

Final Plat of Issaquah Highlands Block 8C

AMENDED TO REVISE PRIVATE DRAINAGE EASEMENT ON LOT 16
A PORTION OF THE SW 1/4, SW 1/4 SECTION 23 AND NW 1/4, NW 1/4, SECTION 26, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

LOT 2E OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA 05-003 IH, ACCORDING TO THE SURVEY RECORDED MAY 2, 2005 IN VOLUME 185 OF SURVEYS AT PAGES 288 THROUGH 290, UNDER RECORDING NO. 20050502900003.

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

Jim Diller
BY: *Jim Diller*
ITS: Director of Finance

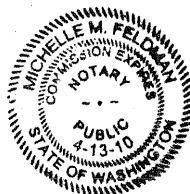
ACKNOWLEDGEMENTS

STATE OF WASHINGTON)

COUNTY OF KING) SS

ON THIS 17th DAY OF July, 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Jim Diller TO ME KNOWN TO BE THE Director of Finance 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.

Michelle M. Feldman
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Kirkland
MY APPOINTMENT EXPIRES 4-13-10
PRINT NAME Michelle M. Feldman



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 PARALLEL WITH AND ADJOINING TRACT GO OF LOTS 9 THROUGH 16 AND OVER AND UPON THE ENTIRE TRACT GN. FURTHER EASEMENTS ARE RESERVED OVER PRIVATE LANDS FOR VAULTS, PEDESTALS AND RELATED FACILITIES ("VAULT EASEMENTS") ADJACENT TO THE 5-FOOT WIDE PRIVATE UTILITY EASEMENT RESERVED IN THE PRECEDING SENTENCE, EXCEPT OVER TRACT GN, 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, WRES, 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 TRACTS GO AND GN 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 WRES 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 AND TRACTS. 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. NO STRUCTURES (EXCEPT ROCKERIES OR WALLS WITH PRIOR APPROVAL OF THE CITY OF ISSAQUAH) OR PERMANENT OR ONGOING USE SHALL BE MADE IN THE EASEMENT.

3. A 4-FOOT PRIVATE STORM DRAINAGE EASEMENT OVER THE EXTERIOR 4.00 FEET OF LOT 16 LYING PARALLEL WITH AND ADJACENT TO THE PUBLIC STREET FRONTAGE OF PARK DRIVE N.E. AND 11TH AVENUE N.E. IS FOR THE BENEFIT OF LOTS 9 THROUGH 16. 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 AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9704281806, AND AS AMENDED.

4. A 5-FOOT PRIVATE STORM DRAINAGE EASEMENT OVER THE EXTERIOR 5.00 FEET OF LOTS 13 THROUGH 16 LYING PARALLEL WITH AND ADJACENT TO THE PUBLIC STREET FRONTAGE OF PARK DRIVE N.E. IS FOR THE BENEFIT OF LOTS 9 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 AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9704281806, AND AS AMENDED.

5. AN 18-FOOT WIDE PRIVATE STORM DRAINAGE EASEMENT AND PRIVATE SANITARY SEWER EASEMENT OVER TRACT GO IS FOR THE BENEFIT OF LOTS 1 THROUGH 16. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN AND SEWER FACILITIES 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 AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9704281806, AND AS AMENDED.

6. A 5-FOOT BY 5-FOOT PRIVATE SANITARY SEWER EASEMENT OVER LOT 1 IS FOR THE BENEFIT OF LOTS 1 THROUGH 16. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN AND SEWER FACILITIES 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 AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9704281806, AND AS AMENDED.

7. A PUBLIC WATER EASEMENT OVER AND UPON A PORTION OF LOTS 1 & 2, 3 & 4, 5 & 6, 7 & 8, 9 & 10, 11 & 12, 13 & 14, AND 15 & 16 AS SHOWN HEREON AND AN 18-FOOT PUBLIC WATER EASEMENT OVER AND UPON TRACT GO IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC IMPROVEMENTS WITHIN THE EASEMENT AND FOLLOWING SUCH SHALL RESTORE AS NEAR AS POSSIBLE TO THE ORIGINAL CONDITION.

8. A PRIVATE WATER EASEMENT OVER AND UPON TRACT GO IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) FOR PRIVATE IRRIGATION LINES. THE IHCA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE IRRIGATION FACILITIES WITHIN SAID EASEMENT AND HAVE THE RIGHT TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9704281806, AND AS AMENDED.

9. A PUBLIC PEDESTRIAN ACCESS EASEMENT OVER AND UPON TRACT GN IS HEREBY RESERVED FOR PUBLIC PEDESTRIAN USE AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS.

10. AN ACCESS EASEMENT OVER AND UPON TRACT GO IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS AND TO THE GUESTS OF THE OWNERS OF LOTS 1 THROUGH 16.

11. AN ACCESS EASEMENT OVER AND UPON A PORTION OF LOT 8 FOR THE PURPOSE OF VEHICULAR ACCESS IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS.

CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 10th DAY OF July, 2006

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

EXAMINED AND APPROVED THIS 10th DAY OF July, 2006

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 11th DAY OF July, 2006

CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 11th DAY OF July, 2006

AVA FRISINGER, MAYOR, CITY OF ISSAQUAH

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS 14th DAY OF July, 2006

SCOTT NOBLE

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR June 2006
363024 - 0010 TRACT 0170

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 July, 2006

FINANCE DIVISION

Phil Sanders

MANAGER, KING COUNTY FINANCE DIVISION

Lillian C. Yetter
DEPUTY

RECORDING CERTIFICATE

RECORDING NO. 20060714000438
FILED FOR RECORD THIS 14th DAY OF July, 2006 AT
10:35 A.M. IN VOLUME 235 OF PLATS, PAGES 079 THROUGH 081
RECORDS OF KING COUNTY, WASHINGTON AT THE REQUEST OF PORT BLAKELY

DIVISION OF RECORDS AND ELECTIONS

MANAGER

Riane Neilsen-Rios
SUPERINTENDENT OF RECORDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF ISSAQUAH HIGHLANDS BLOCK 8C, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 23 & 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 TRACT 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.

Glenn R. Sprague
DATE

GLENN R. SPRAGUE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 41299
STATE OF WASHINGTON
CORE DESIGN, INC.
14711 N.E. 29TH PL., #101
BELLEVUE, WA 98007
PHONE NO.
(425) 885-7877



ENGINEERING • PLANNING • SURVEYING

JOB NO. 05092

SHEET 1 OF 3



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CITY FILE NO.: FP05-008IH

Final Plat of Issaquah Highlands Block 8C

AMENDED TO REVISE PRIVATE DRAINAGE EASEMENT ON LOT 16
A PORTION OF THE SW 1/4, SW 1/4 SECTION 23 AND NW 1/4, NW 1/4, SECTION 26, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

BASIS OF BEARINGS

N01°00'54"E BETWEEN THE MONUMENTS AT THE NE CORNER AND EAST QUARTER CORNER OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, PER THE CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-05-003-IH, VOLUME 185, PAGES 288-290, RECORDING NO. 20050502900003 (REF. 1).

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE SUBDIVISION GUARANTEE ORDER NO. 4268-619755, DATED JUNE 28, 2005. IN PREPARING THIS MAP, CORE DESIGN HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN SUBDIVISION GUARANTEE. CORE DESIGN HAS RELIED WHOLLY ON FIRST AMERICAN TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. ALL DISTANCES ARE IN FEET.

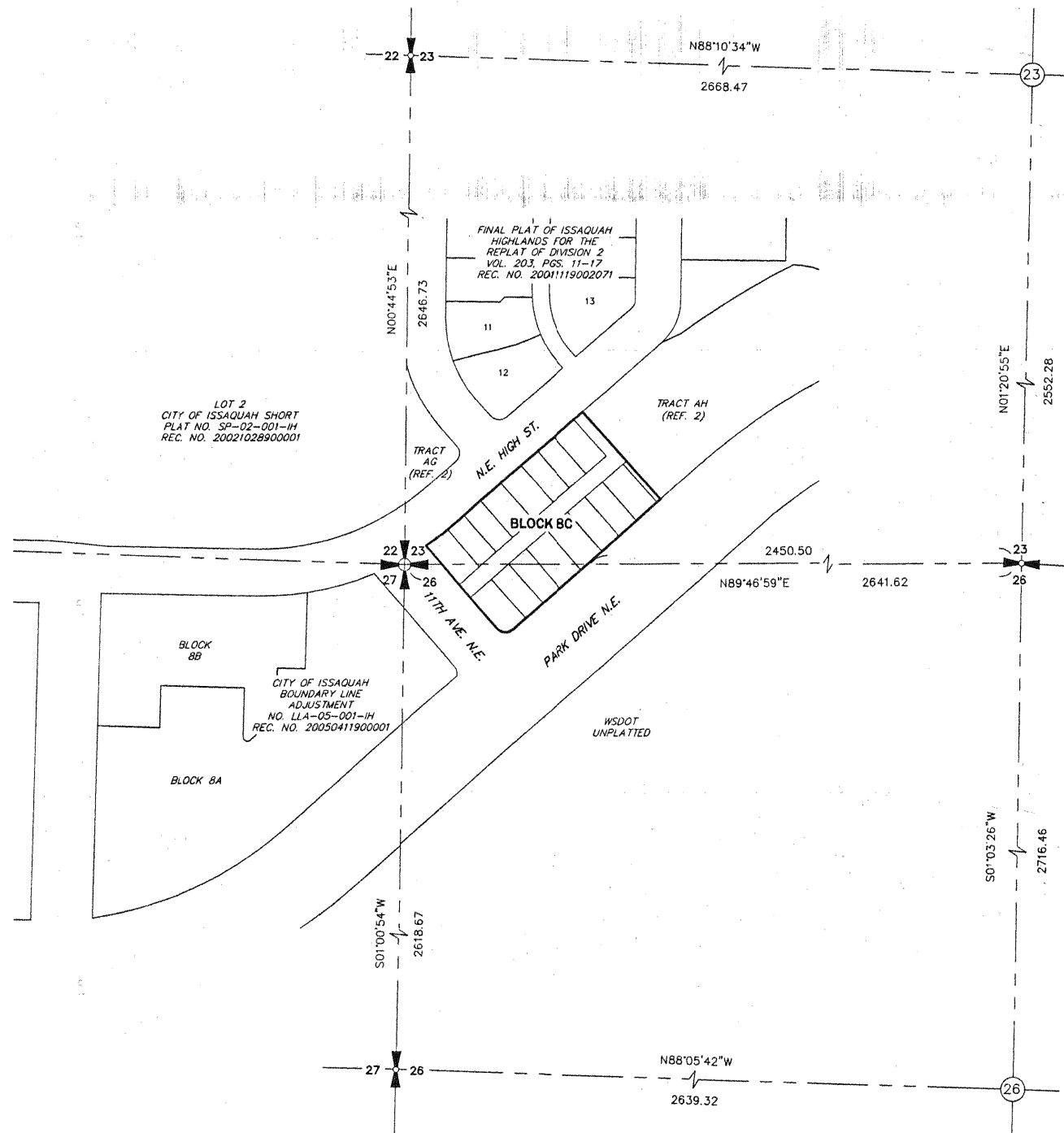
3. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA 5 SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS WITHIN ONE YEAR OF THE DATE OF THIS SURVEY.

REFERENCES

1. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-05-003-IH, VOLUME 185, PAGES 288-290, RECORDING NO. 20050502900003.
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.

SITE AREAS

LOTS 1-16: 21,721± S.F.
TRACT GN: 271± S.F.
TRACT GO: 4,538± S.F.
BLOCK 8C: 26,530± S.F.

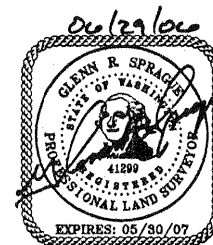


SUBDIVISION DIAGRAM

SCALE: 1" = 100'

RESTRICTIONS & NOTES

- 1A. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SCHOOL MITIGATION AGREEMENT BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND 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 AND MODIFICATION AND/OR AMENDMENT RECORDED DECEMBER 12, 1997 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9712121468.
- 1B. 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 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 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. 9608180756 AND MODIFICATION AND/OR AMENDMENT AS DISCLOSED RECORDED DECEMBER 19, 1997 AND MAY 11, 1998 BY INSTRUMENT UNDER RECORDING NO.'S 9712190677 AND 9805110405.
3. 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 AND MODIFICATION AND/OR AMENDMENT RECORDED JANUARY 28, 2002 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20020118001733.
4. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT IN FAVOR OF PUGET SOUND ENERGY COMPANY, U.S. WEST COMMUNICATIONS AND SUMMIT COMMUNICATIONS, INC. FOR UNDERGROUND PIPE, CONDUIT, CABLES, WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR ELECTRIC, TELEPHONE, GAS, TELECOMMUNICATIONS AND DATA TRANSMISSION AND UTILITY SERVICE RECORDED OCTOBER 09, 1997 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9710091546.
5. 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 183 OF PLATS AT PAGES 88 THOROUGH 98, INCLUSIVE, AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9712171813, IN KING COUNTY, WASHINGTON, UNLESS MODIFIED BY THIS PLAT.
6. 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, UNLESS MODIFIED BY THIS PLAT.
7. 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, ISSAQUAH HIGHLANDS)" AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 2001113000118, UNLESS MODIFIED BY THIS PLAT.
8. THIS SITE IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS, 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.
9. THIS SITE IS SUBJECT TO TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS) RECORDED MAY 02, 2005 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20050502900003, UNLESS MODIFIED BY THIS PLAT.
10. TRACT GN IS HEREBY DEDICATED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON RECORDING OF THIS PLAT FOR THE PURPOSE OF PUBLIC PEDESTRIAN ACCESS.
11. TRACT GO IS A PRIVATE ACCESS TRACT FOR INGRESS AND EGRESS FOR THE BENEFIT OF LOT OWNERS (LOTS 1 THROUGH 16) AND INCLUDES AN EQUAL AND UNDIVIDED INTEREST IN TRACT GO 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 GO AND ALLOCATE SUCH MAINTENANCE COSTS TO THE OWNERS OF LOTS 1 THROUGH 16 AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS UNDER RECORDING NUMBER 9704281806 AND AS AMENDED.



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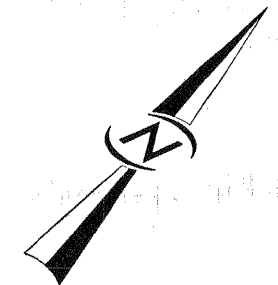
JOB NO. 05092
SHEET 2 OF 3

CITY FILE NO.: FP05-008IH

Final Plat of Issaquah Highlands Block 8C

AMENDED TO REVISE PRIVATE DRAINAGE EASEMENT ON LOT 16
A PORTION OF THE SW 1/4, SW 1/4 SECTION 23 AND NW 1/4, NW 1/4, SECTION 26, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

NOTE: P.I. MONUMENT TO SECTION CORNER IS
N18°05'26"W, 0.02', SECTION CORNER NOT SET.



SCALE: 1" = 20'



BASIS OF BEARINGS

N01°00'54"E BETWEEN THE MONUMENTS AT THE NE CORNER AND EAST QUARTER CORNER OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, PER THE CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-05-003-IH, VOLUME 185, PAGES 288-290, RECORDING NO. 20050502900003 (REF. 1, SHT. 2).

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 BRASS DISC W/ PUNCH IN 4"x4" CONCRETE MONUMENT IN CASE PER CITY OF ISSAQUAH STANDARDS.
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 41299" AT CORNERS.
- SET TACK IN LEAD WITH WASHER STAMPED "CORE 41299" IN LIEU OF CORNER AT AN 8.75' OFFSET TO CORNERS ALONG N.E. HIGH STREET AND 11TH AVENUE N.E. AND 9.50' OFFSET TO CORNERS ALONG PARK DRIVE N.E., UNLESS SHOWN OTHERWISE.
- 5.00 FOOT PRIVATE DRY UTILITY EASEMENT. SEE EASEMENT PROVISION 1, SHEET 1.
- PUBLIC WATER EASEMENT. 3.50 FEET DEEP BY 7.00 FEET WIDE CENTERED UPON THE LOT LINE, UNLESS NOTED OTHERWISE. SEE EASEMENT PROVISION 7, SHEET 1.



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SHEET 3 OF 3

CITY FILE NO.: FP05-008IH

PARK DRIVE N.E.

