

Final Plat of Issaquah Highlands Vista Park

A PORTION OF THE SE 1/4, SE 1/4 SECTION 22 AND SW 1/4, SW 1/4, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

PARCEL A:

TRACT AG OF FINAL PLAT OF ISSAQUAH HIGHLANDS FOR THE REPLAT OF DIVISION 2, ACCORDING TO THE PLAT RECORDED NOVEMBER 19, 2001, IN VOL. 203 OF PLATS AT PAGES 11 THROUGH 17, INCLUSIVE, UNDER RECORDING NO. 20011119002071, IN KING COUNTY, WASHINGTON.

PARCEL B:

LOT 2 OF CITY OF ISSAQUAH SHORT PLAT NO. SP-02-001-IH, ACCORDING TO THE PLAT RECORDED OCTOBER 28, 2002, UNDER RECORDING NO. 20021028900001, IN KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF ISSAQUAH FOR PORTION OF NE HEATHERWOOD STREET BY DEED RECORDED JANUARY 10, 2003, UNDER RECORDING NO. 20030110002529.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, AS OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE FOR PUBLIC USE TO THE CITY OF ISSAQUAH ALL OF THOSE ROADS, ALLEYS, EASEMENTS AND RIGHTS OF WAY WHICH ARE SHOWN HEREON (EXCLUDING ANY PRIVATE ROADS SHOWN ON THIS PLAT) ALSO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THE FACE OF THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE PUBLIC STREETS AND AVENUES SHOWN HEREON; AND DEDICATE TO THE CITY OF ISSAQUAH FREE AND CLEAR OF ALL ENCUMBRANCES, EXCEPT AS SHOWN HEREON; AND DEDICATE ALL PUBLICLY-DESIGNATED EASEMENTS FOR PUBLIC UTILITIES IN FAVOR OF THE CITY OF ISSAQUAH AND GRANT TO THE CITY OF ISSAQUAH AUTHORITY TO ASSIGN LAST SAID PUBLICLY-DESIGNATED EASEMENTS TO OTHER PUBLIC UTILITIES AT ITS DISCRETION.

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

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

GRAND-GLACIER, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

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

BY: Judd Kiek
ITS: PRESIDENT

ACKNOWLEDGEMENTS

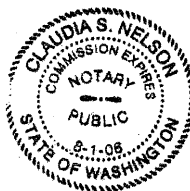
STATE OF WASHINGTON

COUNTY OF KING

SS

ON THIS 9th DAY OF November, 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Judd Kiek TO ME KNOWN TO BE THE PRESIDENT OF PORT BLAKELY COMMUNITIES, INC., A WASHINGTON CORPORATION, THE CORPORATION WHICH IS MANAGER OF GRAND-GLACIER LLC, A WASHINGTON LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

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



EASEMENT PROVISIONS

1. A PRIVATE DRY UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, QWEST, COMCAST, GRAND GLACIER, LLC (A LIMITED LIABILITY COMPANY), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 5.00 FEET OF ALL LOTS ADJACENT TO HIGHLANDS DRIVE N.E., N.E. HIGH STREET, 11TH AVENUE N.E. AND AS SHOWN WITHIN TRACT GK. FURTHER EASEMENTS ARE RESERVED OVER PRIVATE LANDS FOR VAULTS, PEDESTALS AND RELATED FACILITIES ("VAULT EASEMENTS") ADJACENT TO THE 5-FOOT WIDE PRIVATE UTILITY EASEMENTS RESERVED IN THE PRECEDING SENTENCE AS FOLLOWS: THE VAULT EASEMENT MAY OCCUPY UP TO AN ADDITIONAL 5.00 FEET IN WIDTH (FOR A TOTAL WIDTH OF 10.00 FEET) WITH THE LENGTH OF EACH VAULT EASEMENT EXTENDING 5.00 FEET FROM EACH END OF THE AS-BUILT VAULT(S). THE NUMBER AND LOCATION OF VAULT EASEMENTS WILL BE "AS INSTALLED" DURING THE UTILITY'S INITIAL INSTALLATION OF FACILITIES. THE EASEMENTS ARE RESERVED AND GRANTED IN ORDER TO INSTALL, LAY, CONSTRUCT, RENEW, REPLACE, REPAIR, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES, WIRES, VAULTS AND PEDESTALS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELECOMMUNICATION, DATA TRANSMISSION, AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. FURTHER, THESE ENTITIES ARE GRANTED AN EASEMENT UNDER AND UPON THE PUBLIC ALLEYS DEDICATED FOR THE SAME UTILITY PURPOSE DESCRIBED ABOVE, SUBJECT TO ANY APPLICABLE REGULATIONS OR FRANCHISE REQUIREMENTS. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE, CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION USES SHALL BE PLACED OR PERMITTED TO BE PLACED WITHIN THIS EASEMENT UNLESS THE SAME SHALL BE UNDERGROUND. NO PERMANENT STRUCTURE SHALL BE PLACED WITHIN THE EASEMENTS WITHOUT PERMISSION FROM EASEMENT OWNERS.

2. A 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 FRONTAGE OF ALL LOTS ALONG HIGHLANDS DRIVE N.E. AND N.E. HIGH STREET. 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. IN ADDITION, WHERE EVER A BUILDING, WALL, OTHER STRUCTURE, SIDEWALK OR OTHER PAVED SURFACE IS PERMITTED AND INSTALLED AT ANY TIME DIRECTLY ADJACENT TO THE RIGHT-OF-WAY (I.E. WHERE THE EASEMENT WOULD OTHERWISE LIE) THEN THIS NON-EXCLUSIVE ACCESS EASEMENT SHALL BE TERMINATED AUTOMATICALLY IN ALL SUCH LOCATIONS.

3. THE BUILDING SETBACK AND RESTRICTION LINE ON BLOCK 9B IS FROM THE SOUTH EDGE OF EXISTING WALL. SEE "GEOTECHNICAL DESIGN REPORT, BLOCKS 9 & 10, DATED MAY 9, 2005, BY AMEC, JOB NO. 5-91M-15234-0" FOR RESTRICTION DETAILS.

4. A 10.00 FOOT BY 20.00 FOOT DRY UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY AND ITS SUCCESSORS AND ASSIGNS OVER A PORTION OF BLOCK 9A. THE EASEMENT IS RESERVED AND GRANTED IN ORDER TO MAINTAIN FACILITIES FOR THE PURPOSE OF SERVING THIS SUBDIVISION TOGETHER WITH THE RIGHT TO ENTER UPON THE BLOCK AT ALL TIMES FOR THE PURPOSES HEREIN STATED, AND SHALL RESTORE AS NEAR AS POSSIBLE TO 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.

5. THE SIGHT DISTANCE EASEMENT ON BLOCK 11 IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH ITS SUCCESSORS AND ASSIGNS AS PER CITY OF ISSAQUAH 1991 STREET STANDARDS 3.2.11(D).

6. AN INGRESS AND EGRESS EASEMENT ON TRACT GK IS HEREBY RESERVED FOR AND GRANTED TO BLOCKS 10 AND 11 AND TRACT GL. SUCH EASEMENT SHALL TERMINATE AUTOMATICALLY UPON THE DEDICATION OF TRACT GK AS RIGHT-OF-WAY TO THE CITY OF ISSAQUAH.

RESTRICTIONS & NOTES

1A. 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 (LIMITED PARTNERSHIP) AND THE GLACIER RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), BOTH LIMITED PARTNERSHIPS RECORDED AUGUST 16, 1995 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9508160202 INCLUDING MODIFICATION AND/OR AMENDMENT BY INSTRUMENT RECORDED DECEMBER 12, 1997 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9712121468.

1B. A SCHOOL LITIGATION 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 SCHOOL DISTRICT NO. 411 AT THE TIME THE BUILDING PERMIT FOR EACH DWELLING UNIT IN THE PLAT IS ISSUED.

2. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS OF COOPERATION" RECORDED DECEMBER 20, 1995 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9512201313 INCLUDING MODIFICATION AND/OR AMENDMENT BY INSTRUMENT AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO.'S 9609191192, 9705161550 AND 20010329001057 (WHICH IS A RE-RECORD AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 2001011001293).

3. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF AGREEMENT BETWEEN KING COUNTY, A WASHINGTON HOME RULE CHARTER COUNTY AND CITY OF ISSAQUAH, A WASHINGTON MUNICIPAL CORPORATION AND THE GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) AND THE GLACIER RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), BOTH WASHINGTON LIMITED PARTNERSHIPS RECORDED JUNE 18, 1996 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9606180756 AND MODIFICATION AND/OR AMENDMENT RECORDED DECEMBER 19, 1997 AND MAY 11, 1998 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9712190677 AND 9805110405.

4. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF AGREEMENT BETWEEN CITY OF ISSAQUAH, A WASHINGTON MUNICIPAL CORPORATION AND THE GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) AND THE GLACIER RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), BOTH LIMITED PARTNERSHIPS RECORDED JUNE 25, 1996 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9606251228 INCLUDING MODIFICATION AND/OR AMENDMENT BY INSTRUMENT RECORDED JANUARY 18, 2002 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20020118001733.

CONTINUED ON PAGE 3

CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 8th DAY OF November, 2005

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

EXAMINED AND APPROVED THIS 8th DAY OF November, 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 10th DAY OF November, 2005

CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 10th DAY OF November, 2005

AVA FRISINGER, ACTING CLERK OF THE CITY OF ISSAQUAH

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS 14th DAY OF November, 2005

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 14th DAY OF November, 2005

FINANCE DIVISION

MANAGER, KING COUNTY FINANCE DIVISION

DEPUTY

RECORDING CERTIFICATE

RECORDING NO. 20051114001786
FILED FOR RECORD THIS 14th DAY OF November, 2005 AT
OL 36 P.M. IN VOLUME 231 OF PLATS, PAGES 030 THROUGH 033.
RECORDS OF KING COUNTY, WASHINGTON AT THE REQUEST OF Kevin J. Vanderzanden

DIVISION OF RECORDS AND ELECTIONS

MANAGER

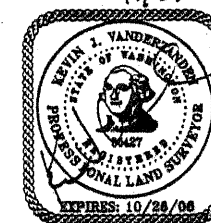
SUPERINTENDENT OF RECORDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF ISSAQUAH HIGHLANDS VISTA PARK, IS BASED UPON AN ACTUAL SURVEY, AND SUBDIVISION OF SECTIONS 22 & 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT ALL COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

Kevin J. Vanderzanden
DATE 11/8/05

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



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Bellevue, Washington 98007
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JOB NO. 04091

SHEET 1 OF 4

CITY FILE NO.: FP05-007IH

Final Plat of Issaquah Highlands Vista Park

A PORTION OF THE SE 1/4, SE 1/4 SECTION 22 AND SW 1/4, SW 1/4, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



BASIS OF BEARINGS

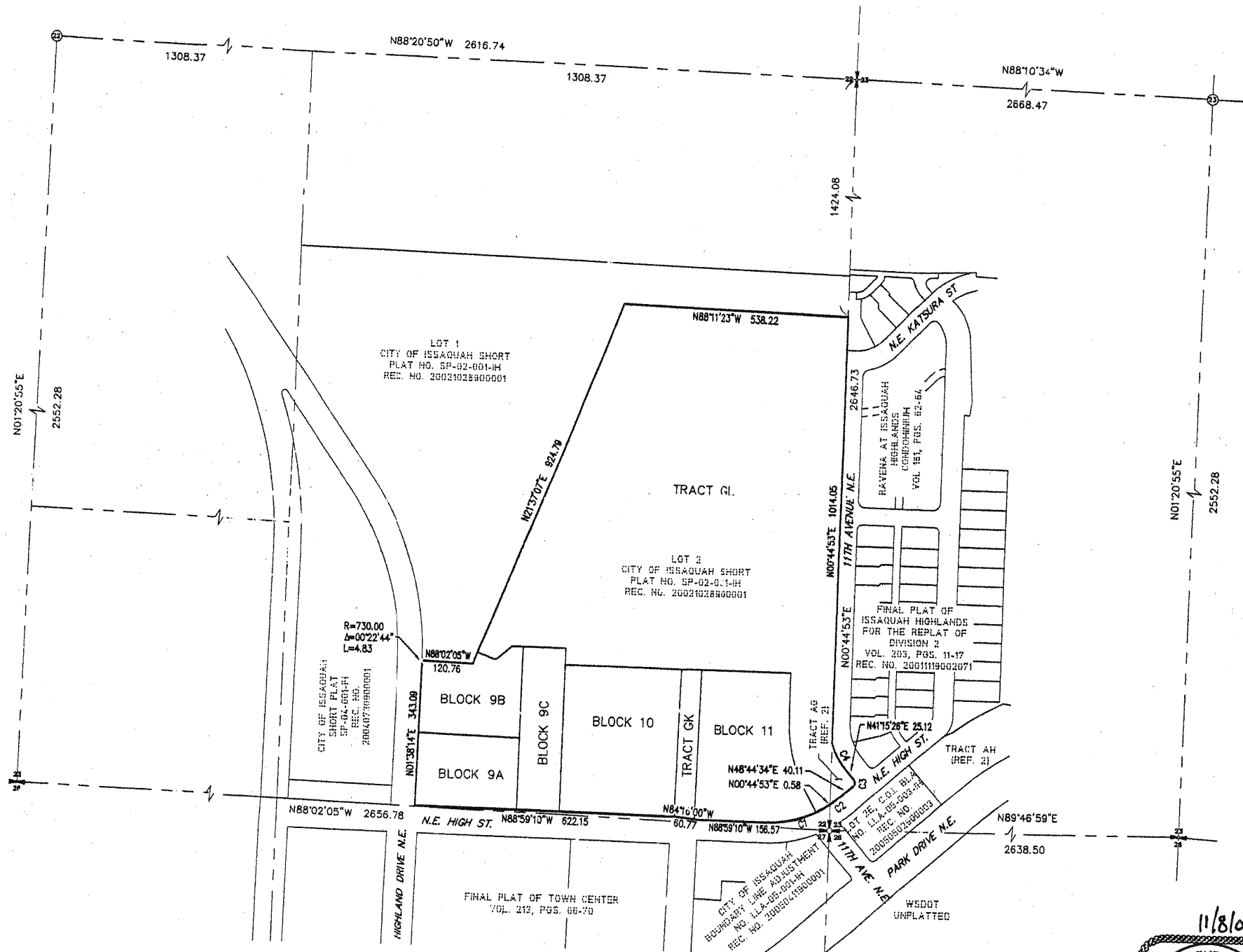
N88°02'05"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22-24-6 PER CITY OF ISSAQUAH SHORT PLAT NO. SP-02-001-IH, REC. NO. 20021028900001 (REF. 1).

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE SUBDIVISION GUARANTEE ORDER NO. 4268-588830, DATED JULY 12, 2005. IN PREPARING THIS MAP, CORE DESIGN HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN SUBDIVISION GUARANTEE. CORE DESIGN HAS RELIED WHOLLY ON FIRST AMERICAN TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. TOTAL BOUNDARY AREA = 925,557±S.F. (21.8677±AC.)
3. ALL DISTANCES ARE IN FEET.
4. 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.

REFERENCES

1. CITY OF ISSAQUAH SHORT PLAT NO. SP-02-001-IH, VOLUME 155, PAGES 277-277A, RECORDING NO. 20021028900001.
2. FINAL PLAT OF ISSAQUAH HIGHLANDS FOR THE REPLAT OF DIVISION 2 VOLUME 203, PAGES 11-17, RECORDING NO. 20011119002071.
3. RECORD OF SURVEY FOR GRAND RIDGE PARTNERSHIP, VOLUME 106, PAGES 237A-237G, RECORDING NO. 9512119005.

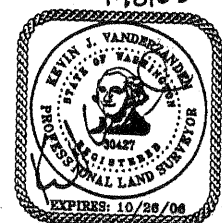


SUBDIVISION DIAGRAM

SCALE: 1" = 200'

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH |
|-------|--------|-------------|------------|
| C1 | 283.50 | 35°49'25" | 164.75 |
| C2 | 284.00 | 06°30'50" | 30.01 |
| C3 | 11.00 | 90°00'00" | 17.28 |
| C4 | 174.00 | 25°07'18" | 75.29 |

CITY FILE NO.: FP05-007IH



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JOB NO. 04091

SHEET 2 OF 4

Final Plat of Issaquah Highlands Vista Park

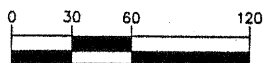
A PORTION OF THE SE 1/4, SE 1/4 SECTION 22 AND SW 1/4, SW 1/4, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LOT 1
CITY OF ISSAQUAH SHORT PLAT
NO. SP-02-001-IH
REC. NO. 20021028900001

TRACT GL
627,053± SF



SCALE: 1" = 60'



SEE SHEET 4 FOR CONTINUATION

BASIS OF BEARINGS

N88°02'05"W ALONG THE SOUTH LINE OF
THE SOUTHEAST QUARTER OF SECTION
22-24-6 PER CITY OF ISSAQUAH SHORT
PLAT NO. SP-02-001-IH, REC. NO.
20021028900001 (REF. 1, SHT 3).

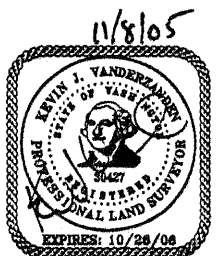
LEGEND

- ⊕ FOUND BRASS DISC IN 4"x4" CONCRETE MONUMENT
IN CASE OR BRASS DISC IN 4"x4" CONCRETE
MONUMENT IN CASE PER REF. 1.
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP
STAMPED "CORE 30427" AT CORNERS.

CITY FILE NO.: FP05-007IH

RESTRICTIONS & NOTES (CONTINUED FROM PAGE 1)

5. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT RECORDED OCTOBER 9, 1997 IN FAVOR OF PUGET SOUND ENERGY COMPANY, US WEST COMMUNICATIONS AND SUMMIT COMMUNICATIONS, INC. FOR UNDERGROUND PIPE, CONDUIT, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR ELECTRIC, TELEPHONE, GAS, TELECOMMUNICATIONS AND DATA TRANSMISSION AND UTILITY SERVICE AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9710091546.
6. THIS SITE IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED VOLUME 183 OF PLATS AT PAGES 88 THROUGH 98, INCLUSIVE, AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9712171813, IN KING COUNTY, WASHINGTON, UNLESS MODIFIED BY THIS PLAT.
7. THIS SITE IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SHORT PLAT AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20001012900002, IN KING COUNTY, WASHINGTON INCLUDING SHORT PLAT AMENDED BY AFFIDAVIT OF CORRECTION RECORDED JANUARY 21, 2005 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20050121001871, UNLESS MODIFIED BY THIS PLAT.
8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PLAT EASEMENT CONFIRMATION (LOTS A, B, C & D OF SHORT PLAT NO. SP-00-002-IH)" RECORDED NOVEMBER 13, 2000 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20001113000118.
9. THIS SITE IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 203 OF PLATS AT PAGES 11 THROUGH 17, INCLUSIVE, AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20011119002071, IN KING COUNTY, WASHINGTON, UNLESS MODIFIED BY THIS PLAT.
10. THIS SITE IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SHORT PLAT AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20021028900001, IN KING COUNTY, WASHINGTON, UNLESS MODIFIED BY THIS PLAT.
11. INTENTIONALLY DELETED
12. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT; BUT DELETING ANY COVENANTS, CONDITIONS OR RESTRICTIONS INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(c) RECORDED MARCH 12, 2004 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20040312001274.
13. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTIONS INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3504(c), OF THE UNITED STATES CODES RECORDED DECEMBER 22, 2004 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20041222001652.
14. THIS SITE IS SUBJECT TO PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE ISSAQUAH HIGHLANDS HIGH STREET OWNER' ASSOCIATION, AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION.
15. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "HIGH STREET CENTER (1) GOVERNING DECLARATIONS AND (2) ADDITIONAL COVENANTS FOR RESIDENTIAL CONDOMINIUMS LOCATED WITHIN HIGH STREET CENTER AT ISSAQUAH HIGHLANDS" RECORDED FEBRUARY 9, 2005 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20050209001145.
16. TRACT GM (WHICH IS PARALLEL TO HIGH STREET AND BLOCKS 9A, 9C, 10 AND 11) IS HEREBY CONVEYED TO THE CITY OF ISSAQUAH UPON THE RECORDING OF THIS FINAL PLAT AS ADDITIONAL RIGHT-OF-WAY.
17. THE PROPERTY IS NEAR DESIGNATED MINERAL RESOURCE LANDS ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT. AN APPLICATION MIGHT BE MADE FOR MINING-RELATED ACTIVITIES, INCLUDING MINING, EXTRACTION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS. PROCESSING OF OFF-SITE MINERAL MATERIALS, INCLUDING RECYCLABLES, MAY CONTINUE AFTER ALL MINERAL EXTRACTION FROM THE SITE ENDS.
18. TRACT GK IS OWNED AND MAINTAINED BY GRAND-GLACIER, L.L.C. FOR THE PURPOSE OF FUTURE ACCESS WHICH MAY BE DEDICATED TO THE CITY OF ISSAQUAH AT A LATER DATE.
19. TRACT GL IS OWNED AND MAINTAINED BY GRAND-GLACIER, L.L.C. FOR THE PURPOSE OF FUTURE DEVELOPMENT AND OPEN SPACE.
20. TRACTS 9A, 9B, 9C, 10 AND 11 ARE SUBJECT TO FUTURE PLATTING AND/OR DEVELOPMENT PERMIT REVIEW AND MAY BE ENCUMBERED IN THE FUTURE WITH ADDITIONAL EASEMENTS.



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JOB NO. 04091

SHEET 3 OF 4

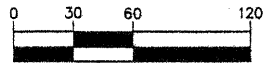
11/8/05
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Final Plat of Issaquah Highlands Vista Park

A PORTION OF THE SE 1/4, SE 1/4 SECTION 22 AND SW 1/4, SW 1/4, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

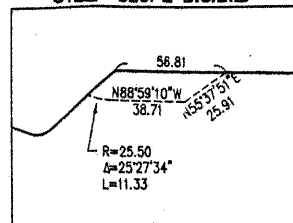


SCALE: 1" = 60'

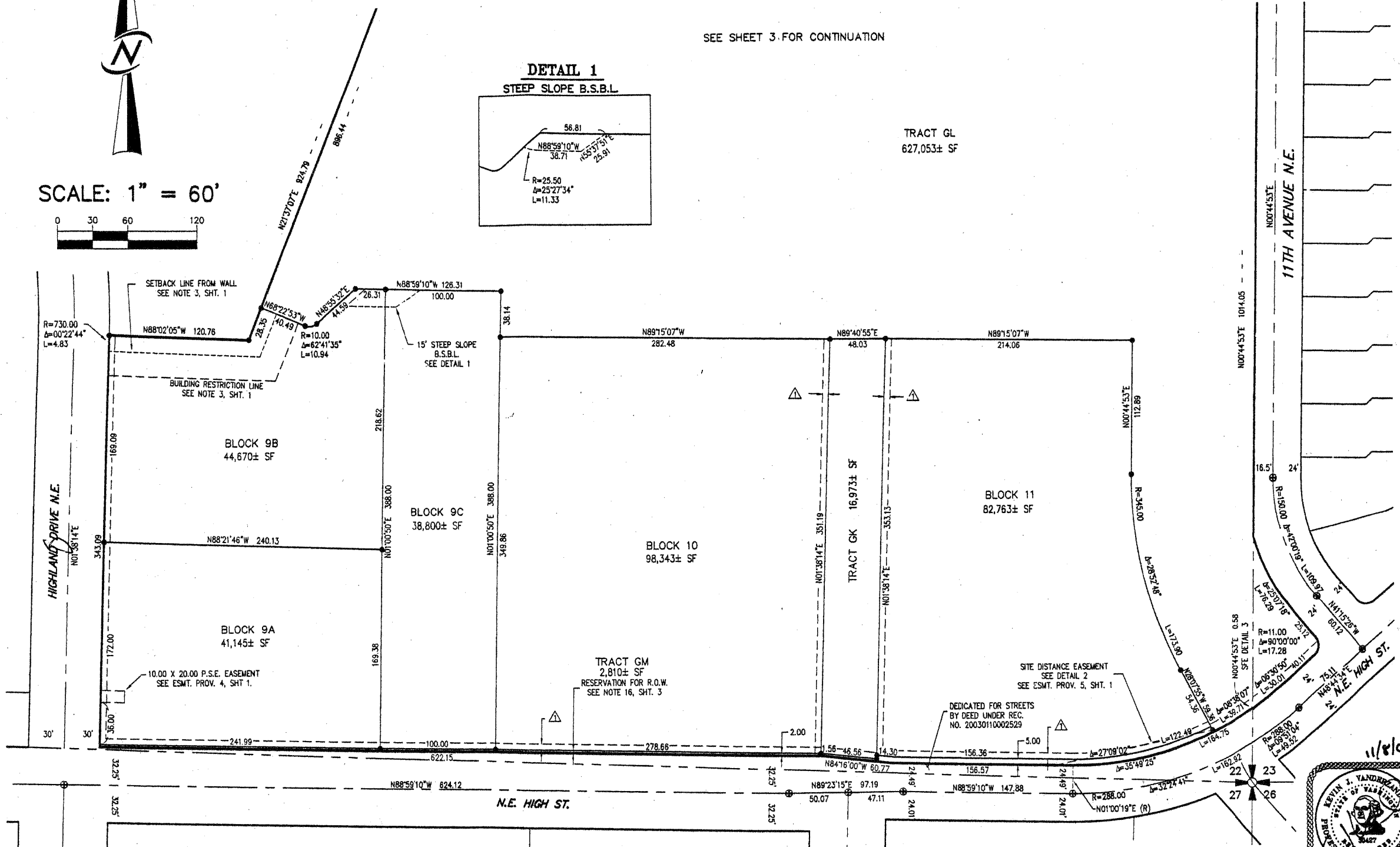


SEE SHEET 3 FOR CONTINUATION

DETAIL 1
STEEP SLOPE B.S.B.L.



TRACT GL
627,053± SF



BASIS OF BEARINGS

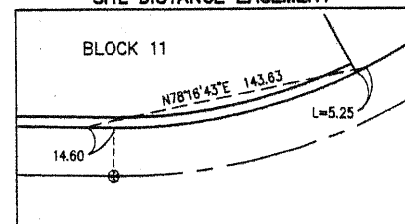
N88°02'05"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22-24-6 PER CITY OF ISSAQUAH SHORT PLAT NO. SP-02-001-IH, REC. NO. 20021028900001 (REF. 1, SHT 3).

LEGEND

- ⊕ FOUND BRASS DISC IN 4"x4" CONCRETE MONUMENT IN CASE OR BRASS DISC IN 4"x4" CONCRETE MONUMENT IN CASE PER REF. 1.
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 30427" AT CORNERS.
- △ 5' PRIVATE DRY UTILITY EASEMENT. SEE EASEMENT PROVISION 1, SHEET 1.

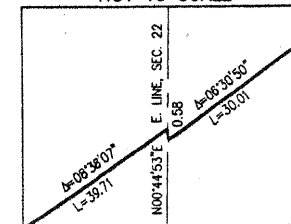
DETAIL 2

SITE DISTANCE EASEMENT

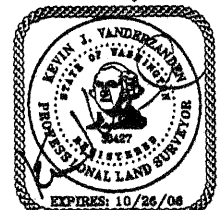


DETAIL 3

NOT TO SCALE



CITY FILE NO.: FP05-007IH



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CORE
DESIGN

ENGINEERING • PLANNING • SURVEYING

JOB NO. 04091

SHEET 4 OF 4