TO UNDERTAKE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS UNDER RECORDING NUMBER 9704281806 AND AS AMENDED.

LAND DESCRIPTIONS AND BASIS OF BEARING

TRACT 'AAI', FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISION 71, ACCORDING TO PLAT RECORDED IN VOLUME 224 OF PLATS AT PAGE(S) 95 THROUGH 100, UNDER RECORDING NO. 20041117000781, RECORDS OF KING COUNTY, WASHINGTON.

SECTION SUBDIVISION

SECTION SUBDIVISION PER OSTERGAARD—ROBINSON AND ASSOCIATES (OR) RECORD OF SURVEY RECORDED IN VOLUME 106 OF SURVEYS, PAGES 237A—H. THE WEST LINE OF SAID SECTION 26 AMENDED BY RECORD OF SURVEY RECORDED IN VOLUME 142 OF SURVEYS, PAGES 88 AND 88A, RECORDS OF KING COUNTY, WASHINGTON.





SECTION 24, T.24N., R.6E., W.M.

EASEMENT PROVISIONS (CON'T)

28. THE 3.5 FOOT PRIVATE SEWER EASEMENT OVER, UNDER, THROUGH AND ACROSS LOT 18, DIVISION 73, AS PLOTTED ON SHEET 8, IS FOR THE BENEFIT OF LOTS 16 AND 17, DIVISION 73. THE OWNER(S) OF SAID BENEFITED LOT(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY USED IN COMMON. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (INCA) 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 NUMBER 9704281806 AND AS AMENDED.

29. THE 10 FOOT PRIVATE STORM DRAIN EASEMENT OVER, UNDER, THROUGH AND ACROSS LOTS 22 AND 23, DIVISION 73, AS PLOTTED ON SHEET 8, IS FOR THE BENEFIT OF LOTS 22 THROUGH 24, DIVISION 73. THE OWNER(S) OF SAID BENEFITED LOT(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY HEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY USED IN COMMON. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (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 NUMBER 9704281806 AND AS AMENDED.

30. THE 10 FOOT PRIVATE STORM DRAIN EASEMENT OVER, UNDER, THROUGH AND ACROSS LOT 26, DIVISION 73, AS PLOTTED ON SHEET 9, IS FOR THE BENEFIT OF LOTS 25 AND 26, DIVISION 73, THE OWNER(S) OF SAID BENEFITED LOT(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY USED IN COMMON. THE ISSAQUAH HIGHANDS COMMUNITY ASSOCIATION (HICA) 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 NUMBER 9704281806 AND AS AMENDED.

31. A 10 FOOT PRIVATE STORM DRAINAGE EASEMENT OVER, UNDER, THROUGH AND ACROSS LOT 14, DIMSION 74 AND TRACTS 'BR' AND 'BO', AS PLOTTED ON SHEETS 5 AND 6, IS FOR THE BENEFIT OF LOT 14, DIMSION 74 AND TRACTS 'BR' AND 'BO'. THE OWNER(S) OF SAID BENEFITED LOT(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY USED IN COMMON. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (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 NUMBER 9704281806 AND AS AMENDED.

32. A PUBLIC ACCESS EASEMENT IS HEREBY RESERVED AND GRANTED ON THAT PORTION OF LOTS AND TRACT AS SHOWN ON "SIDEWALK DETAIL" ON SHEETS 7, AND 9.

33. A 18 FOOT WIDTH PUBLIC SEWER EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON TRACT 'BV' AS PLOTTED ON SHEET 9. 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.

FP05-006IH

34. A 19.5 FOOT PRIVATE STORM DRAIN AND SEWER EASEMENT OVER, UNDER, THROUGH AND ACROSS TRACT 'BY', AS PLOTTED ON SHEETS 9 AND 10, IS FOR THE BENEFIT OF LOT 3, DIVISION 73. THE OWNER(S) OF SAID BENEFITED LOT(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE AND SEWER FACILITY THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY USED IN COMMON. THE ISSACUAH HICHLANDS COMMUNITY ASSOCIATION (HCA) SHALL HAVE THE RIGHT, BUT NOT THE OBLICATION, 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 NUMBER 9704281806 AND AS AMENDED.

35. A 5 FOOT ROCKERY MAINTENANCE EASEMENT OVER, UNDER AND ACROSS LOTS 22 THROUGH 26, DIMSION 73 IS HEREBY RESERVED AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) TO CONSTRUCT, REPAIR AND MAINTAIN THE ROCKERY ON TRACT 'BS' AND A PORTION OF LOT 22, DIMSION 73.

36. A 20' ROCKERY DRAINAGE EASEMENT OVER, UNDER, THROUGH AND ACROSS LOTS 1, 2, 3, 5 AND 6, DIVISION 74 AS PLOTTED ON SHEETS 6 AND 7, IS FOR THE BENEFIT OF LOTS 1, 2, 3, 5 AND 6, DIVISION 74, (REFERRING TO DECLARATION OF PRIVATE DRAINAGE AND SLOPE EASEMENTS AS RECORDED UNDER RECORDING NUMBER 20040826001971. THE OWNER(S) OF SAID BENEFITED LOT(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE ROCKERY DRAINAGE FACILITY THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE ROCKERY DRAINAGE FACILITY USED IN COMMON. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (HCA) 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 NUMBER 9704281806 AND AS AMENDED.

37. A 10 FOOT PRIVATE STORM DRAIN EASEMENT OVER, UNDER, THROUGH AND ACROSS LOTS 17 AND 18, DIVISION 74 AS PLOTTED ON SHEET 6, IS FOR THE BENEFIT OF LOTS 18 AND 19, DIVISION 74. THE OWNER(S) OF SAID BENEFITED LOT(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITY USED IN COMMON. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (INCA) SHALL HAVE THE RICHT, BUT NOT THE OBLICATION, 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 NUMBER 9704281806 AND AS AMENDED.

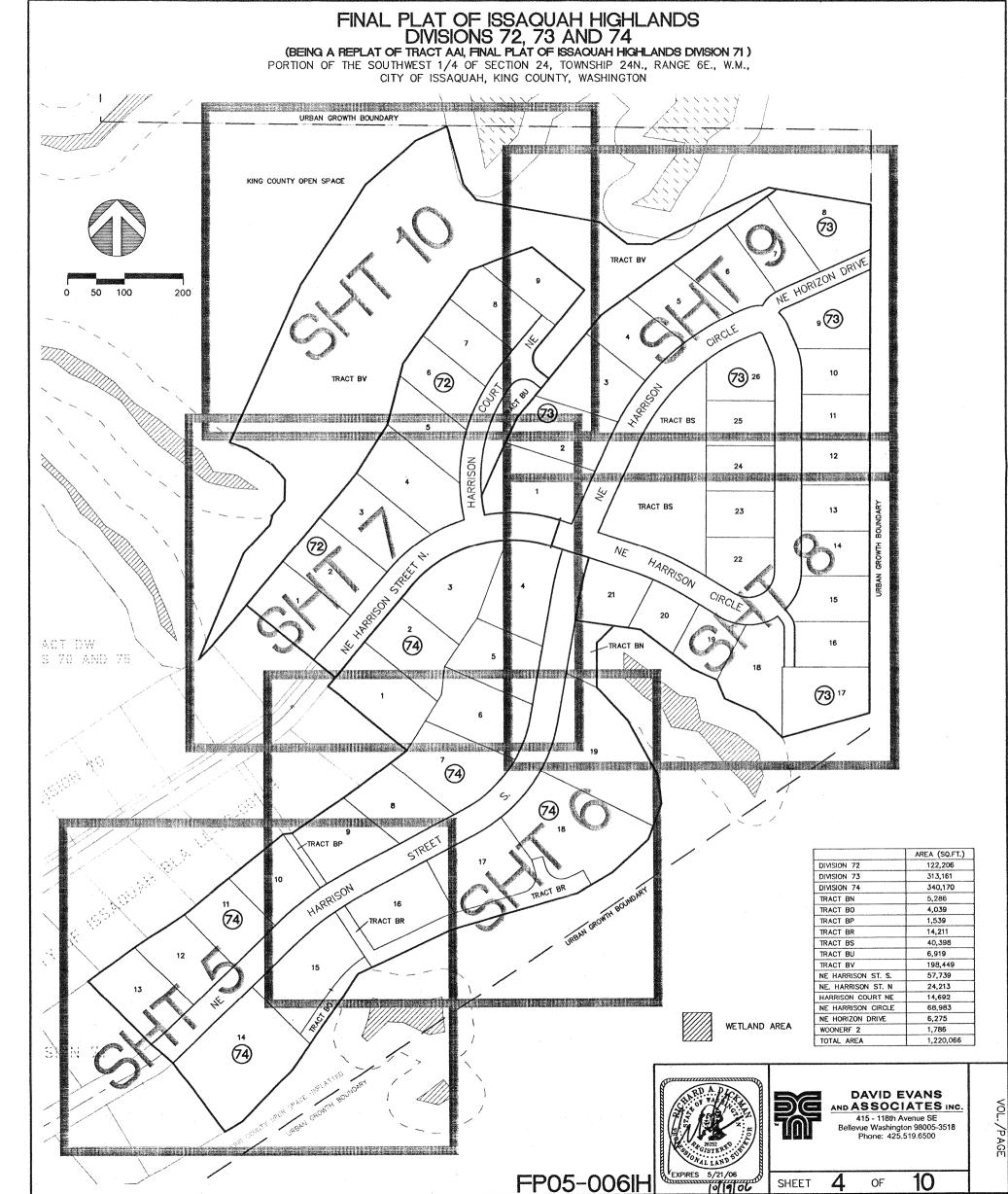




DAVID EVANS AND ASSOCIATES INC.

415 - 118th Avenue SE Bellevue Washington 98005-3518 Phone: 425.519.6500

10 SHEET OF

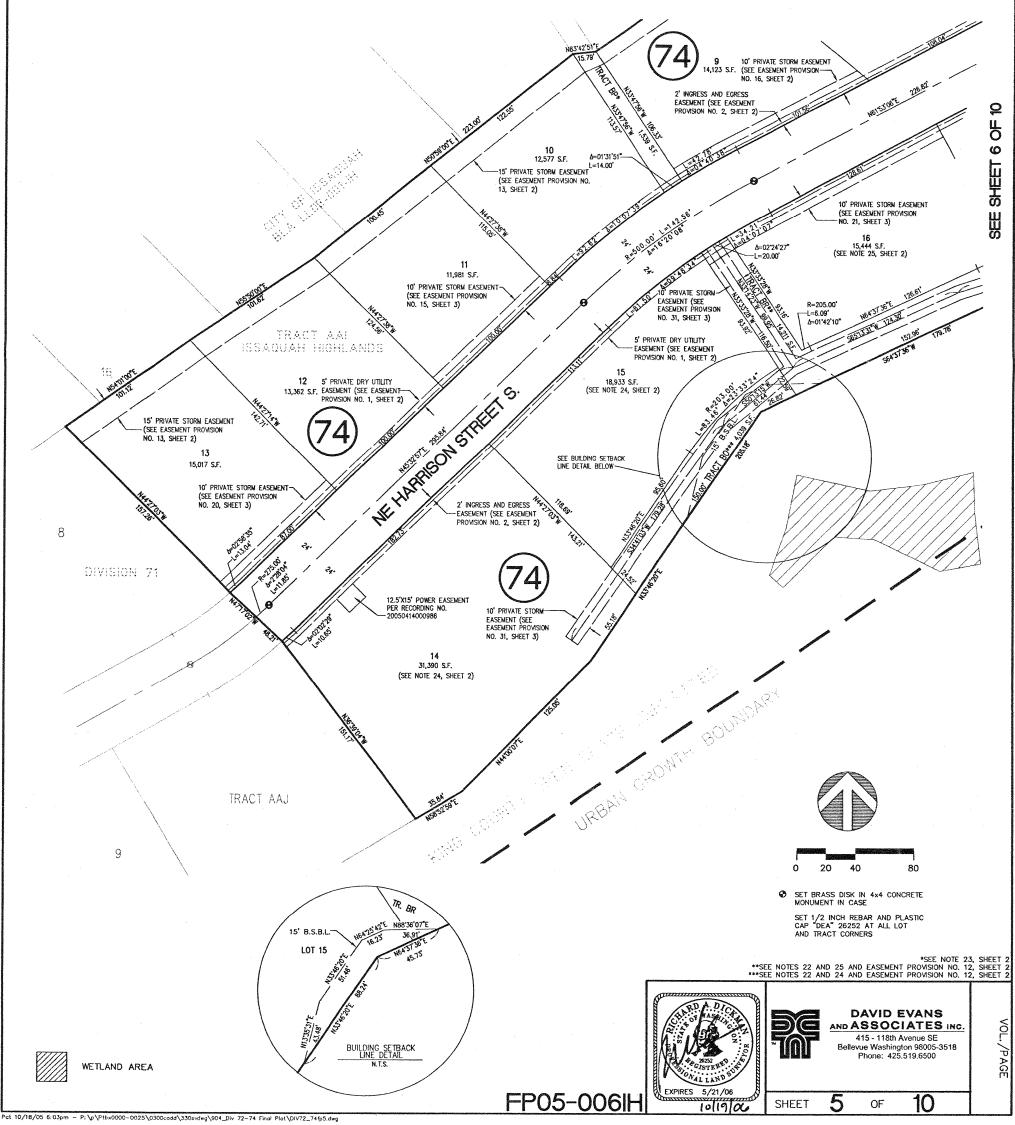


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FINAL PLAT OF ISSAOUAH HIGHLANDS DIVISIONS 72, 73 AND 74 (BEING A REPLAT OF TRACT AAI, FINAL PLAT OF ISSAOUAH HIGHLANDS DIVISION 71) PORTION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 24N., RANGE 6E., W.M.,

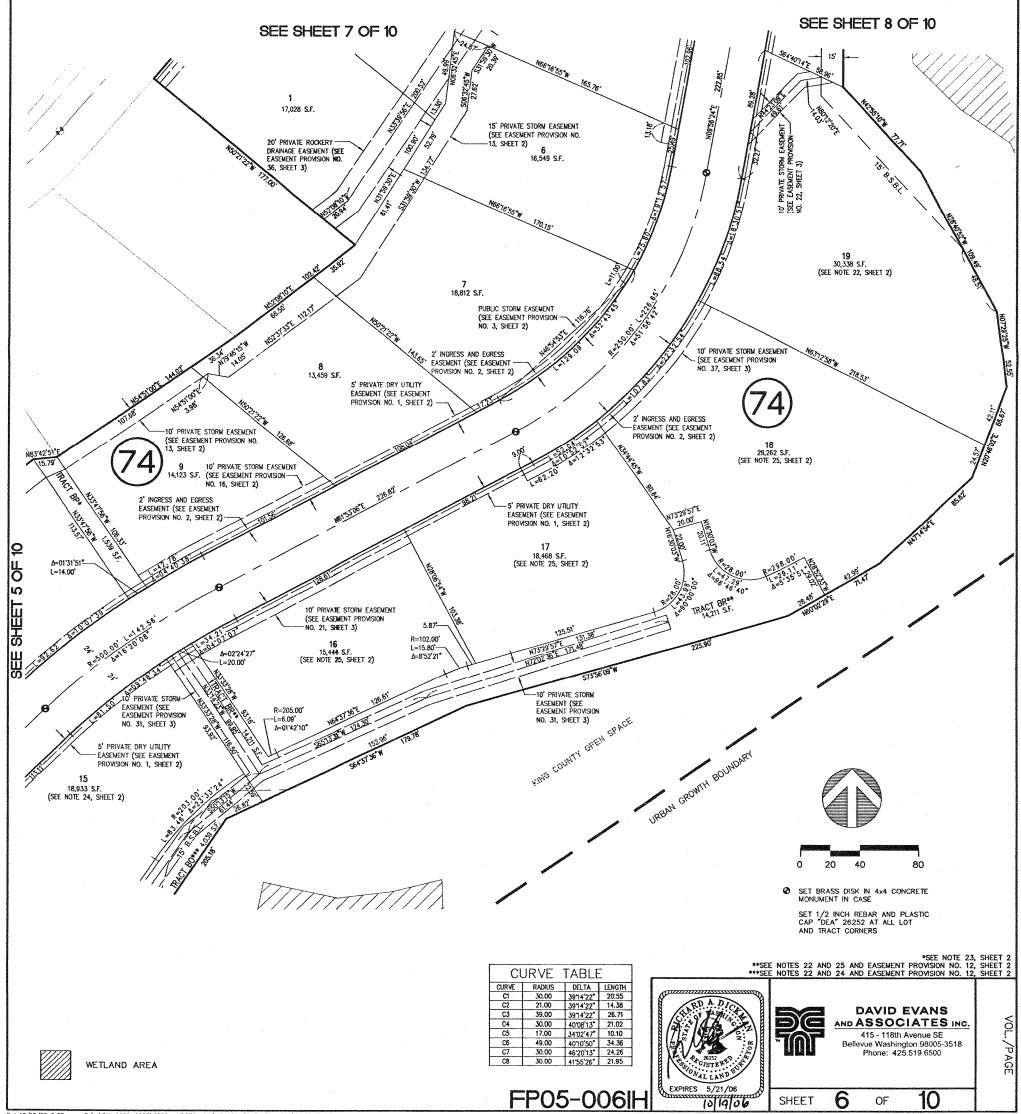
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 6 OF 10

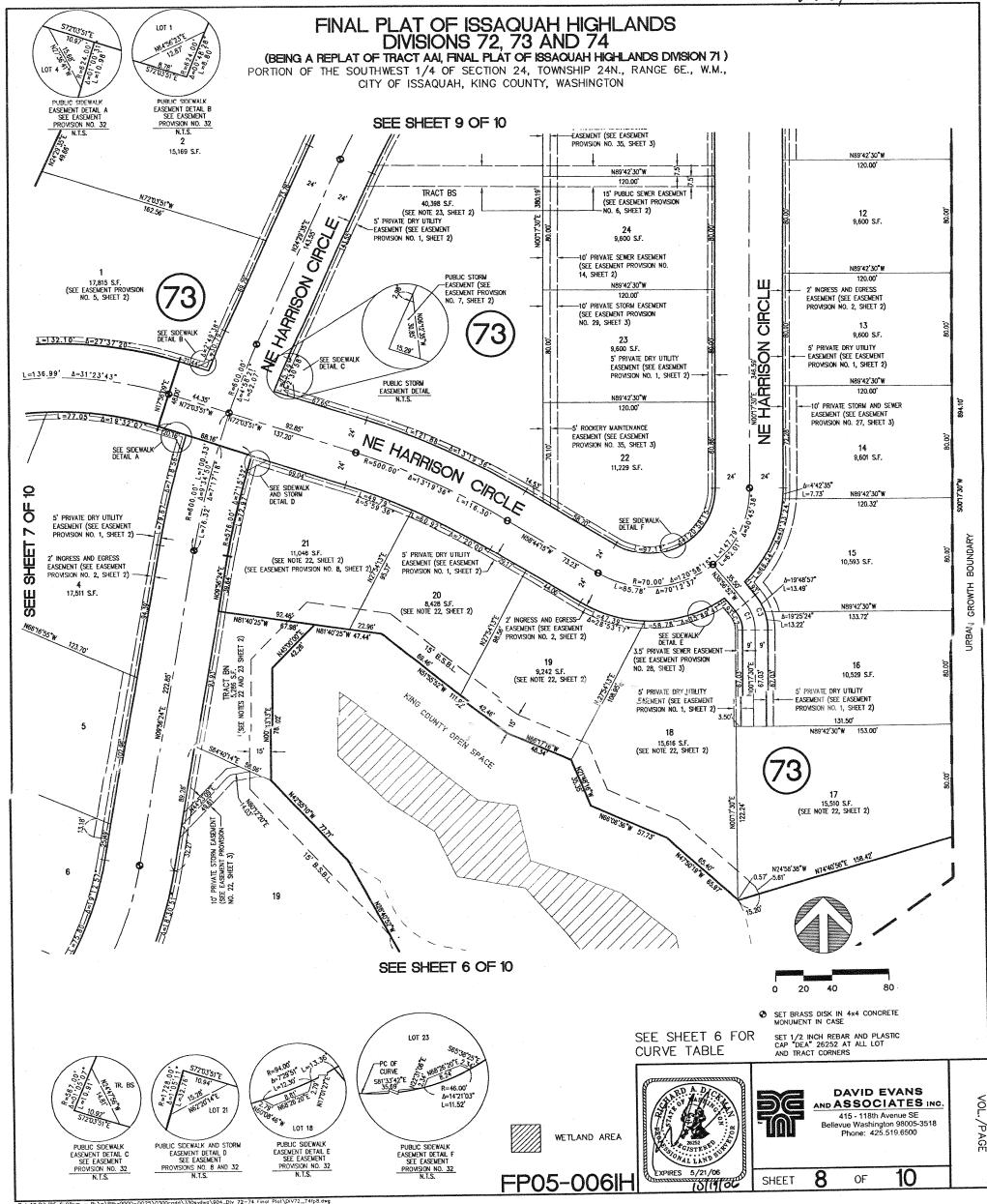


FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 72, 73 AND 74 (BEING A REPLAT OF TRACT AAI, FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISION 71.)

(BEING A REPLAT OF TRACT AAI, FINAL PLAT OF ISSAOUAH HIGHLANDS DIVISION 71)
PORTION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 24N., RANGE 6E., W.M.,
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 72, 73 AND 74 (BEING A REPLAT OF TRACT AAI, FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISION 71.) PORTION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON SEE SHEET 10 OF 10 COURT 10' PRIVATE STORM EASEMENT (SEE EASEMENT PROVISION NO. 11, SHEET 2) HARRISON Δ=52"18"55" 18,283 S.F. PUBLIC STORM EASEMENT (SEE EASEMENT PROVISION NO. 5, SHEET 2) 2' INGRESS AND EGRESS R=300.00' EASEMENT (SEE EASEMENT PROVISION NO. 2, SHEET 2) 17,815 S.F. (SEE EASEMENT PROVISION NO. 5, SHEET 2) SEE SIDEWALK DETAIL I SEE SIDEWALK DETAIL J 5' PRIVATE DRY UTILITY — EASEMENT (SEE EASEMENT PROVISION NO. 1, SHEET 2) 10' PRIVATE STORM EASEMENT (SEE EASEMENT PROVISION NO. 23, - SHEET 3) L=136.99° 4=31'23'43° Let 60.99. N=36:53, 48.50.00 4=68.77.3 P. 17.63' 15,618 S.F. N7203'51"W 10' PRIVATE STORM EASEMENT (SEE EASEMENT PROVISION TRACT BV 198,449 S.F. (SEE NOTES 22 AND 23, SHEET 2) NO. 18, SHEET 3) :77.05 A=19'32'07 10' PRIVATE STORM EASEMENT (SEE EASEMENT PROVISION NO. 23, - SHEET 3) SEE SIDEWALK DETAIL K 15,111 S.F. ' INGRESS AND EGRESS EASEMENT (SEE EASEMENT PROVISION NO. 2, SHEET 2) 5' PRIVATE DRY UTILITY EASEMENT (SEE EASEMENT -PROVISION NO. 1, SHEET 2) 名而 8 分 A HARRIS NO TRILLING 5' PRIVATE DRY UTILITY EASEMENT (SEE EASEMENT PROVISION NO. 1, SHEET 2) 17,156 S.F. 10' PRIVATE STORM EASEMENT (SEE EASEMENT PROVISION NO. 18, SHEET 3) 2' INGRESS AND EGRESS EASEMENT (SEE EASEMENT PROVISION NO. 2, SHEET 2) No Telegraph 4 17,511 S.F. 15,111 S.F. W W 2' INGRESS AND EGRESS EASEMENT (SEE EASEMENT PROVISION NO. 2, SHEET 2) 5' PRIVATE DRY UTILITY EASEMENT (SEE EASEMENT -PROVISION NO. 1, SHEET 2) ¥6676'55*W SHEET 2) 123.70 TRACT BN 5,286 S.F. 5 22 AND 23 8 10' PRIVATE STORM EASEMENT (SEE EASEMENT PROVISION — NO. 17, SHEET 3) 14,287 S.F. 20' PRIVATE ROCKERY—DRAINAGE EASEMENT (SEE EASEMENT PROVISION NO. 36, SHEET 3) (SEE NOTES 14,473 S.F. 10' PRIVATE STORM EASEMENT (SEE EASEMENT PROVISION NO. 19, SHEET 3) N6676'55*W TRACT AAI 17.028 S.F. 15' PRIVATE STORM EASEMENT (SEE EASEMENT PROVISION NO. 13, SHEET 2) ¥6676'55°W 6 SE . SEE SHEET 6 OF 10 LOT 1 S44'39'24"W SEE SHEET 6 FOR R=226.00' ∆=2'49'28" L=11.14' S12'47'35"E 3.75 712'25"E LOT 4 CURVE TABLE 10.61 Seg. 44.27 E 289 N124735 E S29°54'10"W 5.18' *SEE NOTE NO. 23 AND EASEMENT PROVISION NO. 5, SHEET 2 R=274.00 6.04. A=506'07' L=24.40' R=282.00 Δ=2'03'03' L=10.09'~ LOT 3 DAVID EVANS SET BRASS DISK IN 4x4 CONCRETE MONUMENT IN CASE. AND ASSOCIATES INC. 415 - 118th Avenue SE Bellevue Washington 98005-3518 Phone: 425.519.6500 PUBLIC SIDEWALK EASEMENT DETAIL J SEE EASEMENT PROVISION NO. 32 N.T.S. PUBLIC SIDEWALK EASEMENT DETAIL I SEE EASEMENT PROVISION NO. 32 N.T.S. PUBLIC SIDEWALK EASEMENT DETAIL K SEE EASEMENT SET 1/2 INCH REBAR AND PLASTIC CAP "DEA" 26252 AT ALL LOT AND TRACT CORNERS ./PAGE WETLAND AREA EXPIRES 5/21/06 FP05-006IH 10 OF 10/19/06 SHEET .0300codd\330svdwg\904_Div 72-74 Final Plat\DIV72_74fp7.dwg

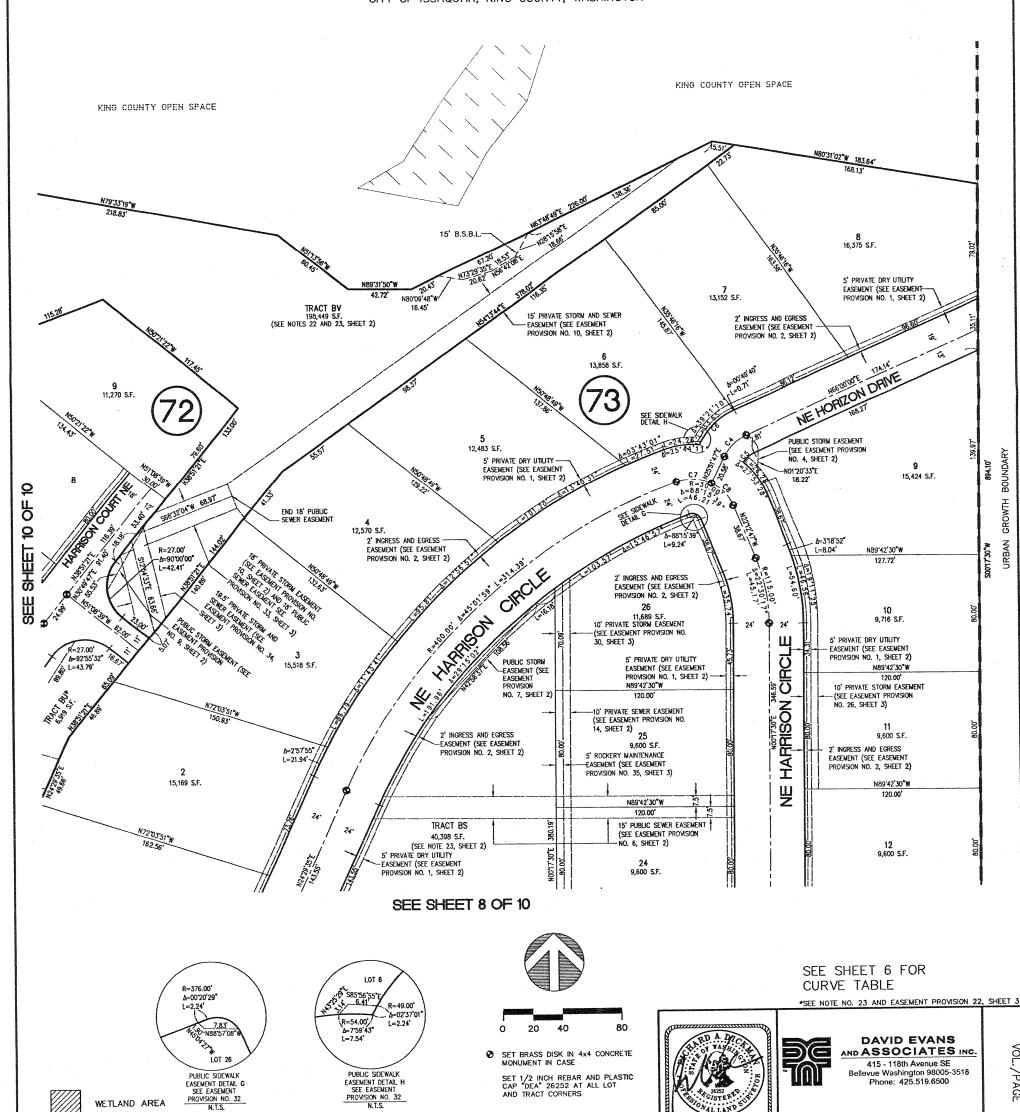


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SHEET

FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 72, 73 AND 74 (BEING A REPLAT OF TRACT AAI, FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISION 71.)

PORTION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



FP05-006IH

WETLAND AREA

FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 72, 73 AND 74

(BEING A REPLAT OF TRACT AAI, FINAL PLAT OF ISSAOUAH HIGHLANDS DIVISION 71)

PORTION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

