

# Final Plat of West Highlands Park

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

## LEGAL DESCRIPTION

LOT X OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-04-005-IH, ACCORDING TO SURVEY RECORDED AUGUST 04, 2004 UNDER RECORDING NO. 20040804900021, AND AMENDED BY AFFIDAVIT OF CORRECTION OF SURVEY RECORDED UNDER RECORDING NO. 20040930002509, IN 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, ALLEYS, WOONERFS, 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.

BENNETT CAMWEST, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

BY: Todd R. Bennett  
ITS: Managing Member  
BY: Eric H. Campbell  
ITS: Managing Member  
BY: Tracy B. Edgers  
ITS: Senior Vice President

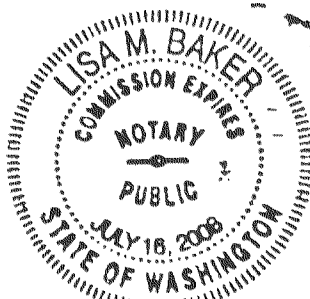
## ACKNOWLEDGEMENTS

STATE OF WASHINGTON }  
COUNTY OF KING } SS

ON THIS 29<sup>th</sup> DAY OF August, 2006 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED TODD R. BENNETT TO ME KNOWN TO BE THE MANAGING MEMBER OF BENNETT CAMWEST, L.L.C., 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.

Lisa M. Baker  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING AT Remton  
MY APPOINTMENT EXPIRES 7-16-2008  
PRINT NAME LISA M BAKER

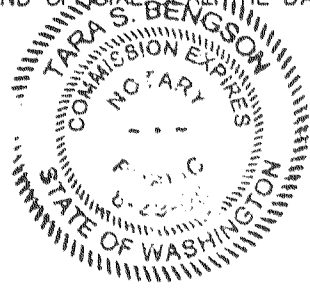


STATE OF WASHINGTON }  
COUNTY OF KING } SS

ON THIS 29<sup>th</sup> DAY OF August, 2006 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ERIC H. CAMPBELL TO ME KNOWN TO BE THE MANAGING MEMBER OF BENNETT CAMWEST, L.L.C., 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.

Tara S. Bengson  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING AT Remton  
MY APPOINTMENT EXPIRES 8-27-08  
PRINT NAME TARA S. BENGSON

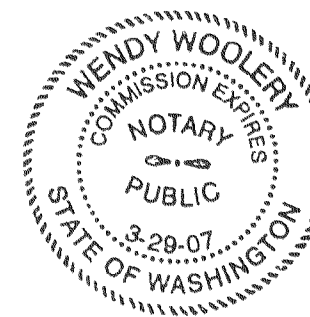


## ACKNOWLEDGEMENTS

STATE OF WASHINGTON }  
COUNTY OF KING } SS

ON THIS 29<sup>th</sup> DAY OF August, 2006 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Tracy B. Edgers TO ME KNOWN TO BE THE SENIOR VICE PRES OF WELLS FARGO BANK, NATIONAL ASSOCIATION 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.

Wendy Woolery  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING AT Seattle, WA  
MY APPOINTMENT EXPIRES 3-29-07  
PRINT NAME WENDY WOOLERY



## 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 (4.00 FEET ADJACENT TO ANY ALLEYS) PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS. FURTHER EASEMENTS ARE RESERVED OVER PRIVATE LANDS FOR VAULTS, PEDESTALS AND RELATED FACILITIES ("VAULT EASEMENTS") ADJACENT TO THE 5-FOOT AND 4-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, 9.00 FEET ADJACENT TO ANY ALLEYS) 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 AND TRACTS 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 AND ALLEY FRONTAGE OF ALL LOTS AND TRACTS WITHIN THIS 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 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 PUBLIC PEDESTRIAN ACCESS EASEMENT IS HEREBY RESERVED FOR PUBLIC PEDESTRIAN USE AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON TRACT A, B, D, E, G, H, I, J, K, L, M, N, Q, AND PORTIONS OF TRACT F AND AS SHOWN HEREON.

4. A PUBLIC ACCESS EASEMENT OVER AND UPON TRACTS O AND P AND A PUBLIC ACCESS AND UTILITY EASEMENT OVER AND UPON TRACT C 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 USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.

5. A PUBLIC STORM DRAIN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON PORTIONS OF LOTS 76 THROUGH 80, AND TRACTS A, B AND F. 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 PUBLIC WATER EASEMENT OVER AND UPON PORTIONS OF LOTS 1, 5, 10, 11, 18, 19, 26, 27, 32, 33, 40, 41, 48, 49, 56, 69 & 70, 71 & 72, 73 & 74, 75, 76, 77 & 78, 79, 80 & 81, 82, 84 & 85, 86, 88 & 89, 89 & 90, 88 & 99, 100 & 101, 102 & 103, 104 & 105, 109, 129, 134, 135, 140, 141, 146, 147, 152, 153, 158, 159, 164, 178, 183, 184, 189 AND TRACT E 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 USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.

7. A PUBLIC SEWER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON A PORTION OF LOTS 78 & 79, 105, 106 AND TRACT G. 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. AN EMERGENCY ACCESS EASEMENT FOR EMERGENCY VEHICULAR ACCESS IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS FOR OVER AND UPON PORTIONS OF LOTS 72, 73, 75, 91 AND 98.

9. A PRIVATE STORM DRAIN EASEMENT OVER THE WEST 5-FEET OF LOTS 2 THROUGH 4, 6 THROUGH 9, 13 THROUGH 16, 21 THROUGH 24, 28 THROUGH 31, 35 THROUGH 38, 43 THROUGH 46, 51 THROUGH 54 IS FOR THE BENEFIT OF LOTS 1 THROUGH 56. 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

(CONTINUED ON SHEET 2)

## CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 30 DAY OF AUGUST, 2006

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

EXAMINED AND APPROVED THIS 30<sup>th</sup> DAY OF August, 2006

[Signature]  
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 31<sup>st</sup> DAY OF August, 2006  
[Signature]

CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 31<sup>st</sup> DAY OF August, 2006

[Signature] ATTEST: [Signature]  
AVA FRISINGER CLERK OF THE CITY OF ISSAQUAH  
MAYOR, CITY OF ISSAQUAH

## KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS 1<sup>st</sup> DAY OF September, 2006

[Signature] [Signature]  
KING COUNTY ASSESSOR DEPUTY 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 1<sup>st</sup> DAY OF September, 2006

FINANCE DIVISION

[Signature] [Signature]  
MANAGER, KING COUNTY FINANCE DIVISION DEPUTY

## RECORDING CERTIFICATE

RECORDING NO. 20060901001489  
FILED FOR RECORD THIS 1<sup>st</sup> DAY OF September, 2006 AT  
3:24 P.M. IN VOLUME 236 OF PLATS, PAGES 043 THROUGH 056.  
RECORDS OF KING COUNTY, WASHINGTON AT THE REQUEST OF

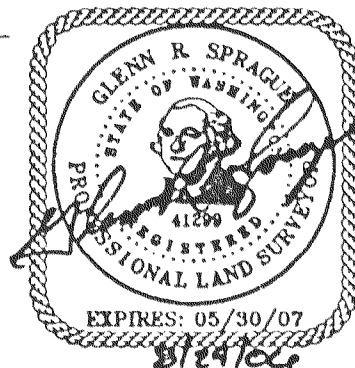
DIVISION OF RECORDS AND ELECTIONS

[Signature]  
MANAGER SUPERINTENDENT OF RECORDS

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF WEST HIGHLANDS PARK, 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 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.

[Signature] 8/29/06  
GLENN R. SPRAGUE DATE  
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



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



ENGINEERING · PLANNING · SURVEYING

JOB NO. 04023B

SHEET 1 OF 14

CITY FILE NO.: FP06-003IH

West Highlands Park Final Plat



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

## EASEMENT PROVISIONS (CONTINUED)

40. THE 7-FOOT PRIVATE SEWER EASEMENT WITHIN LOTS 106 AND 107 IS FOR THE BENEFIT OF LOTS 106 AND 107. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

41. THE PRIVATE SEWER EASEMENT WITHIN TRACT G IS FOR THE BENEFIT OF LOTS 106 THROUGH 109. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

42. THE PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 1 THROUGH 4 IS FOR THE BENEFIT OF LOTS 1 THROUGH 4. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

43. THE PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 5 THROUGH 10 IS FOR THE BENEFIT OF LOTS 5 THROUGH 10. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

44. THE PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 11, 12, 17 AND 18 IS FOR THE BENEFIT OF LOTS 11 THROUGH 18. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

45. THE PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 19, 20, 25 AND 26 IS FOR THE BENEFIT OF LOTS 19 THROUGH 26. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

46. THE PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 27, 29, 30 AND 32 IS FOR THE BENEFIT OF LOTS 27 THROUGH 32. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

47. THE PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 33, 34, 39 AND 40 IS FOR THE BENEFIT OF LOTS 33 THROUGH 40. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

48. THE PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 41, 42, 47 AND 48 IS FOR THE BENEFIT OF LOTS 41 THROUGH 48. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

49. THE PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 49, 50, 55 AND 56 IS FOR THE BENEFIT OF LOTS 49 THROUGH 56. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

50. THE PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 58 THROUGH 61 IS FOR THE BENEFIT OF LOTS 58 THROUGH 61. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

51. THE PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 64 THROUGH 67 IS FOR THE BENEFIT OF LOTS 64 THROUGH 67. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

52. INTENTIONALLY DELETED

(CONTINUED ON SHEET 3)

(CONTINUED ON SHEET 5)

 **CORE**  
DESIGN

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



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

ENGINEERING • PLANNING • SURVEYING

**JOB NO. 04023B**  
**SHEET 2 OF 14**



# Final Plat of West Highlands Park

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

## EASEMENT PROVISIONS (CONTINUED FROM SHEET 2)

54. THE PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 106 THROUGH 109 AND TRACT G IS FOR THE BENEFIT OF LOTS 106 THROUGH 109. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

55. THE PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 110 THROUGH 113 IS FOR THE BENEFIT OF LOTS 110 THROUGH 113. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

56. THE PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 114 THROUGH 117 IS FOR THE BENEFIT OF LOTS 114 THROUGH 117. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

57. THE PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 118 THROUGH 121 IS FOR THE BENEFIT OF LOTS 118 THROUGH 121. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

58. THE PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 129, 131, 132 AND 134 IS FOR THE BENEFIT OF LOTS 129 THROUGH 134. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

59. THE PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 135, 137, 138 AND 140 IS FOR THE BENEFIT OF LOTS 135 THROUGH 140. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

60. THE PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 141, 143, 144 AND 146 IS FOR THE BENEFIT OF LOTS 141 THROUGH 146. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

61. THE PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 147, 149, 150 AND 152 IS FOR THE BENEFIT OF LOTS 147 THROUGH 152. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

62. THE PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 153, 155, 156 AND 158 IS FOR THE BENEFIT OF LOTS 153 THROUGH 158. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

63. THE PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 159, 161, 162 AND 164 IS FOR THE BENEFIT OF LOTS 159 THROUGH 164. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

64. THE PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 178, 180, 181 AND 183 IS FOR THE BENEFIT OF LOTS 178 THROUGH 183. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

65. THE PRIVATE ACCESS AND UTILITY EASEMENT WITHIN LOTS 184, 186, 187 AND 189 IS FOR THE BENEFIT OF LOTS 184 THROUGH 189. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE ACCESS AND UTILITY 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

66. A NON-INCLUSIVE 10-FOOT ACCESS AND LANDSCAPE MAINTENANCE EASEMENT WITHIN LOTS 98 AND 109 IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA). 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

67. A PRIVATE STORM DRAIN EASEMENT WITHIN TRACT F IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA). 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

68. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN LOTS 123 THROUGH 126 IS FOR THE BENEFIT OF LOTS 122 THROUGH 126. 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

## NOTES AND RESTRICTIONS

1. NO EXISTING LOT OR TRACT IN THIS PLAT SHALL BE DIVIDED OR CHANGED WHERE BY 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.

2. UNLESS SPECIFICALLY DESCRIBED IN THE EASEMENT PROVISIONS (SHEETS 1 THROUGH 3 OF 13) ALL FUTURE PRIVATE UTILITY STUB-OUTS AND EASEMENTS AS SHOW HEREON, SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER AND/OR ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION. NOTE: THE EASEMENT PROVISIONS ON SHEETS 1, 2 AND 3 CONTAIN MAINTENANCE OBLIGATIONS SPECIFIC TO INDIVIDUAL LOTS AND SHOULD BE REVIEWED FOR APPLICABILITY.

3. FUTURE FOUNDATIONS OF ANY STRUCTURES MAY NOT EXTEND BEYOND THE BUILDING SETBACK LINES (B.S.B.L.) OF CRITICAL AREAS, EXCEPT MINOR STRUCTURAL INTRUSIONS MAY BE PERMITTED AS DEFINED IN THE ISSAQUAH HIGHLANDS CRITICAL AREA DEVELOPMENT STANDARDS UPON APPROVAL OF THE CITY OF ISSAQUAH. USE OF THE B.S.B.L. AREA SUBJECT TO REGULATION UNDER APPENDIX E OF THE TWO-PARTY AGREEMENT.

4. 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 UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

5A. 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.

5B. 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.

6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A DEVELOPMENT AGREEMENT BETWEEN CITY OF ISSAQUAH, A WASHINGTON MUNICIPAL CORPORATION, AND ROBERT G. REID, HUSBAND AND WIFE, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9602140602.

7. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF TRAFFIC COVENANT (BLA LOT 3 AND RED)" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20020520001680.

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT TO MICROSOFT CORPORATION, A WASHINGTON CORPORATION, FOR UNDER-GROUND COMMUNICATION CONDUITS AND VAULTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20031022000887 AND AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060825002024.

9. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT TO CITY OF ISSAQUAH, A WASHINGTON MUNICIPAL CORPORATION, FOR WATER AND STORMWATER LINES AND RELATED FACILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20040419000430 AND AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060825002025.

10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT TO CITY OF ISSAQUAH, A WASHINGTON MUNICIPAL CORPORATION, FOR UTILITY ACCESS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20040419000431.

11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT TO CITY OF ISSAQUAH, A WASHINGTON MUNICIPAL CORPORATION, FOR PUBLIC STORMWATER DRAINAGE AND SEWER FACILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20040419000432.

12. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT TO CITY OF ISSAQUAH, A WASHINGTON MUNICIPAL CORPORATION, FOR PUBLIC SEWER LINE AND ASSOCIATED FACILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20040419000434.

13. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS CONTAINED IN AN EASEMENT SERVING SAID PREMISES, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBERS 20040419000435, 20040419000437, 20040419000438 AND 20040419000439.

14. THIS SITE IS SUBJECT TO THE RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SHORT PLAT RECORDED UNDER RECORDING NO. 20040419000002, IN KING COUNTY, WASHINGTON.

15. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS) NO. LLA-04-005-H AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20040804900021.

16. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20030911002246 AND MODIFIED AND/OR AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NUMBERS 20040204000499, 20030723000761, 20031121000403, 20040818002422, 20041026000310, 20041117000904, 20041201000518, 20050411000021, 20050601000447, 20050922000304, 20051107000626, AND 20051114001844.

17. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20030218001542, AND MODIFIED OR AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NUMBERS 20040818002421, 20041026000309, 20041117000903, 20041201000517, 20050601000446, 20050922000303, 20051107000625 AND 20051114001843.

18. 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" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20050922000302.

19. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ISSAQUAH HIGHLANDS SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20050922000301.

20. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION 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 3604(C), OF THE UNITED STATES CODES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9704281806. AND AMENDMENTS THERETO.

21. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION 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 3604(C), OF THE UNITED STATES CODES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9704281807, AND AMENDMENTS THERETO.

22. THIS SITE IS SUBJECT TO THE PROVISION OF THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION, AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVED BY SAID ASSOCIATION.

23. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF LIEN FOR RESIDENTIAL ASSOCIATION ASSESSMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20050922000298.

## NOTES AND RESTRICTIONS (CONTINUED)

24. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF DATA VAULT EASEMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20051020001811 AND AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060825002023.

25. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TRAFFIC VAULT EASEMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20051020001812 AND AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060825002022.

26. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR VIEW PROTECTION" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20051020001813.

27. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "LANDSCAPE MAINTENANCE EASEMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20051020001814.

28. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PUGET SOUND ENERGY EASEMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20051020000635.

29. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION 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 3604(C), OF THE UNITED STATES CODES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20051031002174.

30. TRACT A IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PARKING, PUBLIC AND PRIVATE UTILITIES AND PUBLIC PEDESTRIAN ACCESS. THE 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.

31. TRACTS B AND C ARE HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, PUBLIC AND PRIVATE UTILITIES AND PUBLIC PEDESTRIAN ACCESS. THE 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.

32. TRACTS D, H, I, J, K, AND Q ARE HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE AND PUBLIC PEDESTRIAN ACCESS. THE 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.

33. TRACT E IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, PUBLIC UTILITIES AND PUBLIC PEDESTRIAN ACCESS. THE 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.

34. TRACT F IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, STEEP SLOPES, CRITICAL AREAS, PUBLIC AND PRIVATE UTILITIES AND PUBLIC PEDESTRIAN ACCESS. THE 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.

35. TRACTS L, M AND N ARE HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, PRIVATE UTILITIES AND PUBLIC PEDESTRIAN ACCESS. THE 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.

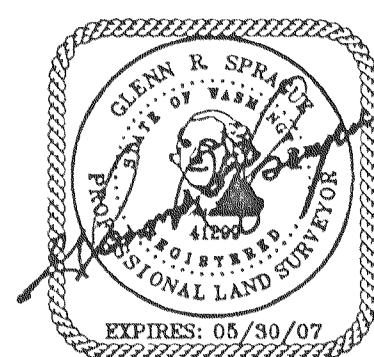
36. TRACT O IS A PRIVATE ACCESS AND UTILITY TRACT FOR THE BENEFIT OF LOT OWNERS (LOTS 57 THROUGH 62) AND INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT O AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT. THE IHCA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ELECT TO MAINTAIN TRACT O AND ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED LOT OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS UNDER RECORDING NUMBER 9704281806 AND AS AMENDED.

37. TRACT P IS A PRIVATE ACCESS AND UTILITY TRACT FOR THE BENEFIT OF LOT OWNERS (LOTS 63 THROUGH 68) AND INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT P AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT. THE IHCA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ELECT TO MAINTAIN TRACT P AND ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED LOT OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS UNDER RECORDING NUMBER 9704281806 AND AS AMENDED.

38. TRACT C IS A PRIVATE ACCESS AND UTILITY TRACT FOR THE BENEFIT OF LOT OWNERS (LOTS 1 THROUGH 56) AND INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT C AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT. THE IHCA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ELECT TO MAINTAIN TRACT C AND ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED LOT OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS UNDER RECORDING NUMBER 9704281806 AND AS AMENDED.

39. TRACT F CONTAINS CRITICAL AREAS DESIGNATED AS STEEP SLOPES, AS DEFINED IN THE ISSAQUAH HIGHLANDS DEVELOPMENT AGREEMENT, APPENDIX E. PURSUANT TO THIS APPENDIX, NO DEVELOPMENT OR ALTERATION OR DISTURBANCE OF VEGETATION IS PERMITTED WITHIN THE STEEP SLOPE PORTION OF THE TRACT EXCEPT UPON ADMINISTRATIVE REVIEW AS ESTABLISHED IN THE ISSAQUAH HIGHLANDS PROCESSING OF LAND USE AND CONSTRUCTION PERMITS (APPENDIX L); HABITAT ENHANCEMENT AS PART OF AN ENHANCEMENT PROJECT THAT HAS RECEIVED PRIOR WRITTEN APPROVAL FROM THE CITY OR ANY OTHER AGENCY WITH JURISDICTION OVER SUCH ACTIVITY; MAINTENANCE OF TRAILS, UTILITIES, AND OTHER PERMITTED USES; OR REMOVAL OF HAZARDOUS.

40. THIS PROPERTY IS WITHIN OR NEAR DESIGNATED MINERAL RESOURCES LANDS ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT, AND THAT 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.



8/29/00



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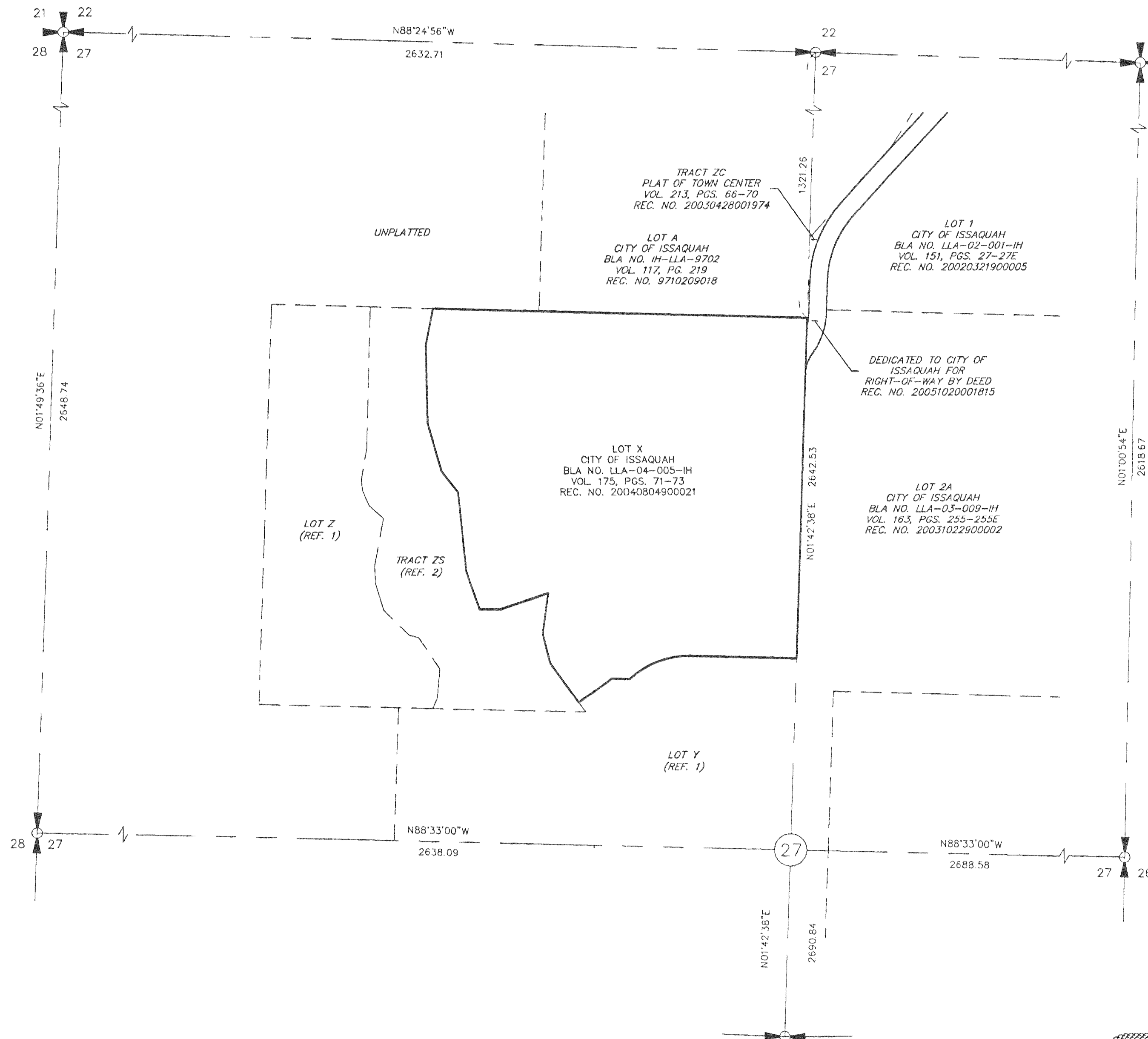
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CITY FILE NO.: FP06-003IH



# Final Plat of West Highlands Park

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



## BASIS OF BEARINGS

N01°00'54"E ALONG THE EAST LINE OF THE NORTHEAST  
QUARTER OF SECTION 27-24-6 PER CITY OF ISSAQUAH  
BOUNDARY LINE ADJUSTMENT NO. LLA-04-005-IH,  
REC. NO. 200405049000021.

## SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 4268-757385, SUPPLEMENTAL REPORT #4, DATED AUGUST 29, 2006. 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 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.

4. SECTION SUBDIVISION PER CONCEPT ENGINEERS, INC. (REF'S. 1 & 2). HORIZONTAL CONTROL PROVIDED BY DAVID EVANS AND ASSOCIATES.

## REFERENCES

1. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA04-005IH, VOL. 175, PGS. 71-73, REC. NO. 200408049000021.
2. CITY OF ISSAQUAH SHORT PLAT NO. SP-02-003IH, VOL. 170, PGS. 131-133, REC. NO. 200404199000002.

## SITE AREAS

TOTAL	732,995± SQUARE FEET (16.8272± ACRES)
AREA TO BE DEDICATED TO CITY OF ISSAQUAH AS PUBLIC RIGHT OF WAY	128,337± SQUARE FEET (2.9469± ACRES)

## SUBDIVISION DIAGRAM

SCALE: 1" = 200'

CITY FILE NO.: FP06-003IH



8/29/06



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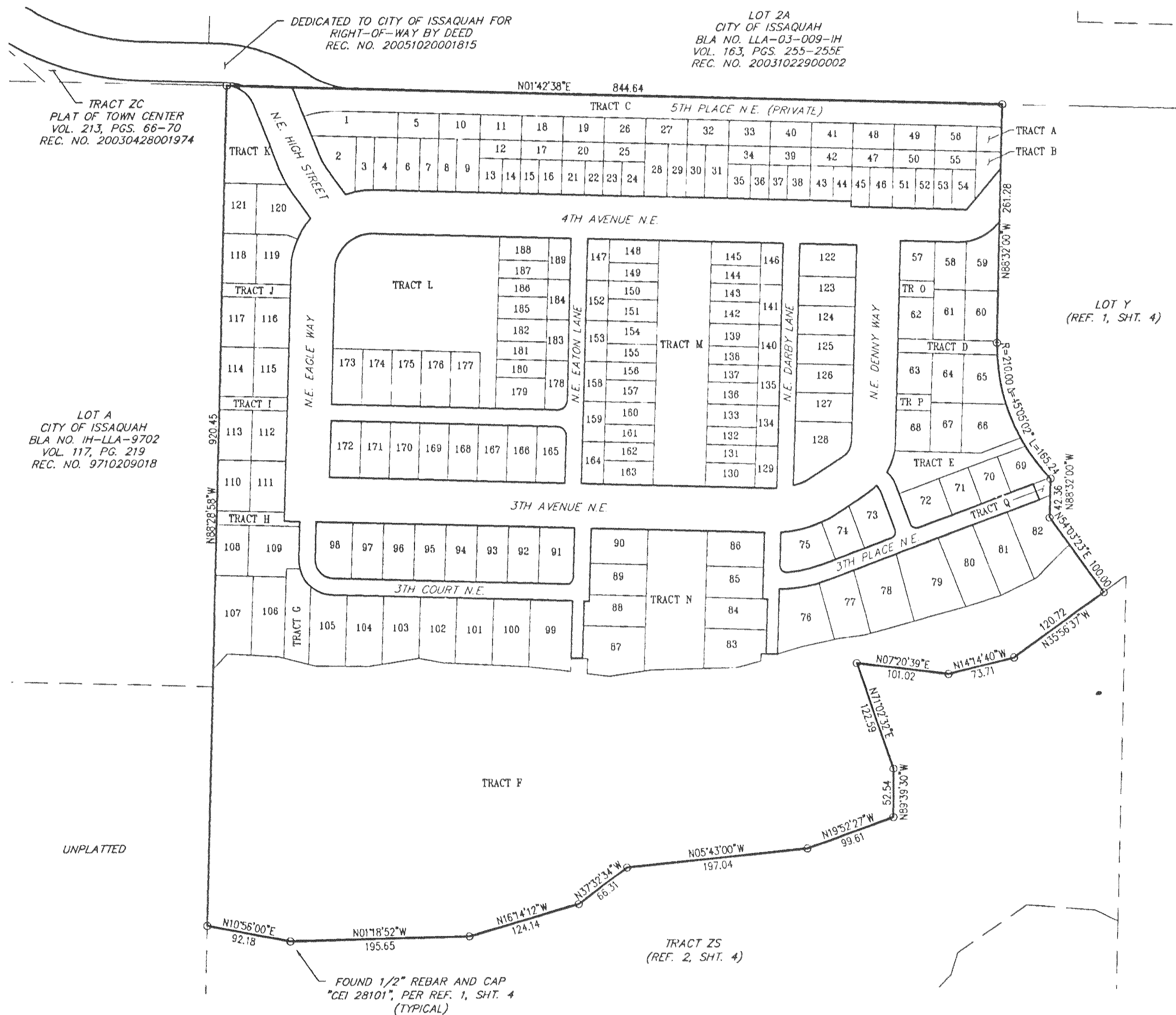
SHEET 4 OF 14

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# Final Plat of West Highlands Park

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



**BOUNDARY DIAGRAM**  
SCALE: 1" = 100'



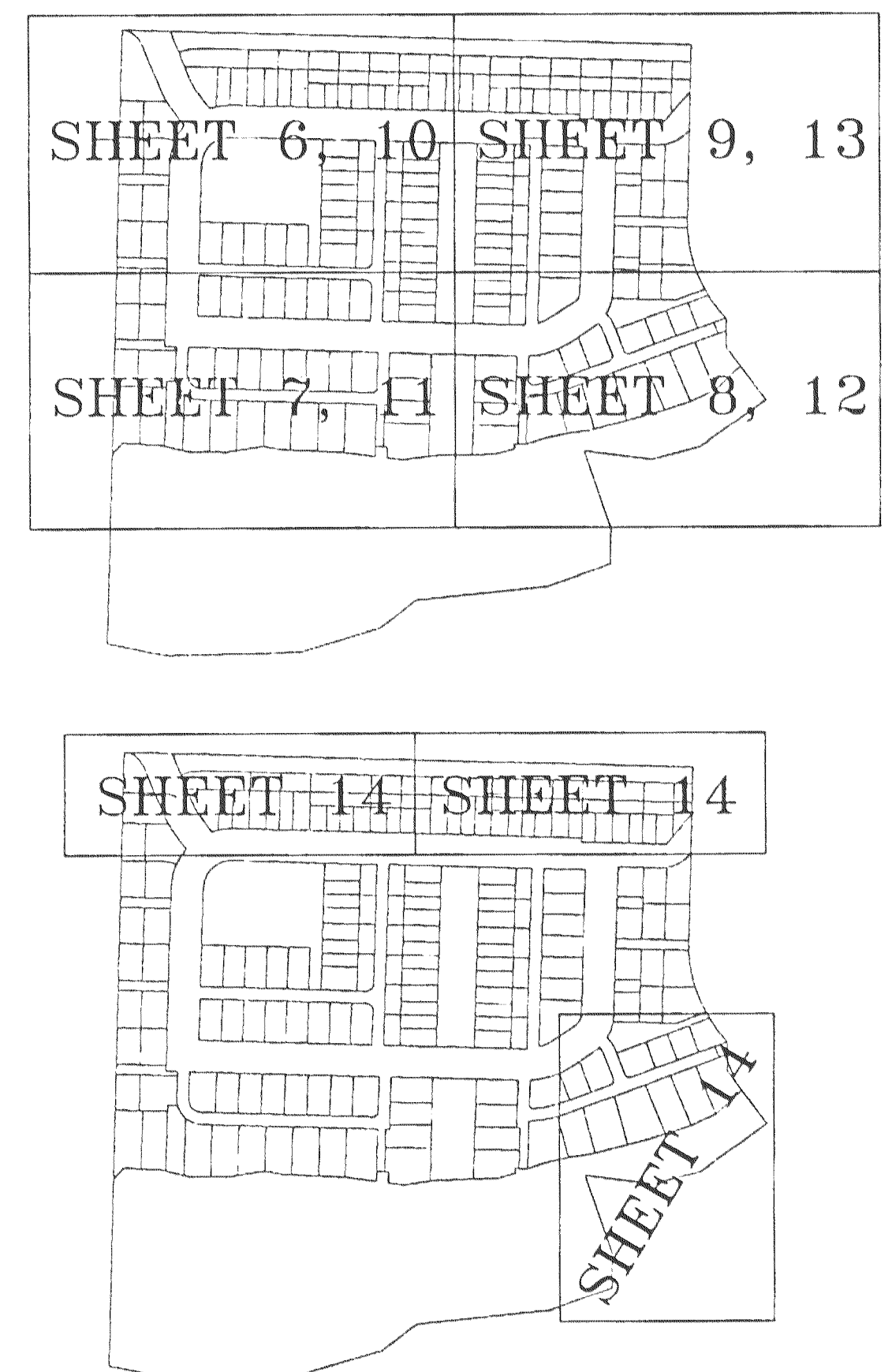
## BASIS OF BEARINGS

N01°00'54"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-04-005-IH, REC. NO. 20040504900021.

## KEY

(NOT TO SCALE)

SHEETS 6-9: PLAT GEOMETRY  
SHEETS 10-13: PLAT EASEMENTS  
SHEET 14: RECORD EASEMENTS



CITY FILE NO.: FP06-003IH



8/29/00

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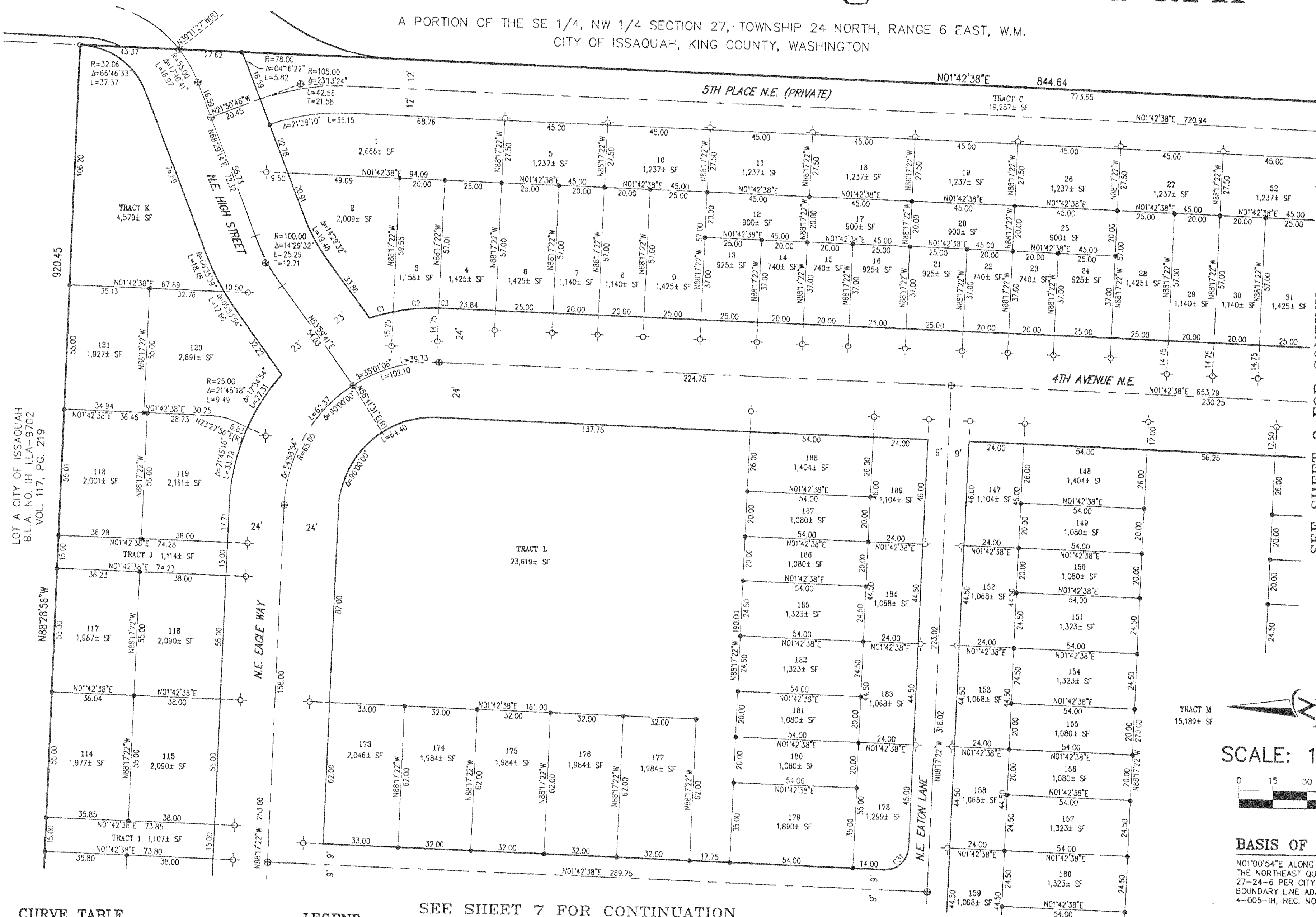
SHEET 5 OF 14

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# Final Plat of West Highlands Park

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



## CURVE TABLE

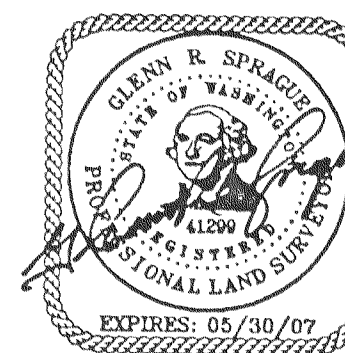
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	89.00	06°56'03"	10.77
C2	89.00	13°00'26"	20.20
C3	89.00	00°44'56"	1.16
C31	10.00	90°00'00"	15.71

SEE SHEETS 10-13 FOR EASEMENTS ESTABLISHED BY THIS PLAT  
SEE SHEET 14 FOR EASEMENTS OF RECORD

## LEGEND

- ⊕ MONUMENT SET PER CITY OF ISSAQUAH STANDARDS
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 41299" AT CORNER
- FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CEI 28101" PER REF. 1, SHT. 3.
- ✕ SET TACK IN LEAD WITH WASHER STAMPED "CORE 41299" IN LIEU OF FRONT CORNER AT 8.75' OFFSET TO CORNER ALONG ROADS B, C AND D AND AT 1.00' OFFSET TO CORNER ALONG WOONERS 1-5, UNLESS SHOWN OTHERWISE

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# Final Plat of West Highlands Park

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

SEE SHEET 6 FOR CONTINUATION



SCALE: 1" = 30'



SEE SHEET 8 FOR CONTINUATION



## CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C24	7.00	90°00'00"	11.00
C25	38.00	39°16'43"	26.05
C26	38.00	34°21'27"	22.79
C27	38.00	16°21'50"	10.85
C30	10.00	90°00'00"	15.71

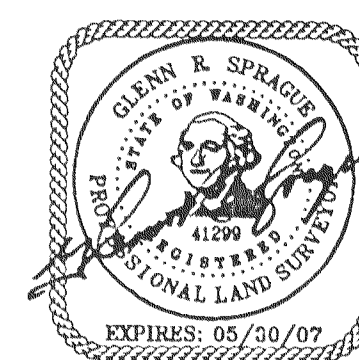
SEE SHEETS 10-13 FOR EASEMENTS ESTABLISHED BY THIS PLAT  
SEE SHEET 14 FOR EASEMENTS OF RECORD

## LEGEND

- ⊕ MONUMENT SET PER CITY OF ISSAQUAH STANDARDS
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 41299" AT CORNER
- FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CEI 28101" PER REF. 1, SHT. 3.
- ⊠ SET TACK IN LEAD WITH WASHER STAMPED "CORE 41299" IN LIEU OF FRONT CORNER AT 8.75' OFFSET TO CORNER ALONG ROADS B, C AND D AND AT 1.00' OFFSET TO CORNER ALONG WOONERFS 1-5, UNLESS SHOWN OTHERWISE
- B.S.B.L. BUILDING SETBACK LINE

## BASIS OF BEARINGS

N01°00'54"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. 11A-4-005-IH, REC. NO. 20040504900021.



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# Final Plat of West Highlands Park

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

SEE SHEET 9 FOR CONTINUATION



## CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C6	210.00	11°00'39"	40.36
C7	210.00	02°45'58"	10.14
C8	210.00	11°59'38"	43.96
C9	210.00	00°20'28"	1.25
C10	69.00	07°48'05"	9.40
C11	69.00	20°42'56"	24.95
C12	39.00	27°08'52"	18.48
C13	7.00	90°00'00"	11.00
C14	7.00	90°00'00"	11.00
C15	21.00	23°09'12"	8.49
C16	69.00	11°07'02"	13.39
C17	124.00	09°23'26"	20.32
C18	124.00	21°08'15"	45.75
C19	7.00	95°15'22"	11.64
C20	131.00	16°54'13"	38.65
C21	149.00	03°35'21"	9.33
C22	149.00	16°53'39"	43.93
C23	149.00	01°40'36"	4.36
C24	76.00	03°11'37"	4.24



SCALE: 1" = 30'



## BASIS OF BEARINGS

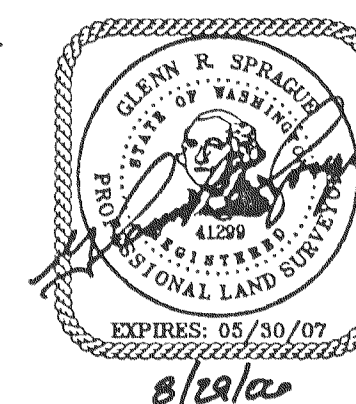
NO1°00'54"E ALONG THE EAST LINE OF  
THE NORTHEAST QUARTER OF SECTION  
27-24-6 PER CITY OF ISSAQUAH  
BOUNDARY LINE ADJUSTMENT NO. LLA-  
4-005-IH. REC. NO. 20040504900021

### LEGEND

- |   |  |          |   |
|---|--|----------|---|
| ⊕ | MONUMENT SET PER CITY OF ISSAQUAH STANDARDS                                      | ⌘        | SET TACK IN LEAD WITH WASHER STAMPED "CORE 41299" IN LIEU OF FRONT CORNER AT 8.75' OFFSET TO CORNER ALONG ROADS B, C AND D AND AT 1.00' OFFSET TO CORNER ALONG WOONERFS 1-5, UNLESS SHOWN OTHERWISE |
| • | SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 41299" AT CORNER            |          |   |
| ○ | FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CEI 28101" PER REF. 1, SHT. 3. | B.S.B.L. | BUILDING SETBACK LINE   |

SEE SHEETS 10-13 FOR EASEMENTS ESTABLISHED  
BY THIS PLAT  
SEE SHEET 14 FOR EASEMENTS OF RECORD

CITY FILE NO.: FP06-003IH



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SHEET 8 OF 14

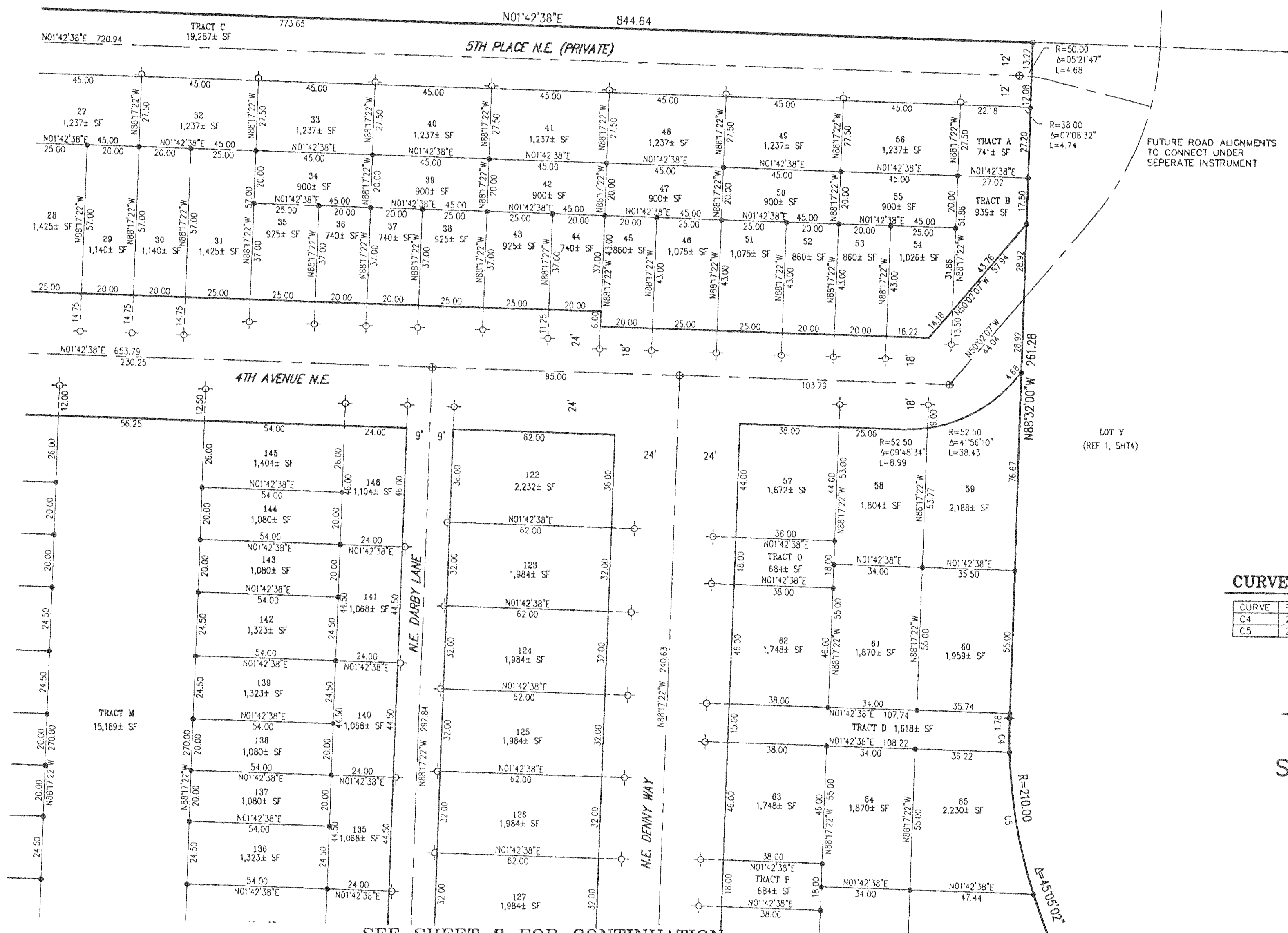
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A PORTION OF THE SE 1/4, NW 1/4 SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 6 FOR CONTINUATION

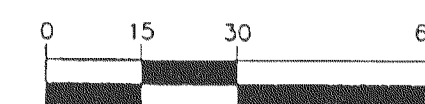


CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C4	210.00	03°36'39"	13.23
C5	210.00	15°21'41"	56.30



SCALE: 1" = 30'



## BASIS OF BEARINGS

N01°00'54"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-4-005-IH, REC. NO. 20040504900021.

## LEGEND

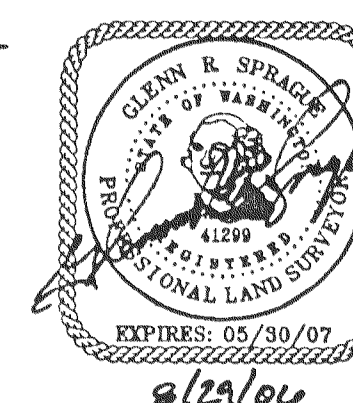
- ⊕ MONUMENT SET PER CITY OF ISSAQUAH STANDARDS
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 41299" AT CORNER
- FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CEI 28101" PER REF. 1, SHT. 3.

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SEE SHEETS 10-13 FOR EASEMENTS ESTABLISHED BY THIS PLAT

SEE SHEET 14 FOR EASEMENTS OF RECORD

CITY FILE NO.: FP06-003IH



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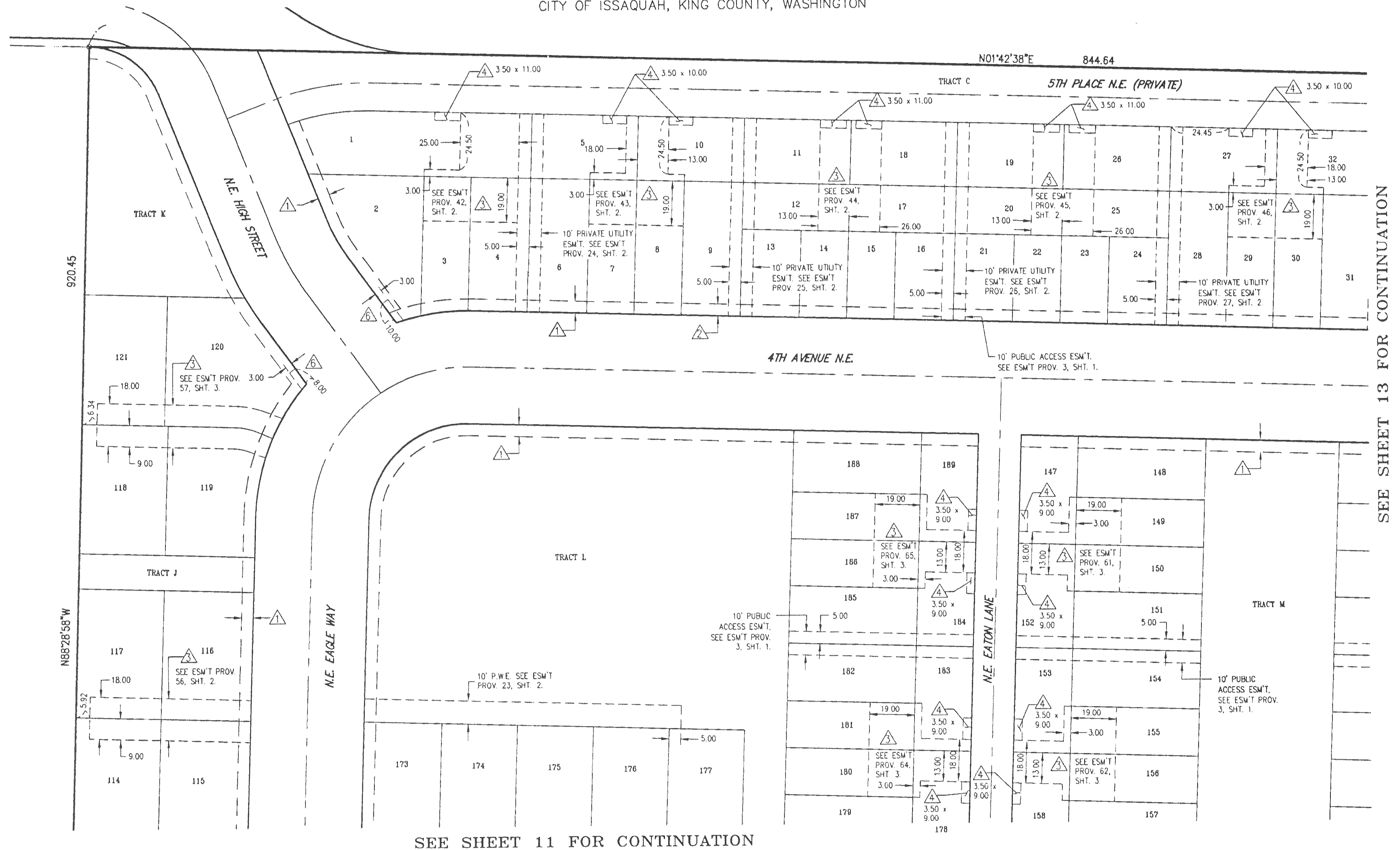
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# Final Plat of West Highlands Park

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



SEE SHEET 13 FOR CONTINUATION

SEE SHEET 11 FOR CONTINUATION



SCALE: 1" = 30'



## BASIS OF BEARINGS

N01°00'54"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-4-005-IH, REC. NO. 20040504900021.

SEE SHEETS 7-9 PLAT GEOMETRY  
SEE SHEET 14 FOR EASEMENTS OF RECORD

## LEGEND

P.S.D.E.	PRIVATE STORM DRAINAGE EASEMENT	△	PRIVATE ACCESS AND UTILITY EASEMENT.
P.W.E.	PRIVATE WATER EASEMENT	△	PUBLIC WATER EASEMENT. SEE EASEMENT PROVISION 6, SHEET 1.
△	PRIVATE DRY UTILITY EASEMENT. SEE EASEMENT PROVISION 1, SHEET 1.	△	PUBLIC EMERGENCY ACCESS EASEMENT. SEE EASEMENT PROVISION 8, SHEET 1.
△	PRIVATE STORM DRAINAGE EASEMENT. SEE EASEMENT PROVISION 9, SHEET 1.	△	PUBLIC PEDESTRIAN ACCESS EASEMENT. PROVISION 3, SHEET 1.



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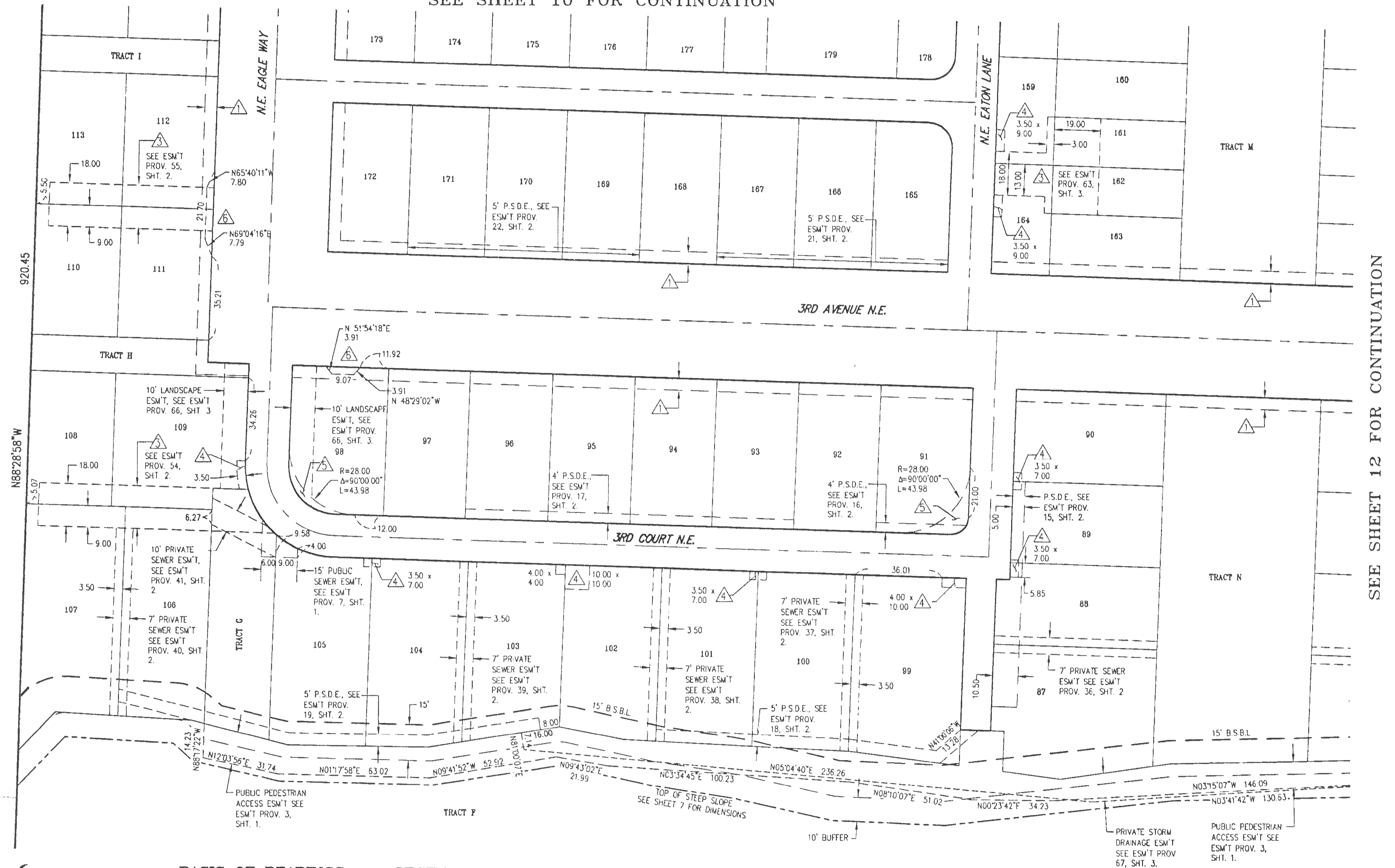


# Final Plat of West Highlands Park

A PORTION OF THE SE 1/4, NW 1/4 SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 10 FOR CONTINUATION



SEE SHEET 12 FOR CONTINUATION



SCALE: 1" = 30'



## BASIS OF BEARINGS

N01°00'54"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. 11A-4-005-IH, REC. NO. 20040504900021.

SEE SHEETS 7-9 PLAT GEOMETRY  
SEE SHEET 14 FOR EASEMENTS OF RECORD

## LEGEND

P.S.D.E. PRIVATE STORM DRAINAGE EASEMENT

P.W.E. PRIVATE WATER EASEMENT

△ PRIVATE DRY UTILITY EASEMENT. SEE EASEMENT PROVISION 1, SHEET 1.

△ PRIVATE STORM DRAINAGE EASEMENT. SEE EASEMENT PROVISION 9, SHEET 1.

△ PRIVATE ACCESS AND UTILITY EASEMENT. SEE EASEMENT PROVISION 54, SHEET 2.

△ PUBLIC WATER EASEMENT. SEE EASEMENT PROVISION 6, SHEET 1. CENTERED UPON COMMON LOT LINE UNLESS SHOWN OTHERWISE.

△ PUBLIC EMERGENCY ACCESS EASEMENT. SEE EASEMENT PROVISION 8, SHEET 1.

△ PUBLIC PEDESTRIAN ACCESS EASEMENT. PROVISION 3, SHEET 1.



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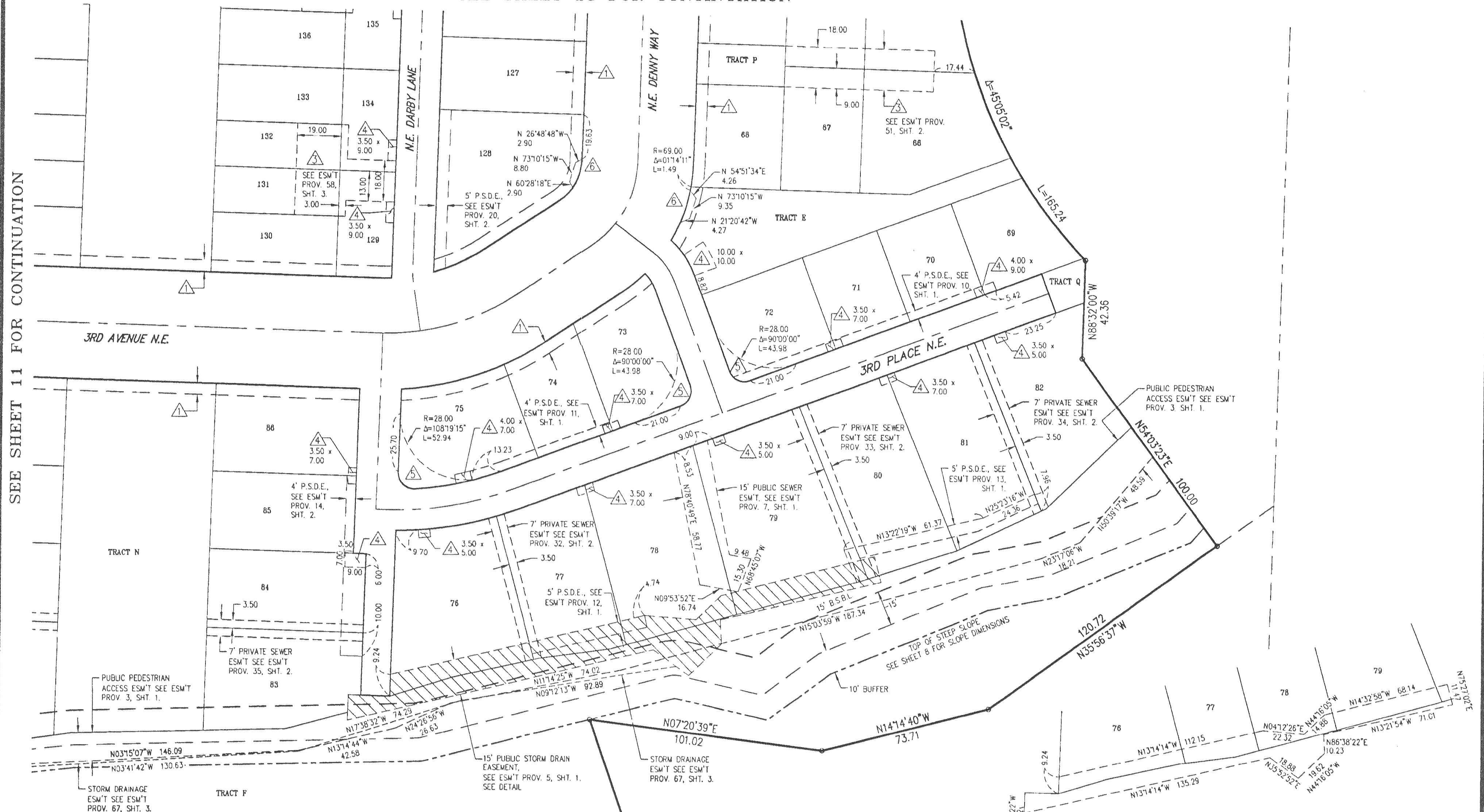
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# Final Plat of West Highlands Park

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

SEE SHEET 13 FOR CONTINUATION



## BASIS OF BEARINGS

N01°00'54"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-4-005-IH, REC. NO. 20040504900021.

SEE SHEETS 7-9 PLAT GEOMETRY  
SEE SHEET 14 FOR EASEMENTS OF RECORD

## LEGEND

P.S.D.E. PRIVATE STORM DRAINAGE EASEMENT

P.W.E. PRIVATE WATER EASEMENT

PRIVATE DRY UTILITY EASEMENT. SEE EASEMENT PROVISION 1, SHEET 1.

PRIVATE STORM DRAINAGE EASEMENT. SEE EASEMENT PROVISION 9, SHEET 1.

B.S.B.L. BUILDING SETBACK LINE

PUBLIC WATER EASEMENT. SEE EASEMENT PROVISION 6, SHEET 1. CENTERED UPON COMMON LOT LINE UNLESS SHOWN OTHERWISE.

PUBLIC EMERGENCY ACCESS EASEMENT. SEE EASEMENT PROVISION 8, SHEET 1.

PUBLIC PEDESTRIAN ACCESS EASEMENT. PROVISION 3, SHEET 1.

## DETAIL

PUBLIC STORM DRAIN EASEMENT  
NOT TO SCALE

SCALE: 1" = 30'



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SHEET 12 OF 14

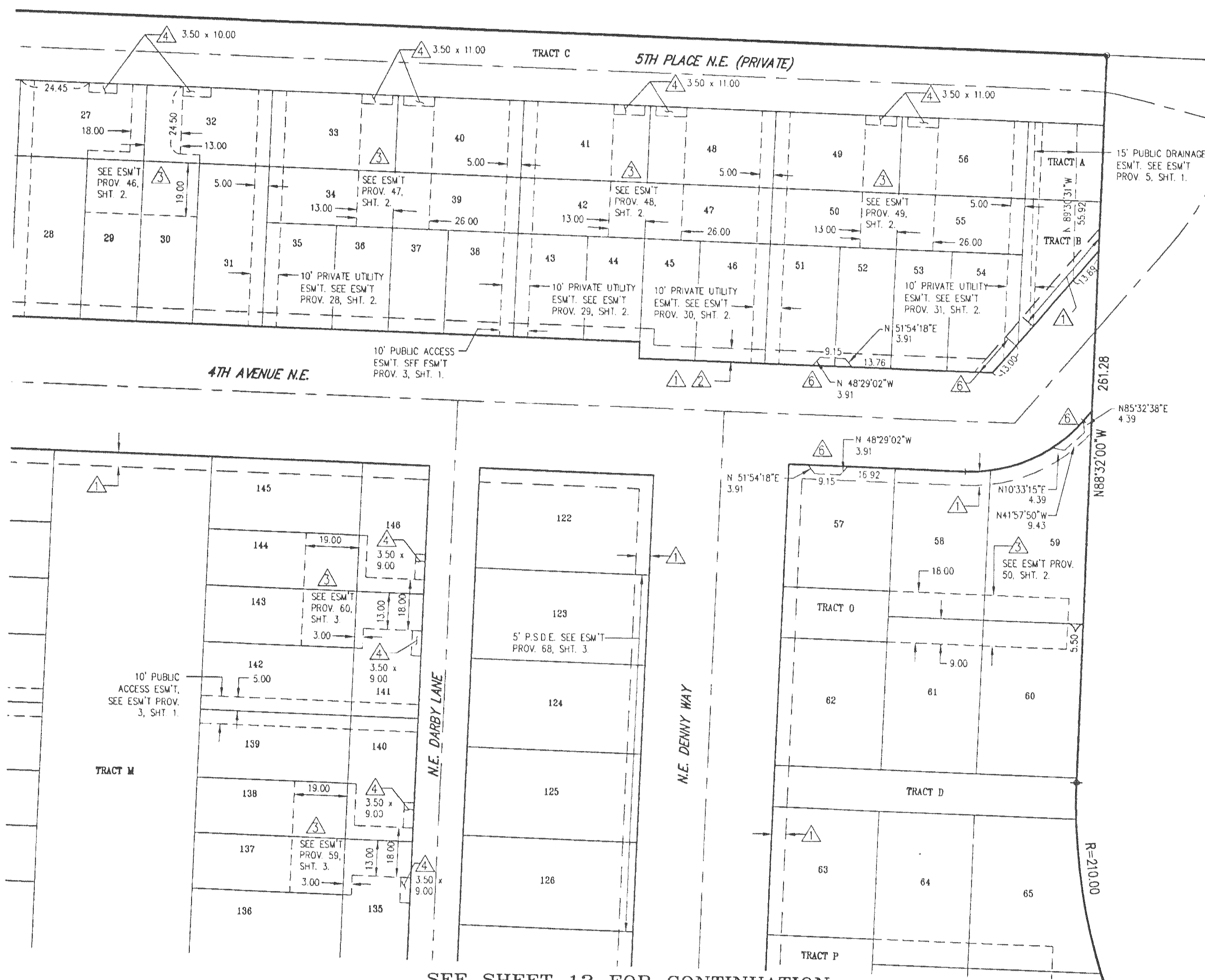
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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

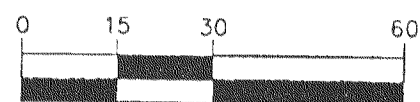
SEE SHEET 10 FOR CONTINUATION



SEE SHEET 12 FOR CONTINUATION



SCALE: 1" = 30'



## BASIS OF BEARINGS

N01°00'54"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. 11A-4-005-IH, REC. NO. 20040504900021.

SEE SHEETS 7-9 PLAT GEOMETRY  
SEE SHEET 14 FOR EASEMENTS OF RECORD

## LEGEND

P.S.D.E.	PRIVATE STORM DRAINAGE EASEMENT	△	PRIVATE ACCESS AND UTILITY EASEMENT.
P.W.E.	PRIVATE WATER EASEMENT	△	PUBLIC WATER EASEMENT. SEE EASEMENT PROVISION 6, SHEET 1.
△	PRIVATE DRY UTILITY EASEMENT. SEE EASEMENT PROVISION 1, SHEET 1.	△	PUBLIC EMERGENCY ACCESS EASEMENT. SEE EASEMENT PROVISION 8, SHEET 1.
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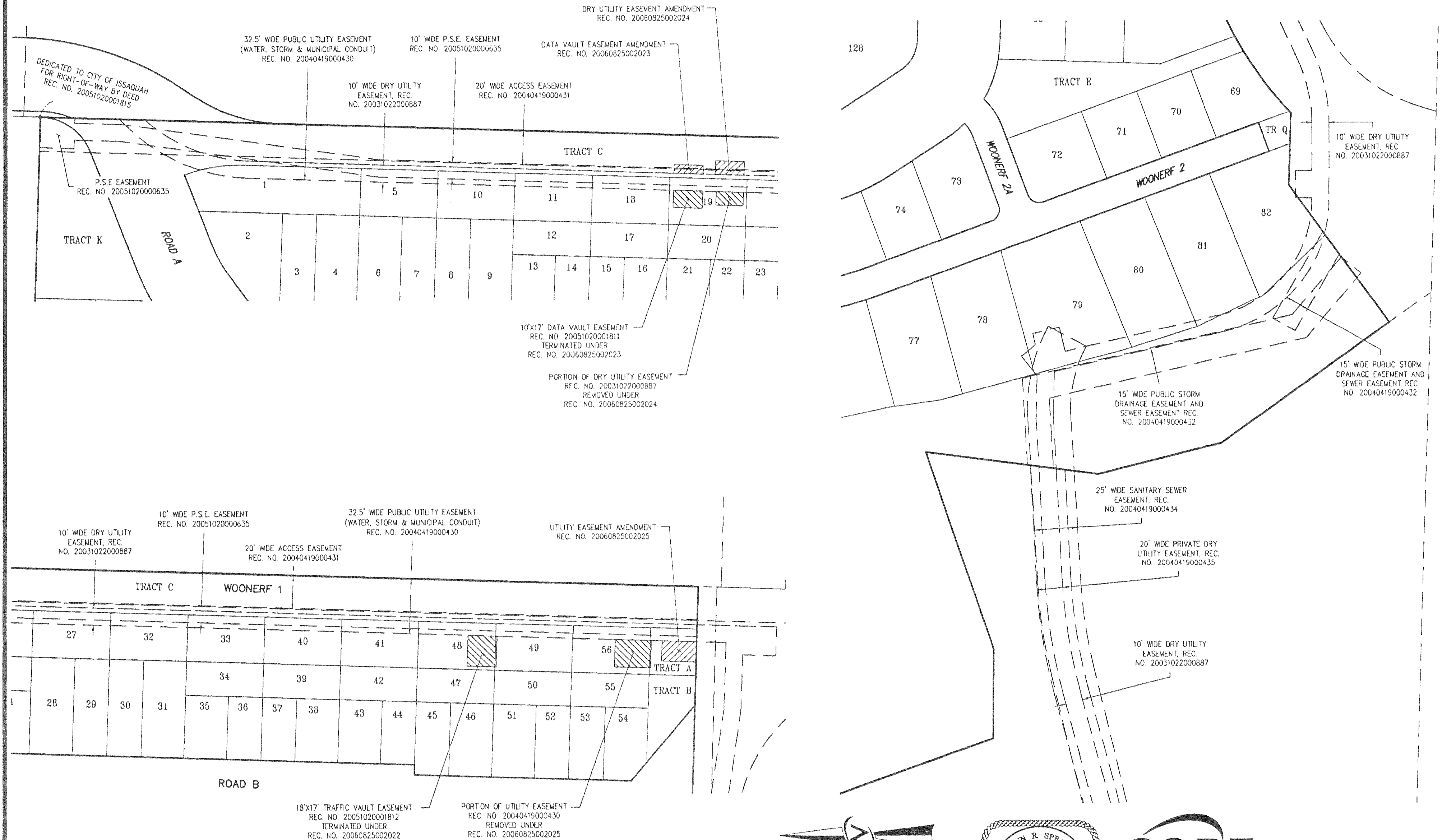
SHEET 13 OF 14

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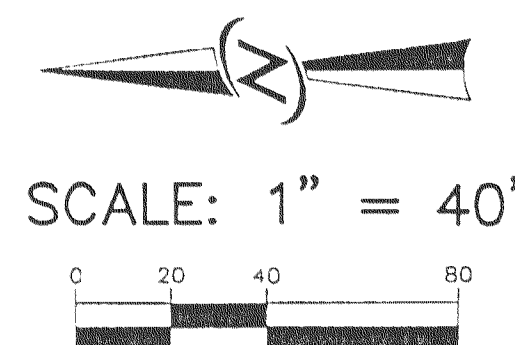
A PORTION OF THE SE 1/4, NW 1/4 SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SEE SHEETS 7-9 FOR PLAT GEOMETRY

SEE SHEETS 10-13 FOR EASEMENTS ESTABLISHED BY THIS PLAT

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SHEET 14 OF 14

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