

# Final Plat of Issaquah Highlands West 45

A PORTION OF THE S 1/2, NE 1/4 & SE 1/4, SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, 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 THE ROADS, EASEMENTS AND RIGHTS OF WAY WHICH ARE SHOWN HEREON AND ALSO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE BLOCKS AND TRACTS 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 Kirk  
ITS: PRESIDENT

## 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 THE PUBLIC STREET FRONTAGE OF ALL BLOCKS AND TRACTS. 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 BLOCKS AND TRACTS AND ALONG THE NORTH PROPERTY LINE OF THE PLAT. THE EASEMENT IS FOR THE PURPOSE OF CITY ACCESS TO ANY PUBLIC IMPROVEMENT WITHIN THE RIGHT-OF-WAY WHICH ADJOINS THE EASEMENT AREA FOR MAINTENANCE, REPAIR, OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENT BY THE CITY OF ISSAQUAH. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION. 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 PUBLIC MULTI-USE TRAIL EASEMENT IS HEREBY RESERVED FOR PUBLIC USE AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON THAT PORTION OF TRACT QA AS SHOWN ON SHEET 8.

4. A 20-FOOT WALL MAINTENANCE AND ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON A PORTION OF TRACT QE. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN THE WALL AND WALL DRAINAGE WITHIN THE EASEMENT AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.

5. A NON-EXCLUSIVE EASEMENT IS DEDICATED TO THE CITY OF ISSAQUAH OVER THOSE PORTIONS OF TRACT QE THAT ARE REQUIRED FOR (A) A 22'-WIDE PUBLIC PEDESTRIAN AND BICYCLE TRAIL (RUNNING GENERALLY PARALLEL WITH HIGHLANDS DRIVE ALONG THE EASTERN BOUNDARY OF TRACT QE), AND (B) STAIRS, A PEDESTRIAN BRIDGE AND ITS SUPPORTING STRUCTURES, AND CONNECTION TO THE PEDESTRIAN TRAIL IN CLAUSE (A). THE EASEMENT ALLOWS THE CITY TO ENTER THE PROPERTY TO CONSTRUCT, MAINTAIN AND REPAIR THE TRAIL, STAIRS AND BRIDGE IMPROVEMENTS. THE CITY RELEASES AND SHALL INDEMNIFY THE OWNER OF TRACT QE FROM ANY LOSS, DAMAGE, INJURY OR DEATH RELATED TO ANY USE OF OR OPERATIONS OF THE TRAIL, STAIRS OR BRIDGE IMPROVEMENTS, EXCEPT TO THE EXTENT OF ANY NEGLIGENCE OF THE OWNER OF TRACT QE. IF THE CONDITION REQUIRING A PEDESTRIAN/BICYCLE BRIDGE TERMINATES UNDER THE TERMS OF CONDITION 21 OF THE PLAT (E.G. DUE TO LACK OF FUNDING, DUE TO ALTERNATIVE MITIGATION OR DUE TO USES THAT DO NOT TRIGGER THE BRIDGE), THEN THE PORTION OF THIS EASEMENT SET FORTH IN CLAUSE (B) ABOVE (I.E. FOR THE STAIRS, BRIDGE IMPROVEMENTS AND SUPPORTS AND CONNECTION TO THE TRAIL) SHALL TERMINATE AUTOMATICALLY WITHOUT ANY OTHER ACTION REQUIRED BY THE CITY OR THE OWNER OF TRACT QE (INCLUDING NO AMENDMENT REQUIRED OF THIS PLAT). EVEN THOUGH THE TERMINATION IS AUTOMATIC, THE CITY AT THE REQUEST OF THE TRACT QE OWNER WILL JOIN IN SIGNING A TERMINATION DOCUMENT IN RECORDABLE FORM TO CONFIRM THE TERMINATION.

6. A PUBLIC MULTI-USE TRAIL EASEMENT IS HEREBY RESERVED FOR PUBLIC USE AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON TRACTS QB AND QC.

## RECORDING CERTIFICATE

RECORDING NO. 20060619000212  
FILED FOR RECORD THIS 19 DAY OF June, 2006 AT  
09:23 A.M. IN VOLUME 235 OF PLATS, PAGES 015 THROUGH 022  
RECORDS OF KING COUNTY, WASHINGTON, AT THE REQUEST OF

DIVISION OF RECORDS AND ELECTIONS

MANAGER

Maria Nickman-Rie  
SUPERINTENDENT OF RECORDS

## LEGAL DESCRIPTION

LOT 3A OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA 03-0091H, ACCORDING TO SURVEY RECORDED OCTOBER 22, 2003 IN VOLUME 163 OF SURVEYS AT PAGES 255, 255A THROUGH 255E, INCLUSIVE, UNDER RECORDING NO. 20031022900002, IN KING COUNTY, WASHINGTON.

## ACKNOWLEDGEMENTS

STATE OF WASHINGTON )

COUNTY OF KING )

ON THIS 15th DAY OF June, 2006 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Judd Kirk 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.

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



## CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 15th DAY OF JUNE, 2006.

Keith Nye, PROGRAM MANAGER, CITY OF ISSAQUAH M.D.R.T.

EXAMINED AND APPROVED THIS 14th DAY OF JUNE, 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 15th DAY OF June, 2006.

CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 15th DAY OF June, 2006.

Ava Frisinger, MAYOR, CITY OF ISSAQUAH

## KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS 19th DAY OF JUNE, 2006.

Scott Noble, KING COUNTY ASSESSOR

Anna E. O'Connell, DEPUTY KING COUNTY ASSESSOR  
212406-9027-05

## 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 19th DAY OF June, 2006.

FINANCE DIVISION

Phil Sanders, MANAGER, KING COUNTY FINANCE DIVISION

Lillian C. Yette, DEPUTY

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF ISSAQUAH HIGHLANDS WEST 45, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, 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 BLOCK 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  
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. 04113

CITY FILE NO.: FP06-001IH

14711 N.E. 29th Pl. Suite 101  
Bellevue, Washington 98007  
425.885.7877 Fax 425.885.7963

# Final Plat of Issaquah Highlands West 45

A PORTION OF THE S 1/2, NE 1/4 & SE 1/4, SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

## DEDICATION

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ITS: MANAGER

BY: Judd Kirk  
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6. A PUBLIC MULTI-USE TRAIL EASEMENT IS HEREBY RESERVED FOR PUBLIC USE AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON TRACTS QB AND QC.

## LEGAL DESCRIPTION

LOT 3A OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA 03-0091H, ACCORDING TO SURVEY RECORDED OCTOBER 22, 2003 IN VOLUME 163 OF SURVEYS AT PAGES 255, 255A THROUGH 255E, INCLUSIVE, UNDER RECORDING NO. 20031022900002, IN KING COUNTY, WASHINGTON.

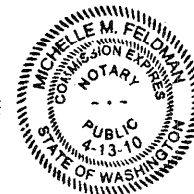
## ACKNOWLEDGEMENTS

STATE OF WASHINGTON } SS

COUNTY OF KING }

ON THIS 5th DAY OF June, 2006 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Judd Kirk 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.

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



## CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 15th DAY OF June, 2006.

Keith Nye, PROGRAM MANAGER, CITY OF ISSAQUAH M.D.R.T.

EXAMINED AND APPROVED THIS 14th DAY OF JUNE, 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 15th DAY OF June, 2006.

CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 15th DAY OF June, 2006.

Ava Frisinger, ATTEST: Christine f  
MAYOR, CITY OF ISSAQUAH

## KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS 19th DAY OF JUNE, 2006.

Scott Noble  
KING COUNTY ASSESSOR

June E. O.  
DEPUTY KING COUNTY ASSESSOR  
212406-9027-05

## 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 19th DAY OF June, 2006.

FINANCE DIVISION

Phil Sanders  
MANAGER, KING COUNTY FINANCE DIVISION

Lillian C. Jette  
DEPUTY

## RECORDING CERTIFICATE

RECORDING NO. 20060619000212  
FILED FOR RECORD THIS 19 DAY OF June, 2006 AT  
09:23 A.M. IN VOLUME 235 OF PLATS, PAGES 015 THROUGH 022  
RECORDS OF KING COUNTY, WASHINGTON AT THE REQUEST OF

DIVISION OF RECORDS AND ELECTIONS

MANAGER

Maureen McKinnon-Ru  
SUPERINTENDENT OF RECORDS

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF ISSAQUAH HIGHLANDS WEST 45, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, 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 BLOCK 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  
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



06/02/06



ENGINEERING • PLANNING • SURVEYING

JOB NO. 04113

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Bellevue, Washington 98007  
425.885.7877 Fax 425.885.7963

CITY FILE NO.: FP06-0011H

# Final Plat of Issaquah Highlands West 45

A PORTION OF THE S 1/2, NE 1/4 & SE 1/4, SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

## RESTRICTIONS & NOTES

- 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 UNDER RECORDING NO. 9606180756.
  - 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 WASHINGTON LIMITED PARTNERSHIPS, RECORDED JUNE 25, 1996 UNDER RECORDING NO. 9606251228 AND MODIFIED AND/OR AMENDED BY INSTRUMENT RECORDED JANUARY 18, 2002 UNDER RECORDING NO. 20020118001733.
  - THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS) NO. LLA 02-001-IH RECORDED MARCH 21, 2002 UNDER RECORDING NO. 20020321900005.
  - THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF ACCESS EASEMENT ("D" DRIVE)" RECORDED MAY 16, 2002 UNDER RECORDING NO. 20020516000843.
  - THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF INFILTRATION SYSTEM EASEMENT" RECORDED MAY 16, 2002 UNDER RECORDING NO. 20020516000845.
  - THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF SUBSURFACE INFILTRATION SYSTEM EASEMENT" RECORDED MAY 16, 2002 UNDER RECORDING NO. 20020516000846.
  - THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS (ISSAQUAH HIGHLANDS)" RECORDED MAY 20, 2002 UNDER RECORDING NO. 20020520001673, AND MODIFIED AND/OR AMENDED BY INSTRUMENT 20050511000708.
  - THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANT TO SHARE COSTS AREA 4-ISSAQUAH HIGHLANDS)" RECORDED MAY 20, 2002 UNDER RECORDING NO. 20020520001675.
  - THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF TRAFFIC COVENANT (BLA LOT 3 AND REID)" RECORDED MAY 20, 2002 UNDER RECORDING NO. 20020520001680.
  - THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS) NO. LLA 03-009IH RECORDED OCTOBER 22, 2003 UNDER RECORDING NO. 20031022900002.
  - THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ISSAQUAH HIGHLANDS SUMMARY NOTICE GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS" RECORDED MAY 10, 2005 UNDER RECORDING NO. 20050510000858.
  - THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANT FOR VIEW PROTECTION" (FOR THE BENEFIT OF THE HEREIN DESCRIBED PREMISES) RECORDED OCTOBER 20, 2005 UNDER RECORDING NO. 20051020001813.
  - THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF UTILITY EASEMENT" RECORDED MAY 16, 2002, UNDER RECORDING NO. 20020516000842.
  - TRACT QA IS HEREBY DEDICATED TO THE CITY OF ISSAQUAH UPON THE RECORDING OF THIS PLAT FOR THE PURPOSE OF OPEN SPACE AND CRITICAL AREA.
  - TRACT QB IS OWNED AND MAINTAINED BY GRAND GLACIER LLC FOR THE PURPOSE OF OPEN SPACE AND PUBLIC MULTI-USE TRAIL ACCESS AND UTILITIES.
  - TRACT QC IS OWNED AND MAINTAINED BY GRAND GLACIER LLC FOR THE PURPOSE OF OPEN SPACE AND PUBLIC MULTI-USE TRAIL ACCESS.
  - TRACT QD IS OWNED AND MAINTAINED BY GRAND GLACIER LLC FOR THE PURPOSE OF OPEN SPACE AND FUTURE DEVELOPMENT.
  - TRACT QE IS OWNED AND MAINTAINED BY GRAND GLACIER LLC FOR THE PURPOSE OF OPEN SPACE AND PUBLIC MULTI-USE TRAIL ACCESS.
  - BLOCKS 25 THROUGH 42 ARE OWNED AND MAINTAINED BY GRAND GLACIER LLC FOR THE PURPOSE OF FUTURE DEVELOPMENT.
  - THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SCHOOL MITIGATION AGREEMENT BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND THE GRAND RIDGE PARTNERSHIP AND THE GLACIER RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9508160202 AND AMENDED AND/OR MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9712121468.
- A SCHOOL MITIGATION PAYMENT IN THE AMOUNT OF ONE THOUSAND THREE HUNDRED NINETY-SIX AND NO/100 DOLLARS (\$1,396.00) PER SINGLE FAMILY DWELLING UNIT OR FIVE HUNDRED SEVENTY THREE AND NO/100 DOLLARS (\$573.00) PER MULTI-FAMILY DWELLING UNIT, SHALL BE PAID TO ISSAQUAH HIGHLANDS SCHOOL DISTRICT NO. 411 AT THE TIME THE BUILDING PERMIT FOR EACH DWELLING UNIT IN THE PLAT IS ISSUED.
- A BUILDING HEIGHT CONDITION OVER BLOCKS 28 THROUGH 32 RESTRICTS THE MAXIMUM BUILDING ELEVATION TO NOT EXCEED 515.00 FEET (NAVOD88) AT THE SOUTHERN PROPERTY LINE AND INCREASE UNIFORMLY TO ELEVATION 525.00 FEET AT THE NORTH LINE OF THE RESTRICTED AREA.
  - ADDITIONAL GEOTECHNICAL WORK MUST BE PERFORMED TO IDENTIFY THE APPROPRIATE LOCATION FOR BUILDINGS ADJACENT TO ANY STEEP SLOPES PER APPENDIX E. (AFFECTS BLOCKS 28 THROUGH 32)
  - THIS SITE IS SUBJECT TO THE NOTICE OF TRAFFIC STUDY REQUIREMENT [WEST 45 PLAT AT ISSAQUAH HIGHLANDS] RECORDED UNDER KING COUNTY RECORDING NO. 20060509000108.
  - THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EXISTING PEDESTRIAN ACCESS EASEMENT RECORDED UNDER KING COUNTY RECORDING NO. 20060509000128 (AFFECTS BLOCKS 26 AND 27) (INCLUDES RELOCATION LANGUAGE).
  - THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A "NOTICE OF PEDESTRIAN BRIDGE REQUIREMENT" RECORDED UNDER KING COUNTY RECORDING NO. 20060509000105.

## RESTRICTIONS & NOTES

- WITHIN 15 MONTHS FROM A WRITTEN DECISION BY THE CITY THAT THE PEDESTRIAN/BICYCLE BRIDGE IS WARRANTED, THE APPLICANT OF THIS AREA OR THAT OF THE EAST 42 PLAT AREA SHALL PURSUE DESIGN, PERMITTING, AND SOLICITING OF CONSTRUCTION ESTIMATES FOR THE CONSTRUCTION OF A PEDESTRIAN/BICYCLE BRIDGE OVER HIGHLANDS DRIVE SOUTH OF D DRIVE, INCLUDING ALL NECESSARY SUPPORT STRUCTURES. SHOULD THE APPLICANT RECEIVE AN ESTIMATE FOR \$551,000 (IN 2005 DOLLARS) OR LESS, THE APPLICANT SHALL COLLECT THE NECESSARY FUNDS FROM PROPERTY OWNERS IN THIS APPLICATION AND THE EAST 42 APPLICATION TO COVER FUNDING THE PROJECT. IF THE PROPERTY OWNER DOES NOT RECEIVE A WRITTEN ESTIMATE THAT IS LESS THAN \$551,000, THE APPLICANT SHALL SOLICIT AT LEAST 2 OTHER ESTIMATES IN WRITING. SHOULD ALL ESTIMATES EXCEED THE FORECAST \$551,000, THE APPLICANT SHALL MAKE THE CITY AWARE OF THE SHORT FALL AND THE CITY WILL, WITHIN TWO MONTHS FROM RECEIVING THE ESTIMATES, EITHER DEDICATE PUBLIC FUNDS TO COVER THE GAP; OR, WILL CONSIDER THIS CONDITION TERMINATED.
- THE REQUIREMENT TO CONSTRUCT THE BRIDGE WILL BE TRIGGERED BY THE FOLLOWING LAND USES WHICH MAY BE LOCATED IN EITHER THIS APPLICATION FOR THE WEST 45 PLAT OR IN BLOCK 24 OF THE EAST 42 PLAT (PP05-003IH):
  - MORE THAN 200 TOTAL RESIDENTIAL UNITS;
  - SINGLE-USER OR SYMBIOTIC OFFICE CAMPUS SPLIT BY HIGHLANDS DRIVE OR,
  - A LARGE (3+ ACRE) LAND USE THAT IS A HIGH PEDESTRIAN GENERATOR (I.E. TRANSIT FACILITY, SCHOOL, RETAIL CENTER, PARK, HOTEL, ETC...). IF SUCH A USE IS PROPOSED FOR BLOCK 24 OF THE EAST 42 PLAT OR ANYWHERE IN THE WEST 45 PLAT, THIS CONDITION WILL BE IMPOSED UPON SUCH LAND USE, UNLESS A STUDY OF TRAFFIC PATTERNS, PAID FOR BY THE APPLICANT, DEMONSTRATES TO THE SATISFACTION OF THE CITY COUNCIL THAT OTHER MITIGATION WOULD BE SUFFICIENT IN LIGHT OF THE PROPOSED USE.
- PRIOR TO DISMISSING THIS CONDITION, THE APPLICANT MUST PROCESS AN ADMINISTRATIVE MINOR MODIFICATION (AMM) TO APPENDIX B RESTRICTING THE LAND USES SOUTH OF D DRIVE. AS PART OF THE AMM SUBMITTAL, A TRAFFIC ENGINEER ACCEPTABLE TO THE CITY MUST CONFIRM THAT THE REMOVAL OF THE PEDESTRIAN BRIDGE DOES NOT INVALIDATE THE ABILITY OF THE APPROVED CHANNELIZATION PLAN TO SUPPORT THE EXPECTED LAND USES.
- THIS CONDITION SHALL BE REFERENCED ON THE FACE OF THE PLAT, OR SOME OTHER MEANS APPROVED BY THE CITY TO ASSURE FUTURE OWNERS OF LAND IN THIS PLAT AREA AND SIMILAR OWNERS FROM THE EAST 42 PLAT AREA ARE AWARE OF THIS CONDITION AND BOUND TO ITS TERMS.
- THE 15' SLOPE SETBACK SHOWN ALONG THE EASTERN BOUNDARY OF BLOCKS 25 THROUGH 28 MAY BE REDUCED OR ELIMINATED IF SUPPORTED BY A SITE SPECIFIC GEOTECHNICAL INVESTIGATION APPROVED BY THE RESPONSIBLE OFFICIAL REFER TO AMEC EARTH & ENVIRONMENTAL, INC.'S MEMO "WEST 45 BLOCKS 25-28 BUILDING SETBACK ABOVE EAST SLOPE" DATED MARCH 15, 2006. THIS IS NOT A CRITICAL AREA BUILDING SETBACK.
- THIS SITE IS SUBJECT TO PARTIAL TERMINATION OF SUBSURFACE INFILTRATION EASEMENT AND NOTICE OF SUBSURFACE STORMWATER FACILITIES [LOT 3A-WEST 45 PLAT AT ISSAQUAH HIGHLANDS] RECORDED UNDER KING COUNTY RECORDING NO. 20060509000107.
- THIS SITE IS SUBJECT TO AMENDMENT AND NOTICE OF INFILTRATION EASEMENT FOR STORMWATER FACILITIES [LOT 3A-WEST 45 PLAT AT ISSAQUAH HIGHLANDS] RECORDED UNDER KING COUNTY RECORDING NO. 20060509000129.
- IF CONSTRUCTION OF 7TH AVENUE, 8TH AVENUE AND BLAKELY DRIVE IS BUILT IN PHASES, NO STUB ROAD MAY BE LONGER THAN 600 FEET AND AT THE END OF ANY STUB ROAD A SELF-EXTINGUISHING EASEMENT AND TEMPORARY TURN-AROUND WILL BE PROVIDED UNTIL THE CONSTRUCTION OF SAID ROADS IS COMPLETE.

## SURVEY NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE SUBDIVISION GUARANTEE ORDER NO. 4268-715398, SUPPLEMENTAL REPORT #2, DATED DECEMBER 20, 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.
- TOTAL BOUNDARY AREA = 1,963,007±S.F. (45.0644±AC.)
- ALL DISTANCES ARE IN FEET.
- 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.
- ALL MONUMENTS SHOWN FOR SECTION SUBDIVISION PER CONCEPT ENGINEERS, INC. (REF. 1). HORIZONTAL CONTROL PROVIDED BY DAVID EVANS & ASSOCIATES.

## AREAS

BLOCK 25	37,258± S.F.
BLOCK 26	78,254± S.F.
BLOCK 27	78,412± S.F.
BLOCK 28	112,275± S.F.
BLOCK 29	154,729± S.F.
BLOCK 30	129,326± S.F.
BLOCK 31	129,337± S.F.
BLOCK 32	129,748± S.F.
BLOCK 33	83,250± S.F.
BLOCK 34	78,573± S.F.
BLOCK 35	74,067± S.F.
BLOCK 36	56,479± S.F.
BLOCK 37	55,126± S.F.
BLOCK 38	55,128± S.F.
BLOCK 39	51,314± S.F.
BLOCK 40	64,476± S.F.
BLOCK 41	66,609± S.F.
BLOCK 42	104,357± S.F.
TRACT QA	54,931± S.F.
TRACT QB	61,715± S.F.
TRACT QC	15,619± S.F.
TRACT QD	28,284± S.F.
TRACT QE	131,991± S.F.
DEDICATED R.O.W.	131,749± S.F.
TOTAL	1,963,007± S.F.

## BASIS OF BEARINGS

N88°02'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA03-009IH, REC. NO. 20031022900002 (REF. 1).



06/02/06



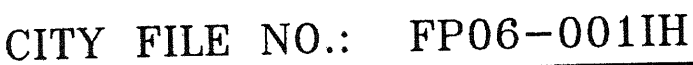
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A PORTION OF THE S 1/2, NE 1/4 & SE 1/4, SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SCALE: 1" = 200'

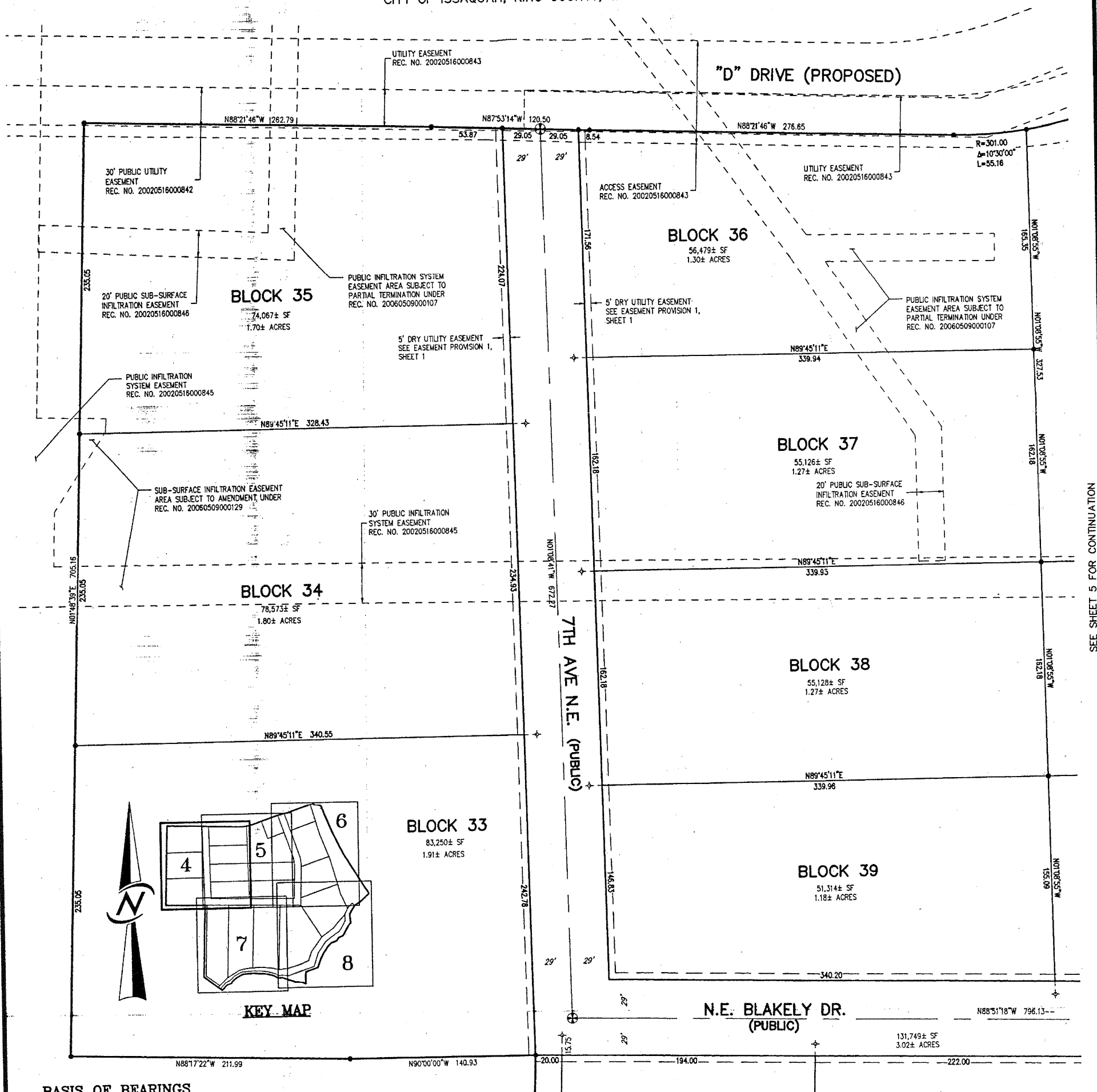


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# Final Plat of Issaquah Highlands West 45

A PORTION OF THE S 1/2, NE 1/4 & SE 1/4, SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SEE SHEET 5 FOR CONTINUATION

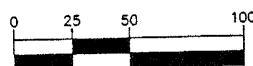
## BASIS OF BEARINGS

N88°02'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER CITY OF ISSAQUAH SHORT PLAT NO. SP03-0091H, REC. NO. 20031022900002 (REF. 1, SHT 2).

## LEGEND

- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 41299" AT CORNERS.
- ⊕ MONUMENT SET PER CITY OF ISSAQUAH STANDARDS
- ⊗ SET TACK IN LEAD WITH WASHER STAMPED "CORE 41299" IN LIEU OF FRONT CORNER AT 9.75' OFFSET TO CORNER, UNLESS SHOWN OTHERWISE

SCALE: 1" = 50'



SEE SHEET 7 FOR CONTINUATION



**CORE**  
DESIGN

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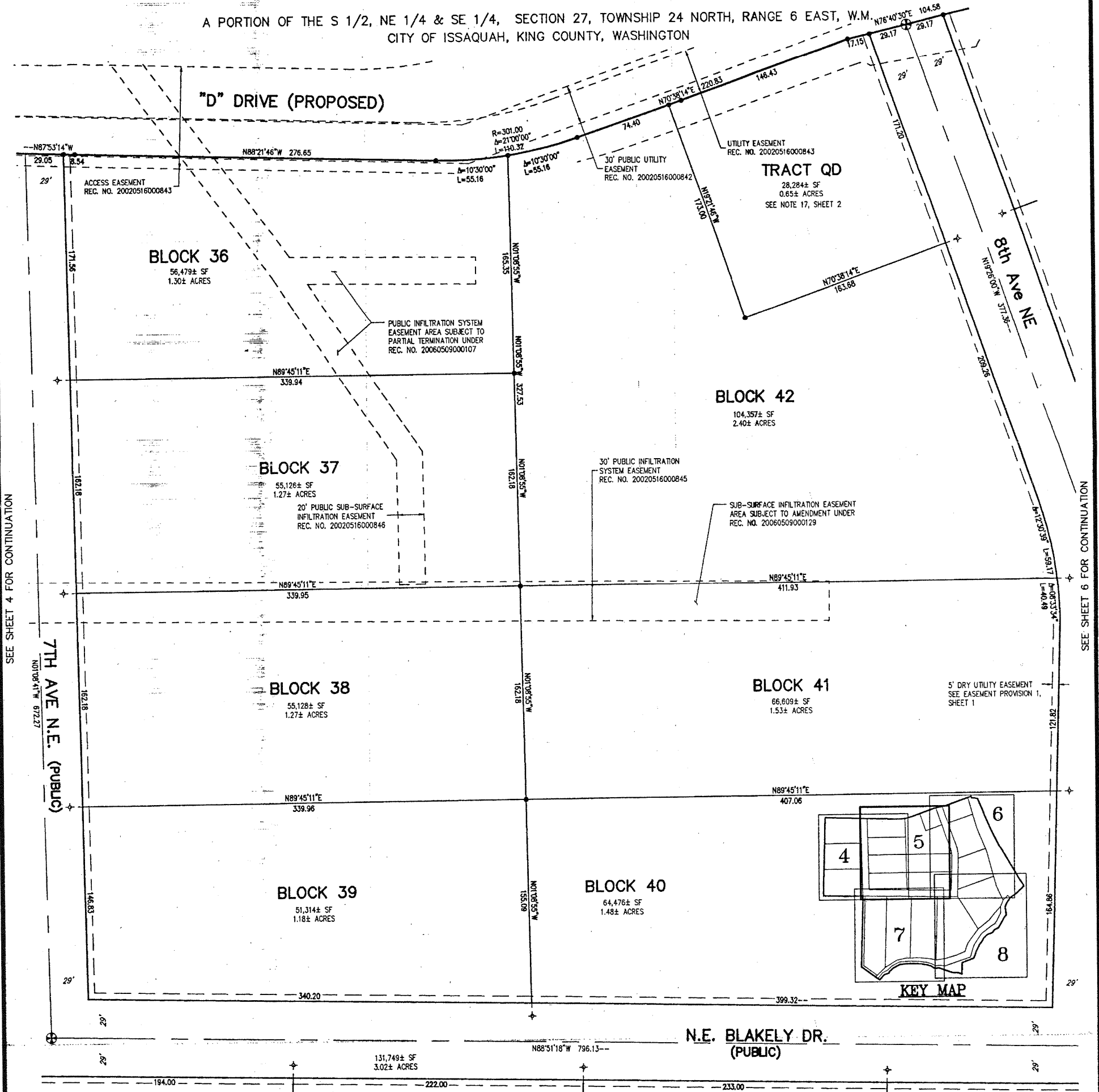
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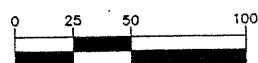
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SCALE: 1" = 50'



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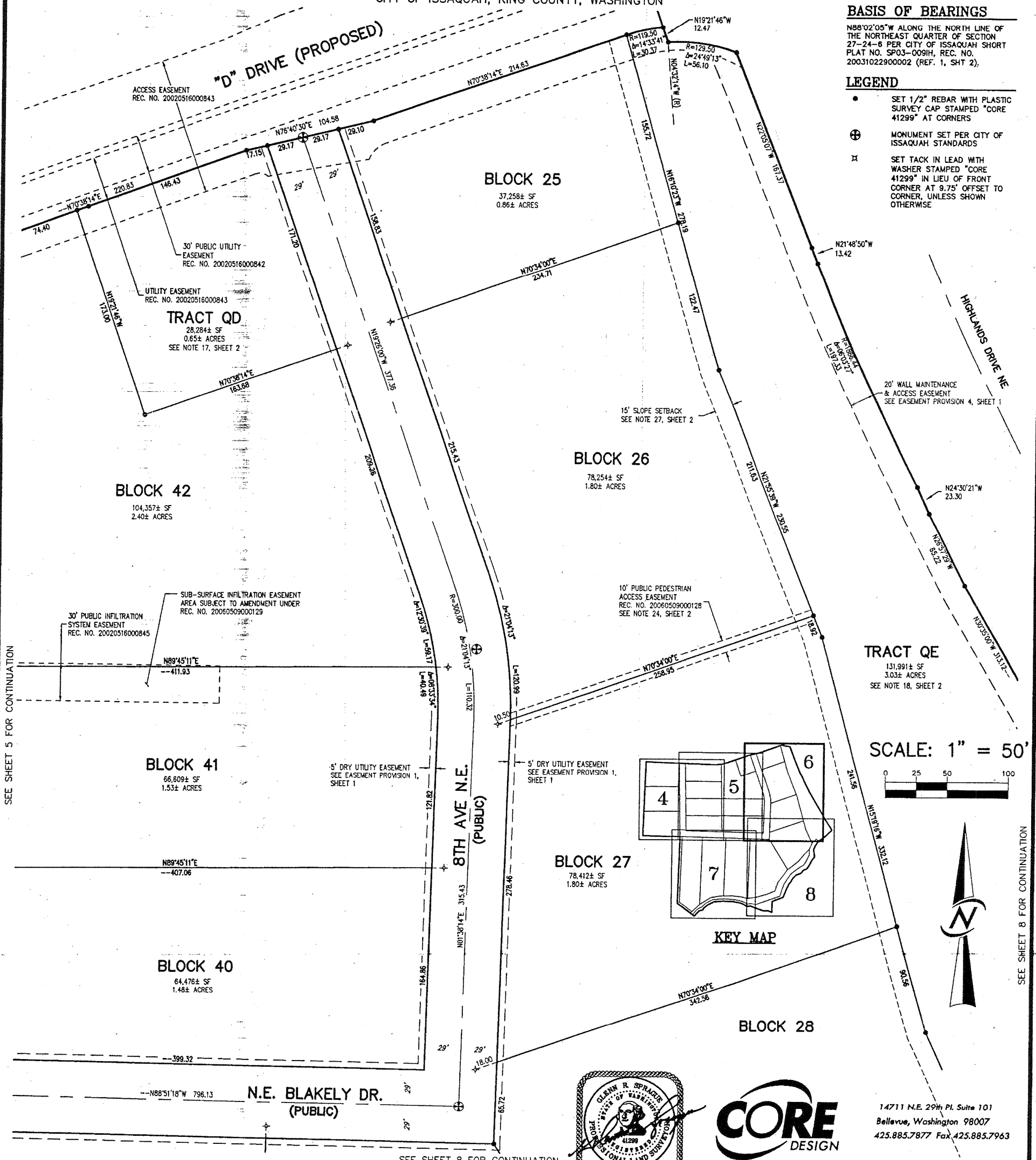
A PORTION OF THE S 1/2, NE 1/4 & SE 1/4, SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

## BASIS OF BEARINGS

N88°02'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER CITY OF ISSAQUAH SHORT PLAT NO. SP03-009IH, REC. NO. 20031022900002 (REF. 1, SHT 2).

## LEGEND

- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 41299" AT CORNERS
- ⊕ MONUMENT SET PER CITY OF ISSAQUAH STANDARDS
- ⌵ SET TACK IN LEAD WITH WASHER STAMPED "CORE 41299" IN LIEU OF FRONT CORNER AT 9.75' OFFSET TO CORNER, UNLESS SHOWN OTHERWISE



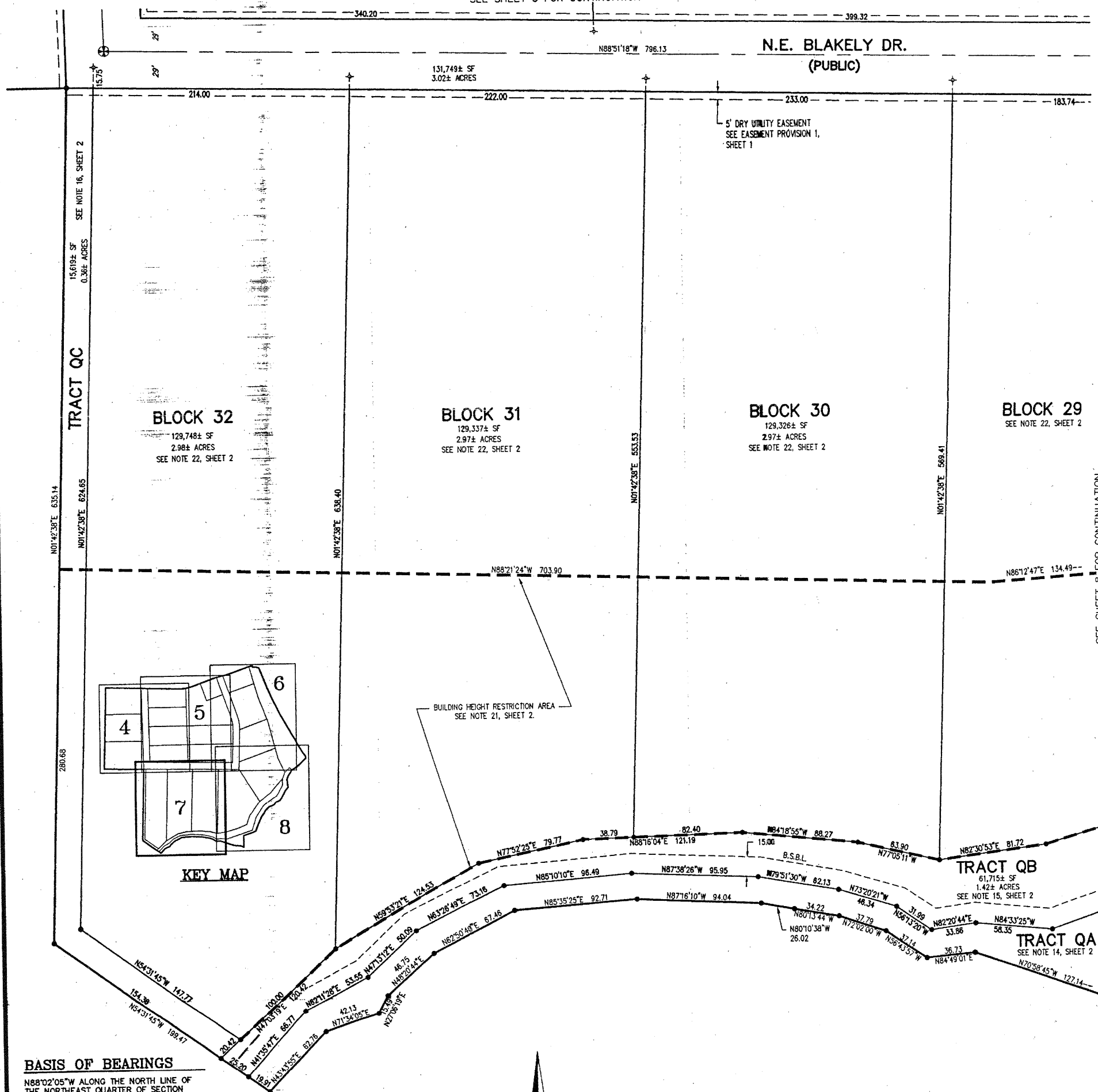
SEE SHEET 5 FOR CONTINUATION

SEE SHEET 8 FOR CONTINUATION

# Final Plat of Issaquah Highlands West 45

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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 5 FOR CONTINUATION



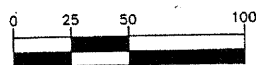
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SCALE: 1" = 50'



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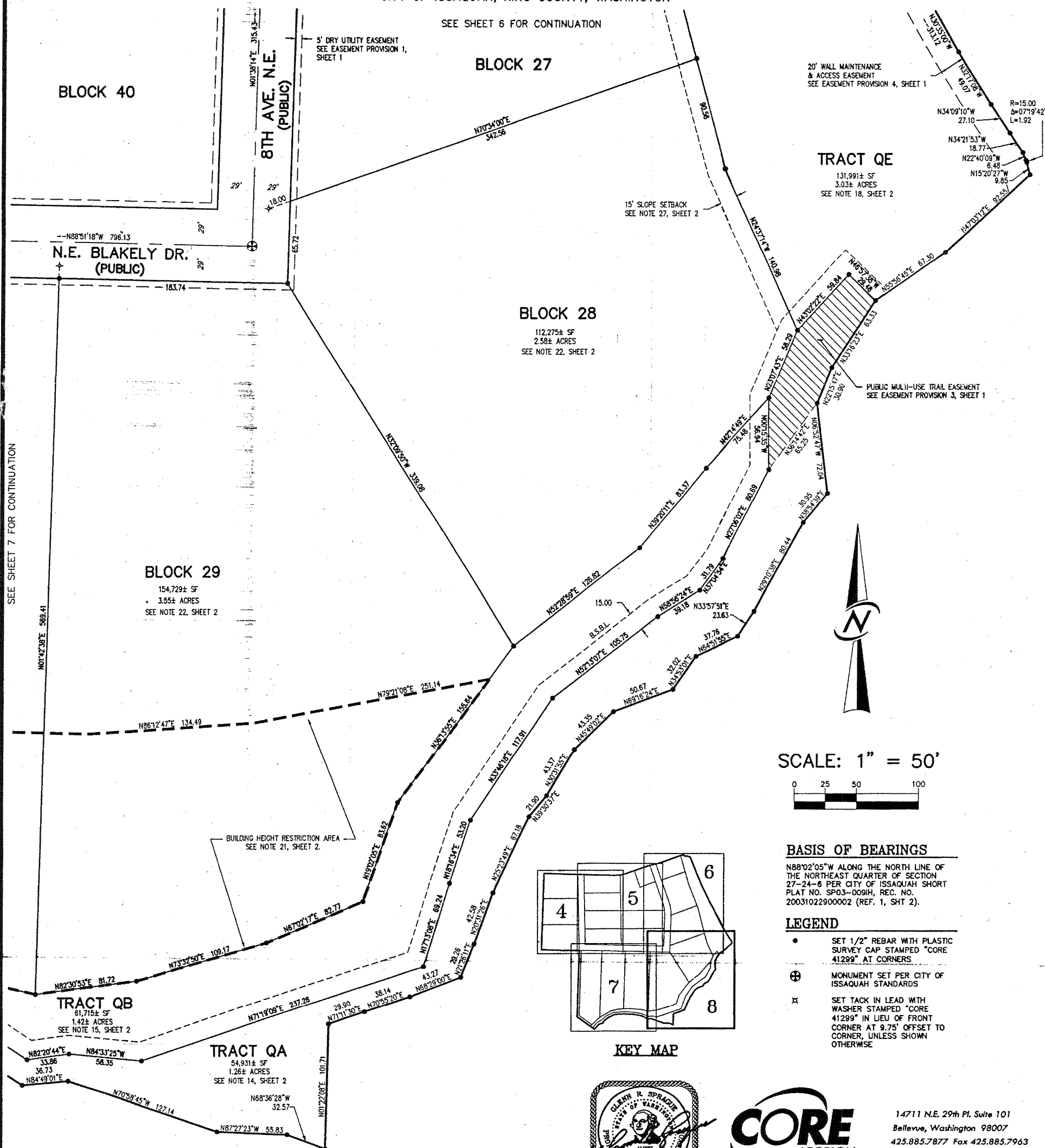
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SEE SHEET 8 FOR CONTINUATION



# Final Plat of Issaquah Highlands West 45

A PORTION OF THE S 1/2, NE 1/4 & SE 1/4, SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



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