

230/090

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 DIVISION IN THIS PLAT SHALL BE DIVIDED 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.

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. 20050414000986.

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 (IHCA) 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 (IHCA) 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.



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415 - 118th Avenue SE
Bellevue Washington 98005-3518
Phone: 425 519 6500

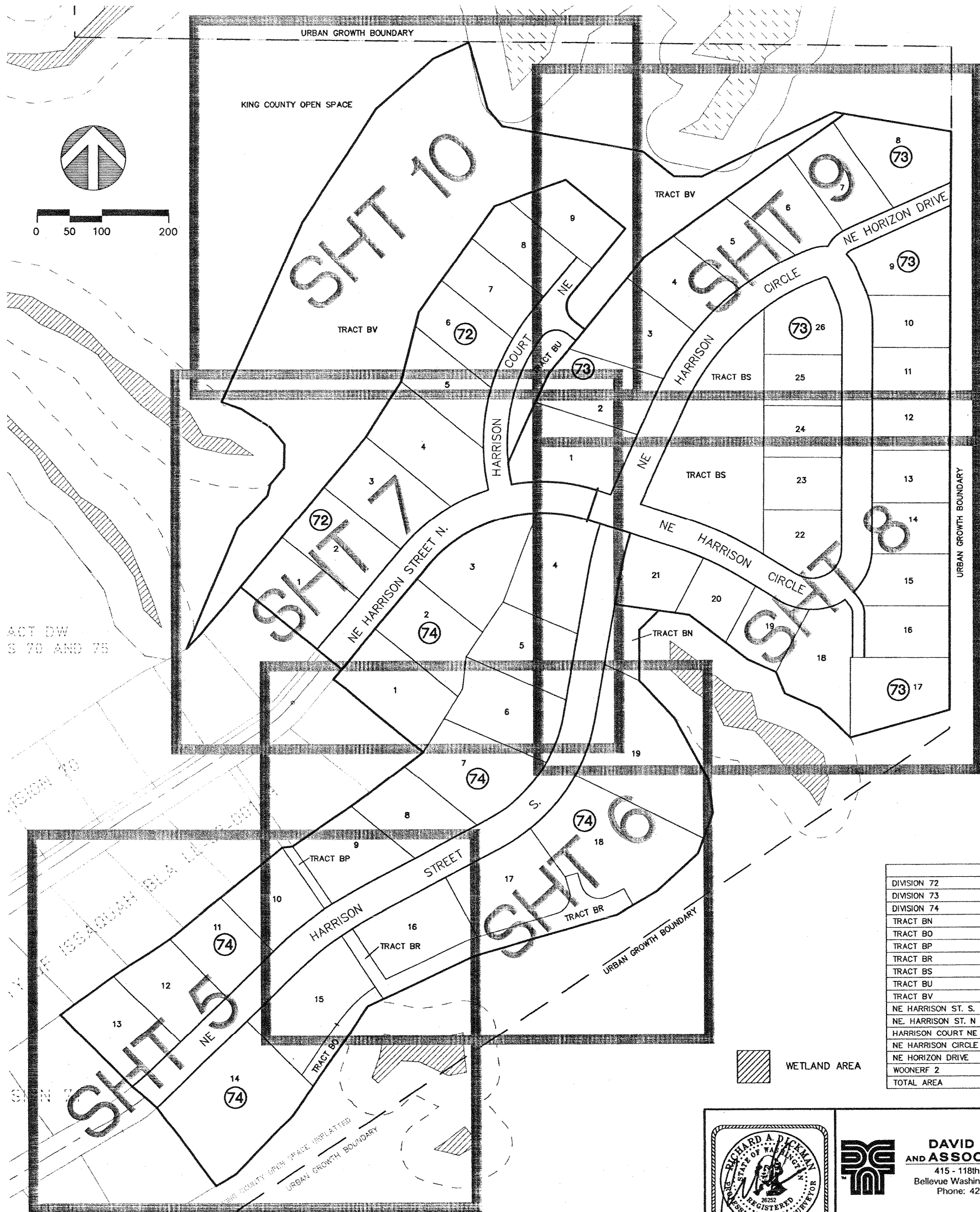
SHEET 2 OF 10

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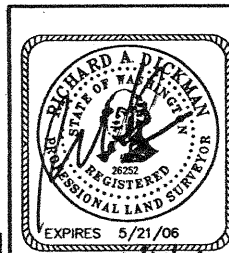
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FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 72, 73 AND 74

(BEING A REPLAT OF TRACT AA, 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



	AREA (SQ.FT.)
DIVISION 72	122,206
DIVISION 73	313,161
DIVISION 74	340,170
TRACT BN	5,286
TRACT BO	4,039
TRACT BP	1,539
TRACT BR	14,211
TRACT BS	40,398
TRACT BU	6,919
TRACT BV	198,449
NE HARRISON ST. S.	57,739
NE. HARRISON ST. N	24,213
HARRISON COURT NE	14,692
NE HARRISON CIRCLE	68,983
NE HORIZON DRIVE	6,275
WOONERF 2	1,786
TOTAL AREA	1,220,066



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AND ASSOCIATES INC.**
415 - 118th Avenue SE
Bellevue Washington 98005-3518
Phone: 425.519.6500

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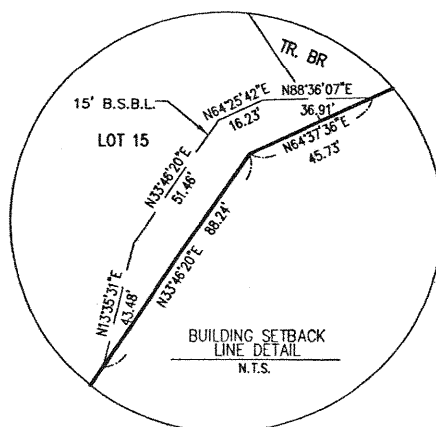
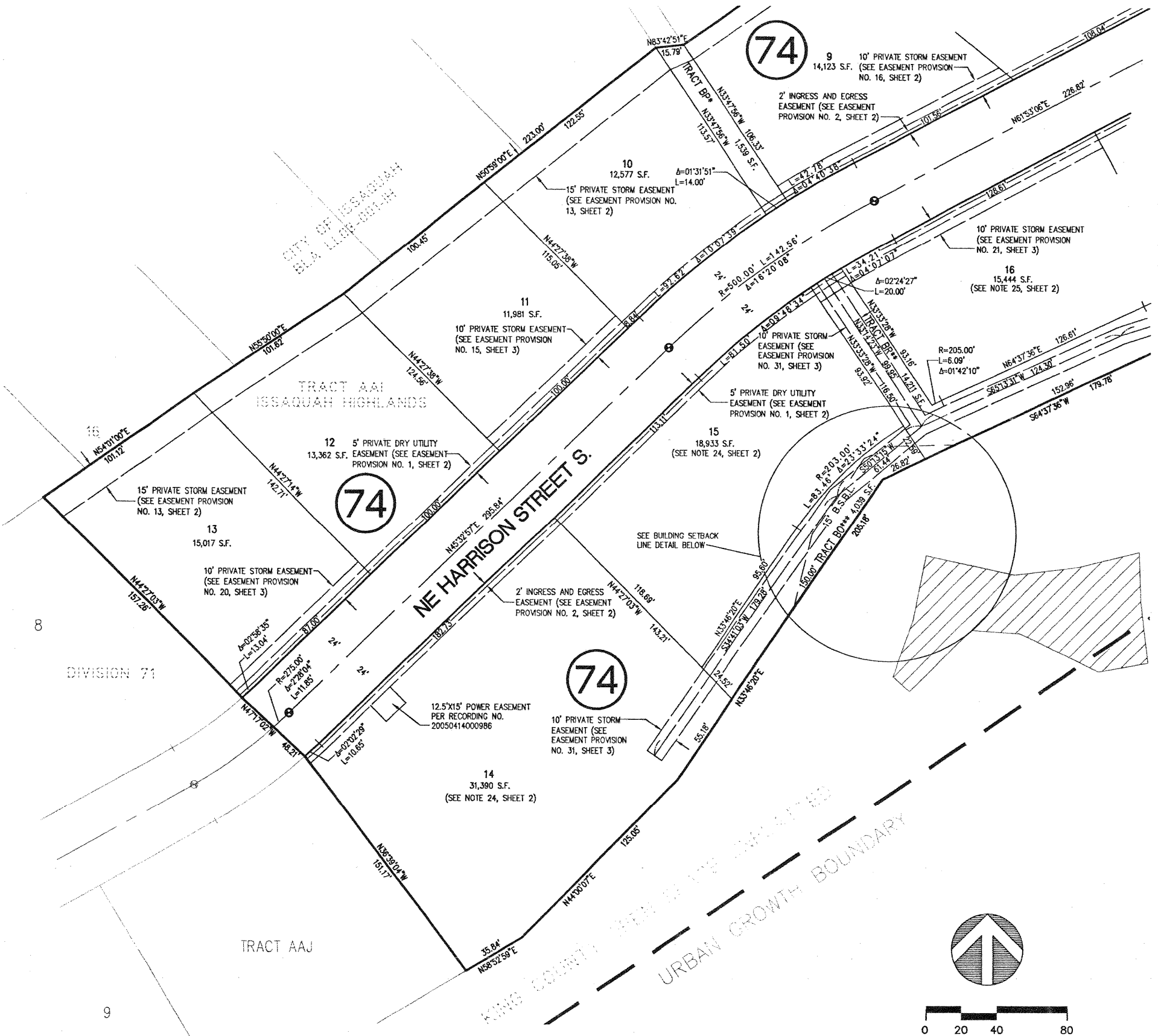
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FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 72, 73 AND 74

(BEING A REPLAT OF TRACT AA1, 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

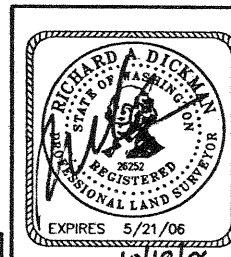
SEE SHEET 6 OF 10

SEE SHEET 6 OF 10



- SET BRASS DISK IN 4x4 CONCRETE MONUMENT IN CASE
SET 1/2 INCH REBAR AND PLASTIC CAP "DEA" 26252 AT ALL LOT AND TRACT CORNERS

**SEE NOTES 22 AND 25 AND EASEMENT PROVISION NO. 12, SHEET 2
**SEE NOTES 22 AND 24 AND EASEMENT PROVISION NO. 12, SHEET 2
*SEE NOTE 23, SHEET 2



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Phone: 425.519.6500

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SHEET 5 OF 10

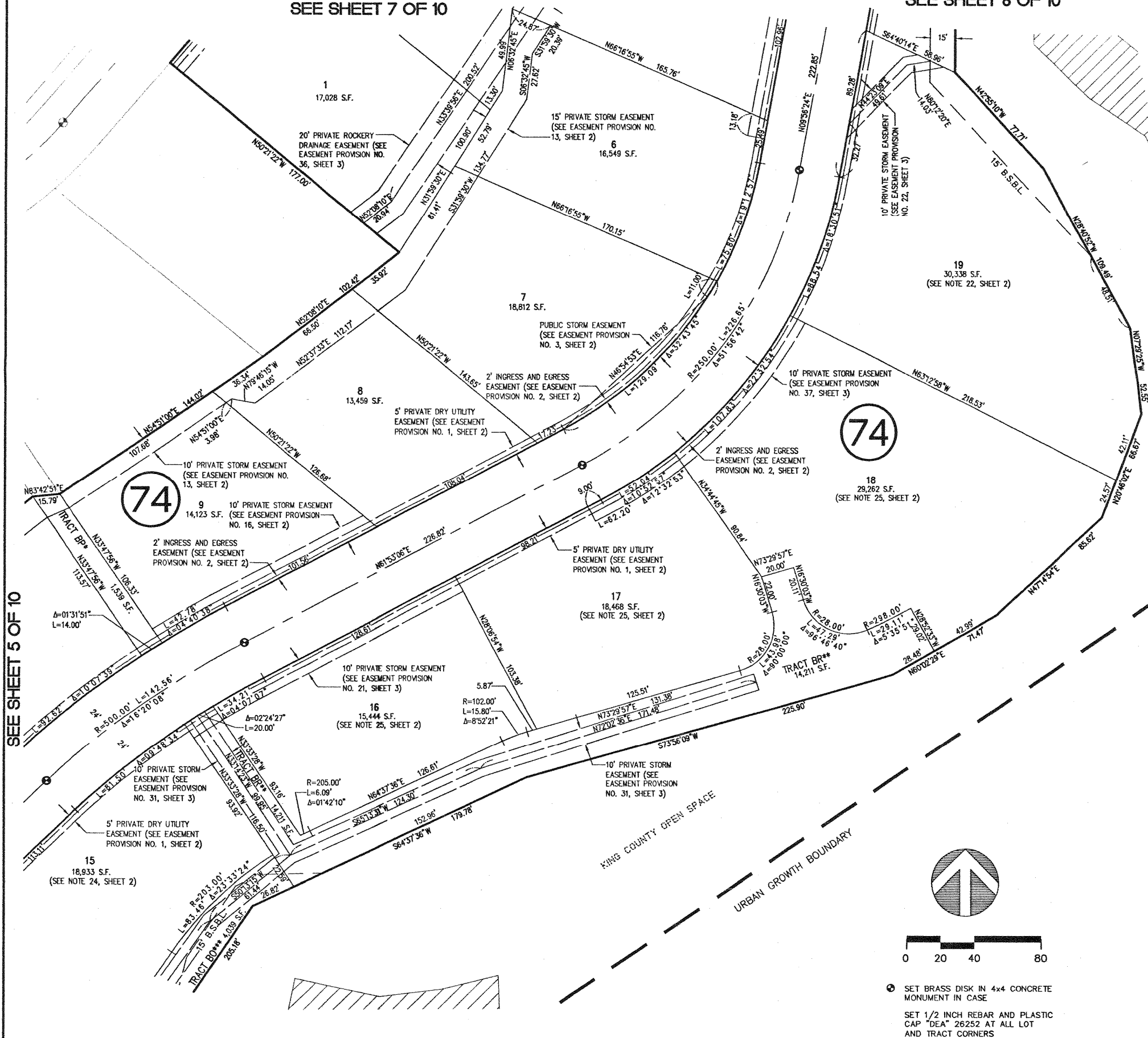
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FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 72, 73 AND 74

(BEING A REPLAT OF TRACT AA1, 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 7 OF 10

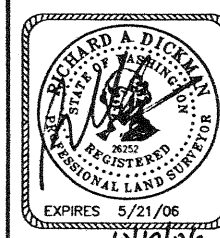
SEE SHEET 8 OF 10



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	30.00	39°14'22"	20.55
C2	21.00	39°14'22"	14.38
C3	39.00	39°14'22"	26.71
C4	30.00	40°08'13"	21.02
C5	17.00	34°02'47"	10.10
C6	49.00	40°10'50"	34.36
C7	30.00	46°20'13"	24.26
C8	30.00	41°55'26"	21.95

*SEE NOTE 23, SHEET 2
**SEE NOTES 22 AND 25 AND EASEMENT PROVISION NO. 12, SHEET 2
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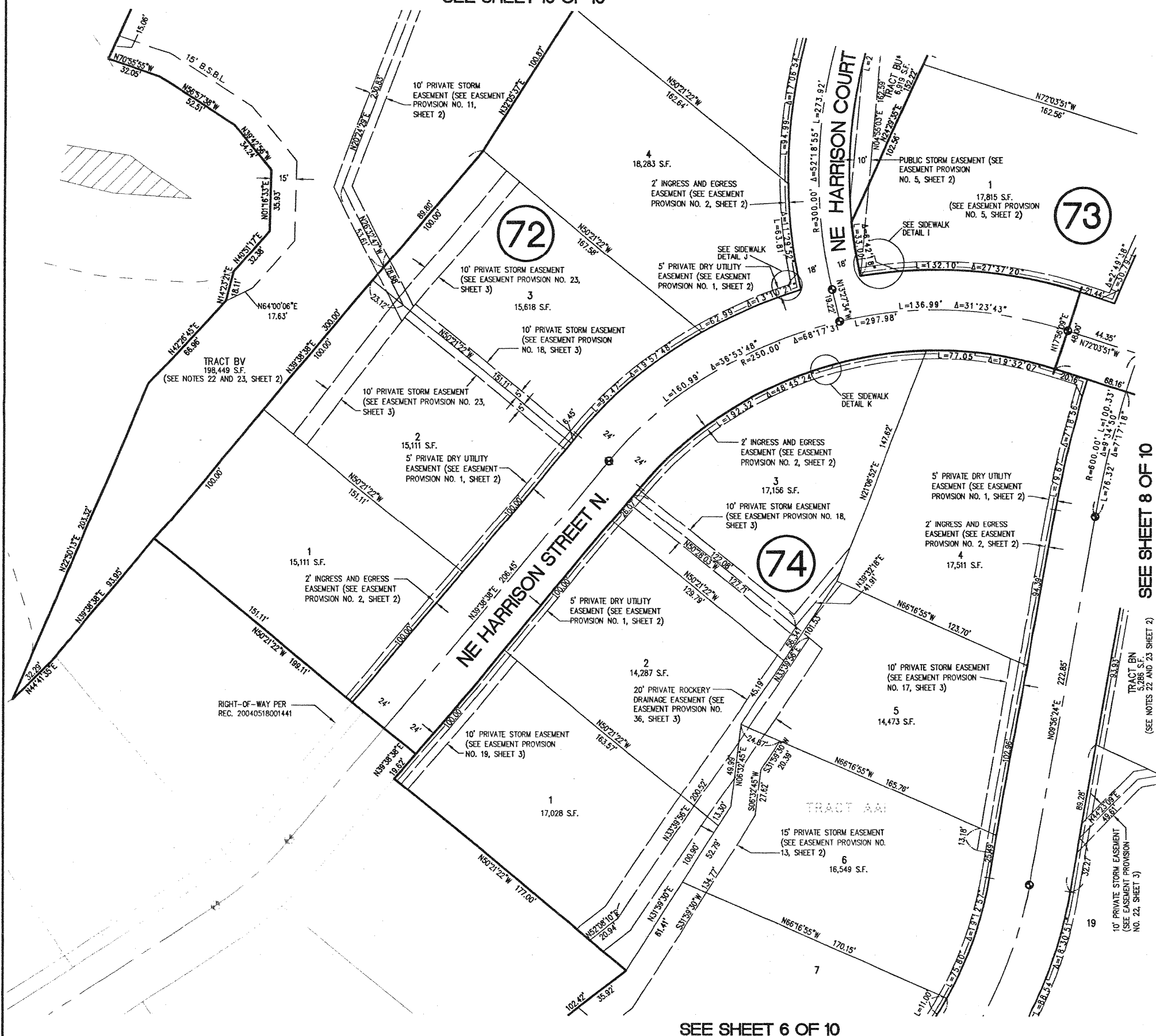
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(BEING A REPLAT OF TRACT AAI, FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISION 71)
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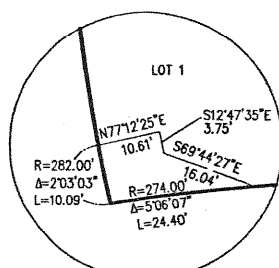
SEE SHEET 10 OF 10



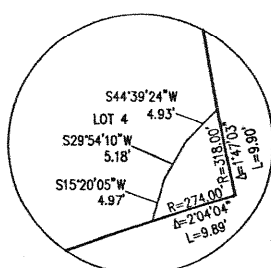
SEE SHEET 8 OF 10

IRACI BN
5,286 S.F.
(SEE NOTES 22 AND 23 SHEET 2)

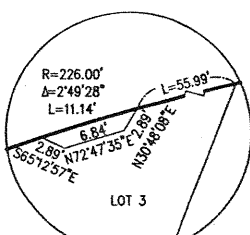
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PUBLIC SIDEWALK
EASEMENT DETAIL 1
SEE EASEMENT
PROVISION NO. 32



PUBLIC SIDEWALK
EASEMENT DETAIL J
SEE EASEMENT
PROVISION NO. 32
N.T.S.



PUBLIC SIDEWALK
EASEMENT DETAIL K
SEE EASEMENT
PROVISION NO. 32
N.T.C.



A horizontal number line with tick marks at 0, 20, 40, and 80. The regions between 0 and 20, 20 and 40, and 40 and 80 are shaded with a stippled pattern.

SET BRASS DISK IN 4x4 CONCRETE
MONUMENT IN CASE

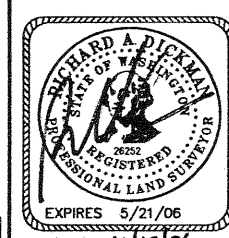
SET 1/2 INCH REBAR AND PLASTIC
CAP "DEA" 26252 AT ALL LOT
AND TRACT CORNERS

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SEE SHEET 6 FOR
CURVE TABLE

*SEE NOTE NO. 23 AND EASEMENT PROVISION NO. 5, SHEET 2



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SHEET 7 OF 10

FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 72, 73 AND 74

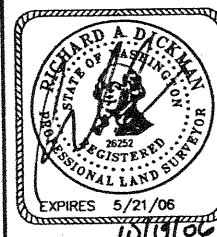
(BEING A REPLAT OF TRACT AA, FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISION 71)
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SEE SHEET 9 OF 10

SEE SHEET 6 OF 10

SEE SHEET 6 FOR
CURVE TABLE

- SET BRASS DISK IN 4x4 CONCRETE MONUMENT IN CASE
- SET 1/2 INCH REBAR AND PLASTIC CAP "DEA" 26252 AT ALL LOT AND TRACT CORNERS

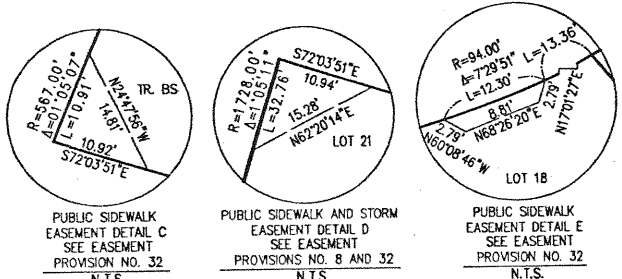
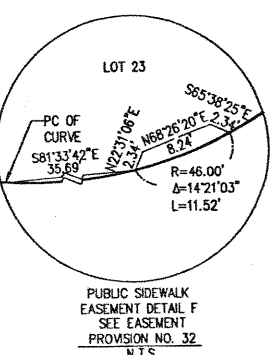
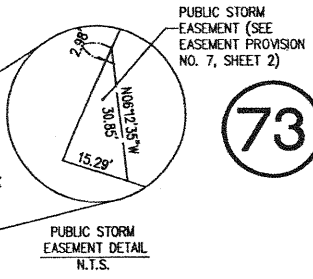
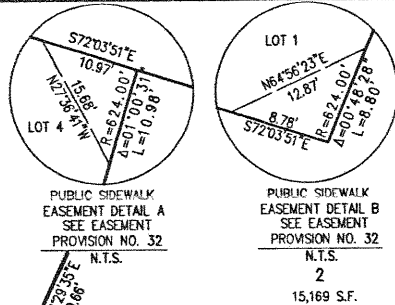
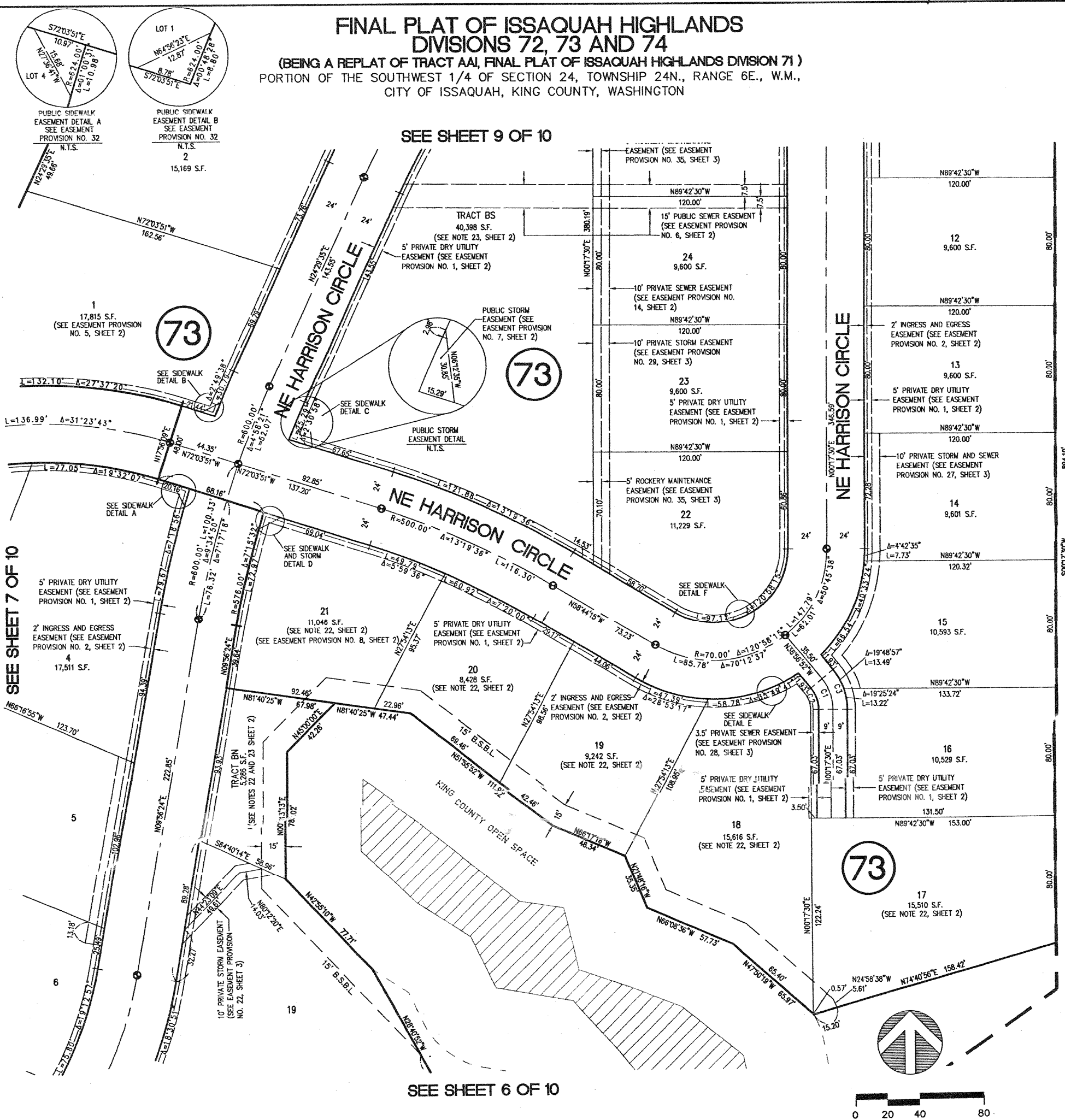


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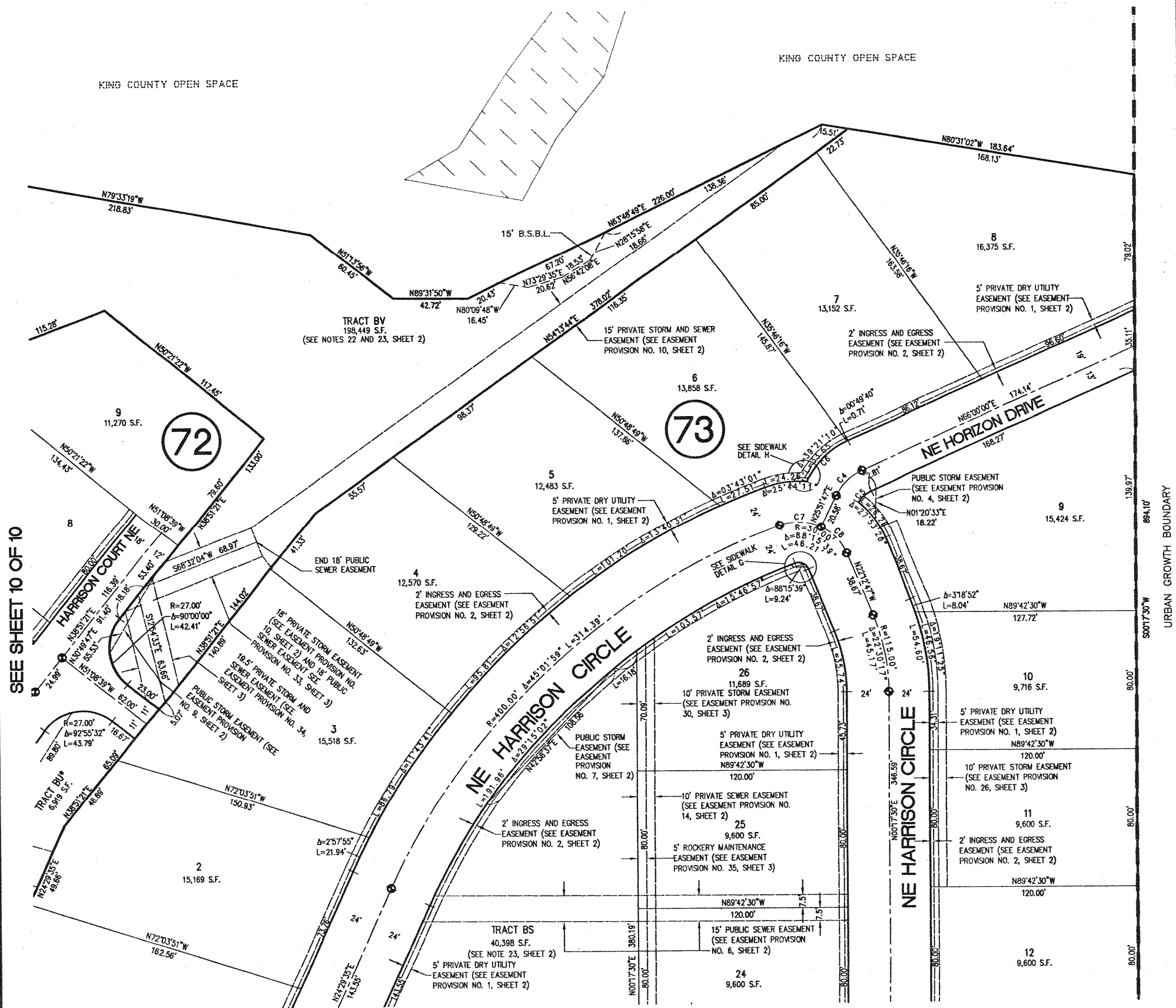
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SEE SHEET 7 OF 10

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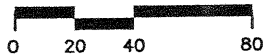
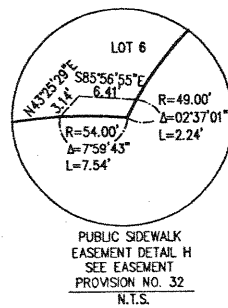
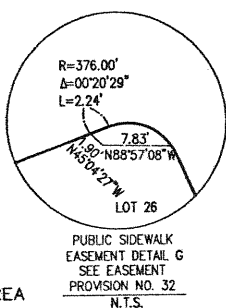
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SEE SHEET 6 FOR
CURVE TABLE

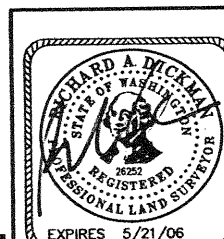
*SEE NOTE NO. 23 AND EASEMENT PROVISION 22, SHEET 3



WETLAND AREA



- SET BRASS DISK IN 4x4 CONCRETE MONUMENT IN CASE
- SET 1/2 INCH REBAR AND PLASTIC CAP "DEA" 26252 AT ALL LOT AND TRACT CORNERS



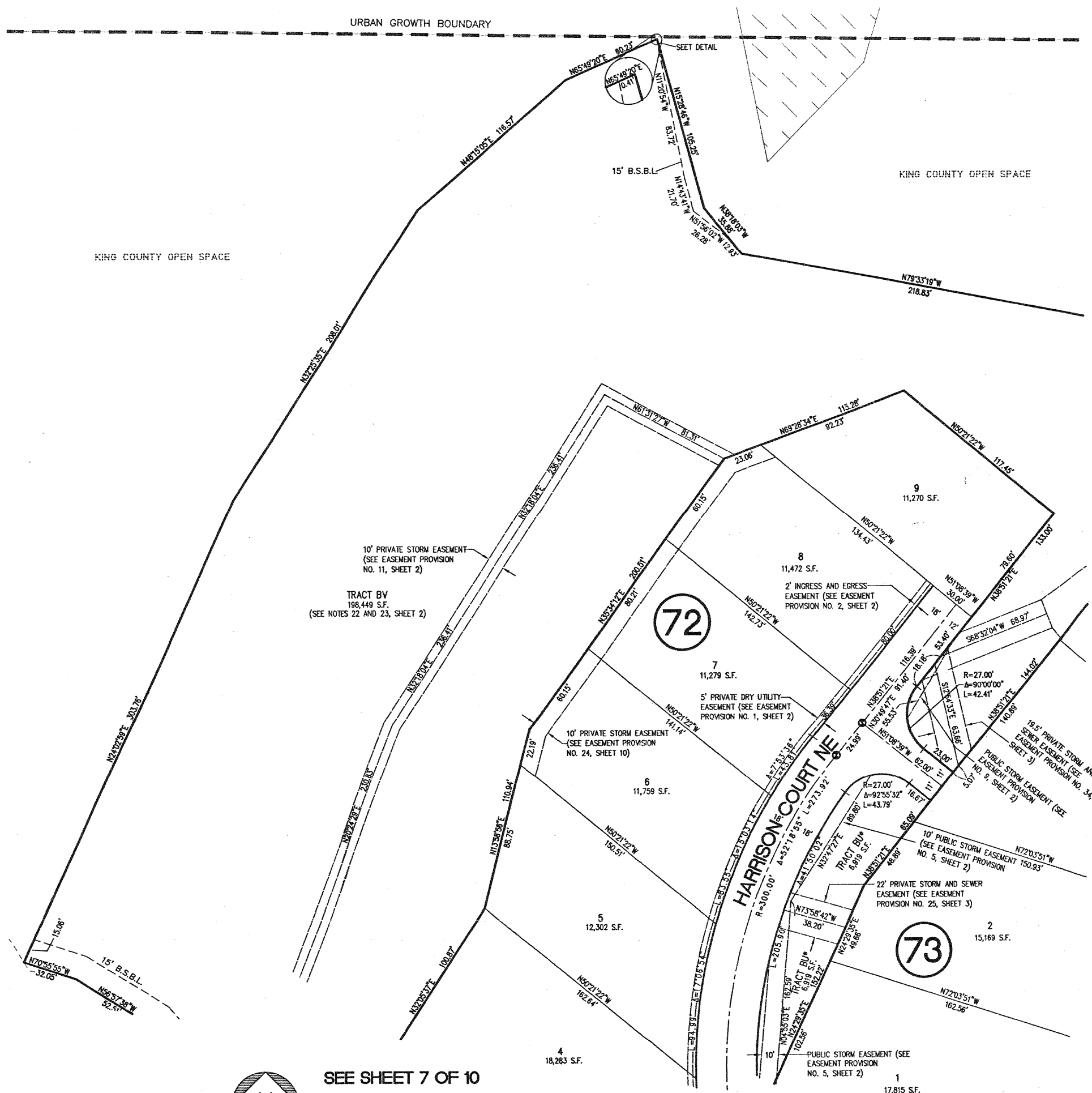
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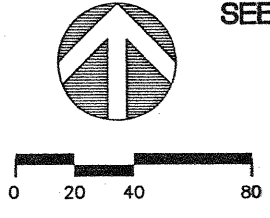
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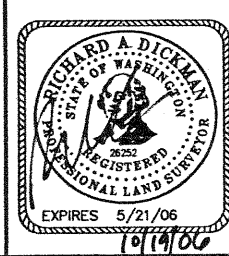
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SEE SHEET 9 OF 10



SEE SHEET 6 FOR
CURVE TABLE

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