

Final Plat of Vista Park 2

A REPLAT OF TRACT GL, FINAL PLAT OF ISSAQUAH HIGHLANDS VISTA PARK
A PORTION OF THE SE 1/4, SE 1/4 SECTION 22 AND SW 1/4, SW 1/4, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

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, LOTS 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

NOTES AND RESTRICTIONS

1A. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SCHOOL MITIGATION AGREEMENT BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND THE GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) AND THE GLACIER RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), BOTH LIMITED PARTNERSHIPS RECORDED AUGUST 16, 1995 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9508160202 INCLUDING MODIFICATION AND/OR AMENDMENT BY INSTRUMENT RECORDED DECEMBER 12, 1997 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9712121468.

1B. A SCHOOL 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 CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS OF COOPERATION" RECORDED DECEMBER 20, 1995 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9512201313 INCLUDING MODIFICATION AND/OR AMENDMENT BY INSTRUMENT AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO.'S 9609191192, 9705161550 AND 20010329001057 (WHICH IS A RE-RECORD AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20010116001293).

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

4. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF AGREEMENT BETWEEN CITY OF ISSAQUAH, A WASHINGTON MUNICIPAL CORPORATION AND THE GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) AND THE GLACIER RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), BOTH LIMITED PARTNERSHIPS RECORDED JUNE 25, 1996 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9606251228 INCLUDING MODIFICATION AND/OR AMENDMENT BY INSTRUMENT RECORDED JANUARY 18, 2002 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 2002011900173.

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 VOLUME 183 OF PLATS AT PAGES 88 THROUGH 98, INCLUSIVE, AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9712171813, IN KING COUNTY, WASHINGTON, UNLESS MODIFIED BY THIS PLAT.

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 INCLUDING SHORT PLAT AMENDED BY AFFIDAVIT OF CORRECTION RECORDED JANUARY 21, 2005 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20050121001871, UNLESS MODIFIED BY THIS PLAT.

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-00-002-04)" RECORDED NOVEMBER 13, 2000 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 2000113000118.

8. THIS SITE IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 203 OF PLATS AT PAGES 11 THROUGH 17, INCLUSIVE, AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 2001119002071, IN KING COUNTY, WASHINGTON, UNLESS MODIFIED BY THIS PLAT.

9. THIS SITE IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SHORT PLAT AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20021028900001, IN KING COUNTY, WASHINGTON, UNLESS MODIFIED BY THIS PLAT.

10. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT BUT DELETING ANY COVENANTS, CONDITIONS OR RESTRICTIONS INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C) RECORDED MARCH 12, 2004 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20040312001274.

11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF MINERAL RESOURCE LANDS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20051114001849.

12. THIS SITE IS SUBJECT TO ANY RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 231 OF PLATS AT PAGES 30 TO 34, INCLUSIVE, UNDER RECORDING NO. 20051114001786, IN KING COUNTY, WASHINGTON, UNLESS MODIFIED BY THIS PLAT.

13. TRACT GA IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS PLAT FOR THE PURPOSE OF OPEN SPACE, PRIVATE STORM DRAINAGE AND CRITICAL AREA. THE IHCA SHALL HAVE THE RIGHT TO ALLOCATE MAINTENANCE COSTS TO THE LOT OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS AMENDED.

14. TRACTS GB, GD, GF, AND GH ARE HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) FOR THE PURPOSE OF OPEN SPACE AND PUBLIC PEDESTRIAN ACCESS. THE IHCA SHALL HAVE THE RIGHT TO ALLOCATE MAINTENANCE COSTS TO THE BENEFITTED LOT OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS AMENDED.

15. BLOCKS 12 AND 13 ARE OWNED AND MAINTAINED BY GRAND GLACIER, LLC. FOR THE PURPOSE OF FUTURE DEVELOPMENT.

16. THE PROPERTY IS NEAR DESIGNATED MINERAL RESOURCE LANDS ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT. AN APPLICATION MIGHT BE MADE FOR MINING RELATED ACTIVITIES, INCLUDING MINING, EXTRACTION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING, AND RECYCLING OF MINERALS. PROCESSING OF OFF-SITE MINERAL MATERIALS, INCLUDING RECYCLABLES, MAY CONTINUE AFTER ALL MINERAL EXTRACTION FROM THE SITE ENDS.

RECORDING CERTIFICATE

RECORDING NO. 20061101000687
FILED FOR RECORD THIS 1 DAY OF Nov, 2006 AT
10:25 A.M. IN VOLUME 237 OF PLATS, PAGES 040 THROUGH 045.
RECORDS OF KING COUNTY, WASHINGTON AT THE REQUEST OF _____

DIVISION OF RECORDS AND ELECTIONS

MANAGER

W.H. Sanders III
SUPERINTENDENT OF RECORDS

LEGAL DESCRIPTION

TRACT GL OF THE FINAL PLAT OF ISSAQUAH HIGHLANDS VISTA PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 231 OF PLATS, PAGES 30 THROUGH 33, UNDER RECORDING NO. 20051114001786, IN KING COUNTY, WASHINGTON.

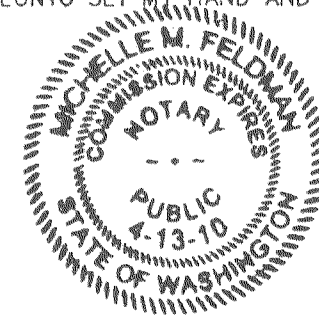
ACKNOWLEDGEMENTS

STATE OF WASHINGTON

COUNTY OF KING

ON THIS 4th DAY OF October, 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 Kirkland
MY APPOINTMENT EXPIRES 4-13-10
PRINT NAME Michelle M. Feldman



CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 21st DAY OF OCTOBER, 2006.

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

EXAMINED AND APPROVED THIS 25th DAY OF October, 2006.

Bob Brock
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 25th DAY OF OCTOBER, 2006.

James L. Blake
CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 25th DAY OF October, 2006.

David Kappler ATTEST: Wendy Fung
AVA FRISINGER David Kappler CITY CLERK
MAYOR, CITY OF ISSAQUAH

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS 1st DAY OF NOVEMBER, 2006.

SCOTT NOBLE Shirley E. Jones
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR
363023-0070-00

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 1st DAY OF November, 2006.

FINANCE DIVISION

Phil Sanders
MANAGER, KING COUNTY FINANCE DIVISION

Shirley E. Jones
DEPUTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF VISTA PARK 2, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 22 AND 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT ALL COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND 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. 06045

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CITY FILE NO.: FP06-004IH

Final Plat of Vista Park 2

A REPLAT OF TRACT GL, FINAL PLAT OF ISSAQUAH HIGHLANDS VISTA PARK
A PORTION OF THE SE 1/4, SE 1/4 SECTION 22 AND SW 1/4, SW 1/4, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

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 10TH AVENUE N.E. PUBLIC STREET FRONTAGE OF LOTS 1 THROUGH 20 AND TRACT GB OF BLOCK 14A AND LOTS 1 THROUGH 5 OF BLOCK 14B, PARALLEL WITH AND ADJOINING THE 9TH COURT N.E. PUBLIC STREET FRONTAGE OF LOTS 6 THROUGH 10 OF BLOCK 14B, PARALLEL WITH AND ADJOINING THE N.E. INGRAM STREET PUBLIC STREET FRONTAGE OF BLOCK 12 AND LOTS 5 AND 10 THROUGH 12 OF BLOCK 14B, AND PARALLEL WITH AND ADJOINING THE N.E. KATSURA STREET AND 10TH LANE N.E. PUBLIC STREET FRONTAGE OF LOTS 1 THROUGH 23 AND TRACTS GF AND GH OF BLOCK 15 AND AS SHOWN HEREON AND THE SOUTH 5.00 FEET OF TRACT GH OF BLOCK 15. 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 AT ALL TIMES FOR THE PURPOSES HEREIN STATED. FURTHER, THESE ENTITIES ARE GRANTED AN EASEMENT UNDER AND UPON THE PUBLIC ALLEYS DEDICATED FOR THE SAME UTILITY PURPOSE DESCRIBED ABOVE, SUBJECT TO ANY APPLICABLE REGULATIONS OR FRANCHISE REQUIREMENTS. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE, CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION USES SHALL BE PLACED OR PERMITTED TO BE PLACED WITHIN THIS EASEMENT UNLESS THE SAME SHALL BE UNDERGROUND. NO PERMANENT STRUCTURE SHALL BE PLACED WITHIN THE EASEMENTS WITHOUT PERMISSION FROM EASEMENT OWNERS.
2. A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON A 2.00 FOOT WIDE STRIP OF PRIVATE LAND LYING PARALLEL WITH AND ADJACENT TO THE PUBLIC STREET FRONTAGE OF ALL LOTS, BLOCKS 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 PUBLIC WATER EASEMENT OVER AND UPON PORTIONS OF BLOCKS 12, 13 AND 15 IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS. THE CITY SHALL HAVE THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC IMPROVEMENTS WITHIN THE EASEMENT AND FOLLOWING SUCH USE SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.
4. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN BLOCK 14A, LOTS 2 AND 3 IS FOR THE BENEFIT OF BLOCK 14A, LOTS 1 THROUGH 3. 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.
5. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN BLOCK 14A, LOTS 3 THROUGH 5 IS FOR THE BENEFIT OF BLOCK 14A, LOTS 3 THROUGH 6. 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.
6. THE 15-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN BLOCK 14A, LOT 8 IS FOR THE BENEFIT OF BLOCK 14A, LOTS 7 AND 8. 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.
7. THE PRIVATE STORM DRAIN EASEMENT WITHIN BLOCK 14A, LOTS 9 THROUGH 17 AND TRACT GE IS FOR THE BENEFIT OF BLOCK 14A, LOTS 9 THROUGH 20. 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.
8. THE PRIVATE STORM DRAIN EASEMENT WITHIN TRACT GA IS FOR THE BENEFIT OF BLOCK 14A, LOTS 7 THROUGH 20. 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.
9. THE 10-FOOT PRIVATE SEWER EASEMENT WITHIN BLOCK 14A, LOTS 6 AND 7 IS FOR THE BENEFIT OF BLOCK 14A, LOTS 6 AND 7. 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.
10. THE 10-FOOT PRIVATE SEWER EASEMENT WITHIN BLOCK 14A, LOTS 8 AND 9 IS FOR THE BENEFIT OF BLOCK 14A, LOTS 8 AND 9. 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.
11. THE 10-FOOT PRIVATE SEWER EASEMENT WITHIN BLOCK 14A, LOTS 10 AND 11 IS FOR THE BENEFIT OF BLOCK 14A, LOTS 10 AND 11. 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.
12. THE 10-FOOT PRIVATE SEWER EASEMENT WITHIN BLOCK 14A, LOTS 12 AND 13 IS FOR THE BENEFIT OF BLOCK 14A, LOTS 12 AND 13. 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.
13. THE 10-FOOT PRIVATE SEWER EASEMENT WITHIN BLOCK 14A, LOTS 14 AND 15 IS FOR THE BENEFIT OF BLOCK 14A, LOTS 14 AND 15. 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.
14. THE 5-FOOT PRIVATE SEWER EASEMENT WITHIN BLOCK 14A, TRACT GB IS FOR THE BENEFIT OF BLOCK 14A, LOT 16. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SEWER FACILITY. 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.

EASEMENT PROVISIONS (CONTINUED)

15. THE 5-FOOT PRIVATE SEWER EASEMENT WITHIN BLOCK 14A, TRACT GB IS FOR THE BENEFIT OF BLOCK 14A, LOT 17. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SEWER FACILITY. 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.
16. THE 10-FOOT PRIVATE SEWER EASEMENT WITHIN BLOCK 14A, LOTS 18 AND 19 IS FOR THE BENEFIT OF BLOCK 14A, LOTS 18 AND 19. 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.
17. THE 5-FOOT PRIVATE SEWER EASEMENT WITHIN BLOCK 14B, LOT 1 IS FOR THE BENEFIT OF BLOCK 14A, LOT 20. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SEWER FACILITY. 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.
18. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN BLOCK 14B, LOTS 2 THROUGH 5 IS FOR THE BENEFIT OF BLOCK 14B, LOTS 1 THROUGH 5. 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.
19. THE 10-FOOT PRIVATE STORM DRAIN AND PRIVATE SEWER EASEMENT WITHIN BLOCK 14A, TRACT GB IS FOR THE BENEFIT OF BLOCK 14B, LOTS 6 THROUGH 10. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN AND PRIVATE 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.
20. THE 10-FOOT PRIVATE STORM DRAIN AND PRIVATE SEWER EASEMENT WITHIN BLOCK 14B, LOT 12 IS FOR THE BENEFIT OF BLOCK 14B, LOTS 11 AND 12. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN AND PRIVATE 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.
21. THE 4-FOOT PRIVATE WATER EASEMENT WITHIN BLOCK 14B, LOTS 7 THROUGH 10 IS FOR THE BENEFIT OF BLOCK 14B, LOTS 6 THROUGH 9. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER 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.
22. THE 4-FOOT PRIVATE WATER EASEMENT WITHIN BLOCK 14B, LOT 12 IS FOR THE BENEFIT OF BLOCK 14B, LOT 11. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE WATER FACILITY. 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.
23. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN BLOCK 15, LOT 2 IS FOR THE BENEFIT OF BLOCK 15, LOT 1. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAIN FACILITY. 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.
24. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN BLOCK 15, LOTS 3 THROUGH 6 IS FOR THE BENEFIT OF BLOCK 15, LOTS 3 THROUGH 7. 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.
25. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN BLOCK 15, LOTS 8 THROUGH 10 IS FOR THE BENEFIT OF BLOCK 15, LOTS 8 THROUGH 11 AND TRACT GF. 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.
26. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN BLOCK 15, LOTS 12 THROUGH 14 IS FOR THE BENEFIT OF BLOCK 15, LOTS 12 THROUGH 15. 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.
27. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN BLOCK 15, LOTS 16 AND 17 IS FOR THE BENEFIT OF BLOCK 15, LOTS 16, 17 AND TRACT GH. 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.
28. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN BLOCK 15, LOTS 19 THROUGH 21 IS FOR THE BENEFIT OF BLOCK 15, LOTS 18 THROUGH 20. 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.
29. THE 5-FOOT PRIVATE STORM DRAIN EASEMENT WITHIN BLOCK 15, LOTS 21 AND 22 IS FOR THE BENEFIT OF BLOCK 15, LOTS 22 AND 23. 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.
30. A PEDESTRIAN ACCESS EASEMENT IS HEREBY RESERVED FOR PUBLIC USE AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON TRACTS GB, GD, GF AND GH.
31. A PUBLIC ACCESS EASEMENT AND EMERGENCY ACCESS EASEMENT FOR VEHICULAR EMERGENCY ACCESS IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON PORTIONS OF BLOCK 12 AND LOTS 5 AND 10 OF BLOCK 14B AS SHOWN HEREON. 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.



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Bellevue, Washington 98007
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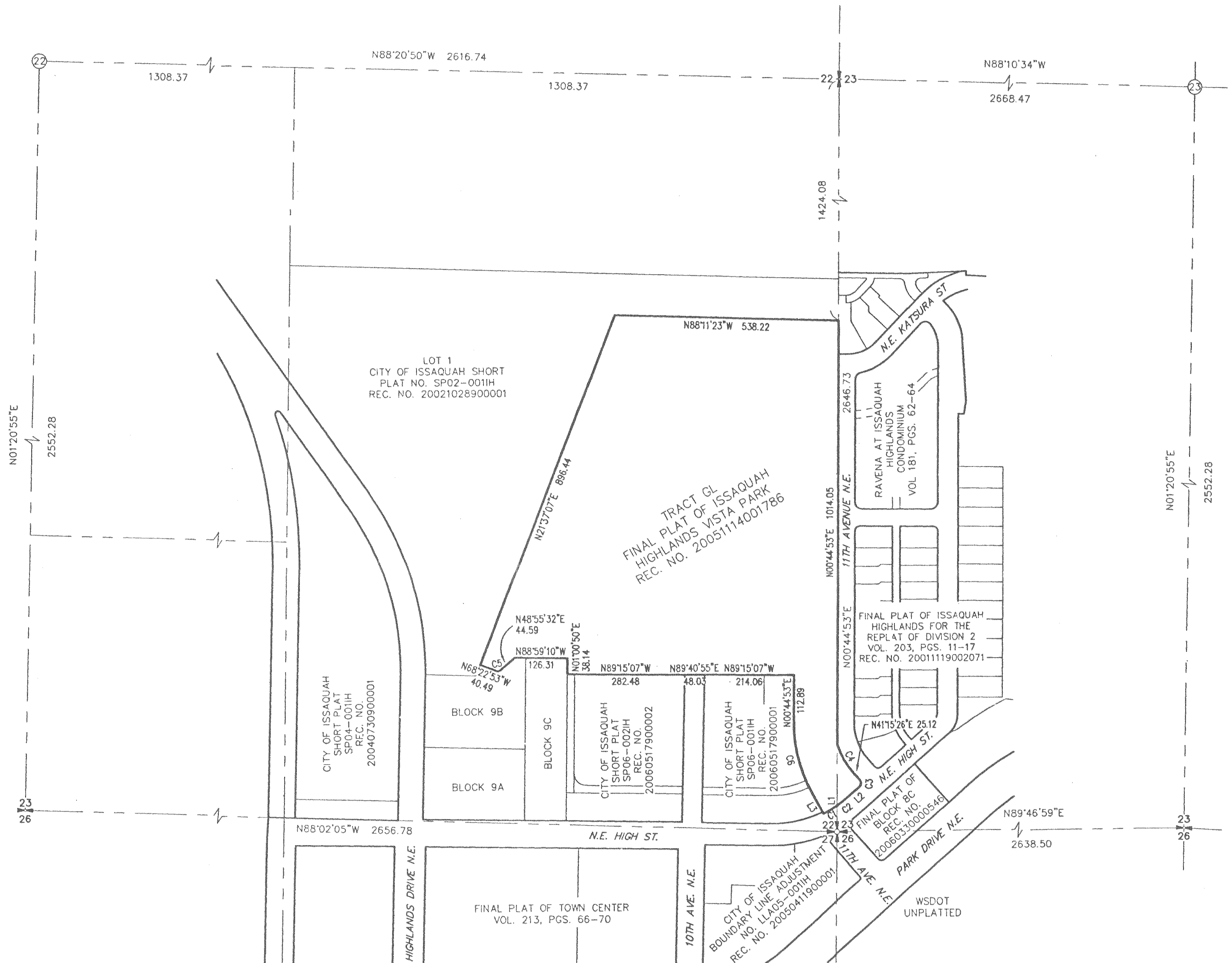
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SHEET 3 OF 6

Final Plat of Vista Park 2

A REPLAT OF TRACT GL, FINAL PLAT OF ISSAQUAH HIGHLANDS VISTA PARK
A PORTION OF THE SE 1/4, SE 1/4 SECTION 22 AND SW 1/4, SW 1/4, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SUBDIVISION DIAGRAM

SCALE: 1" = 200'

BASIS OF BEARINGS

N88°02'05"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22-24-6 PER CITY OF ISSAQUAH SHORT PLAT NO. SP02-001IH, VOLUME 155, PAGES 277 THROUGH 277A, REC. NO. 20021028900001.

REFERENCES

1. FINAL PLAT OF ISSAQUAH HIGHLANDS VISTA PARK, VOLUME 231, PAGES 30 THROUGH 33, REC. NO. 20051114001786.
2. CITY OF ISSAQUAH SHORT PLAT NO. SP06-001IH, VOLUME 204, PAGES 264 AND 265, REC. NO. 20060517900001.
3. CITY OF ISSAQUAH SHORT PLAT NO. SP06-002IH, VOLUME 204, PAGES 266 AND 267, REC. NO. 20060517900002.

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE SUBDIVISION GUARANTEE SECOND REPORT ORDER NO. 4268-742962, DATED JANUARY 12, 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 SUBDIVISION GUARANTEE. CORE DESIGN HAS RELIED WHOLLY ON FIRST AMERICAN TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. TOTAL BOUNDARY AREA = 627,053±S.F. (14.3952±AC.)
3. ALL DISTANCES ARE IN FEET.
4. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA 5 SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

AREAS

BLOCK 12	69,530± S.F.
BLOCK 13	64,630± S.F.
BLOCK 14A (LOTS 1-20)	84,526± S.F.
BLOCK 14B (LOTS 1-12)	28,832± S.F.
BLOCK 15 (LOTS 1-23)	79,974± S.F.
TRACT GA	156,252± S.F.
TRACT GB	31,678± S.F.
TRACT GD	13,246± S.F.
TRACT GE	1,600± S.F.
TRACT GF	2,080± S.F.
TRACT GH	94,705± S.F.
DEDICATED R.O.W.	
TOTAL	627,053± S.F.

LINE	BEARING	DISTANCE
L1	N00°44'53"E	0.58
L2	N48°44'34"E	40.11
L3	N28°07'55"W	59.36

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	263.50	08°38'07"	39.71
C2	264.00	06°30'50"	30.01
C3	11.00	90°00'00"	17.28
C4	174.00	25°07'18"	76.29
C5	10.00	62°41'35"	10.94
C6	345.00	28°52'48"	173.90



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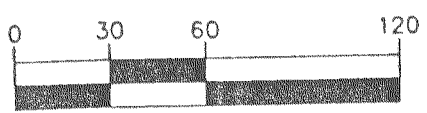
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Final Plat of Vista Park 2

A REPLAT OF TRACT GL, FINAL PLAT OF ISSAQUAH HIGHLANDS VISTA PARK
A PORTION OF THE SE 1/4, SE 1/4 SECTION 22 AND SW 1/4, SW 1/4, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SCALE: 1" = 60'



LOT 1
CITY OF ISSAQUAH
SHORT PLAT
SP02-0011H
REC. NO. 20021028900001

TRACT GA
156,252± SF

TRACT GB
31,678± SF

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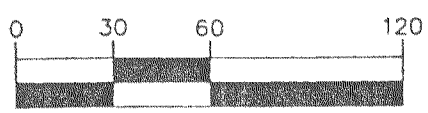
SHEET 5 OF 6

Final Plat of Vista Park 2

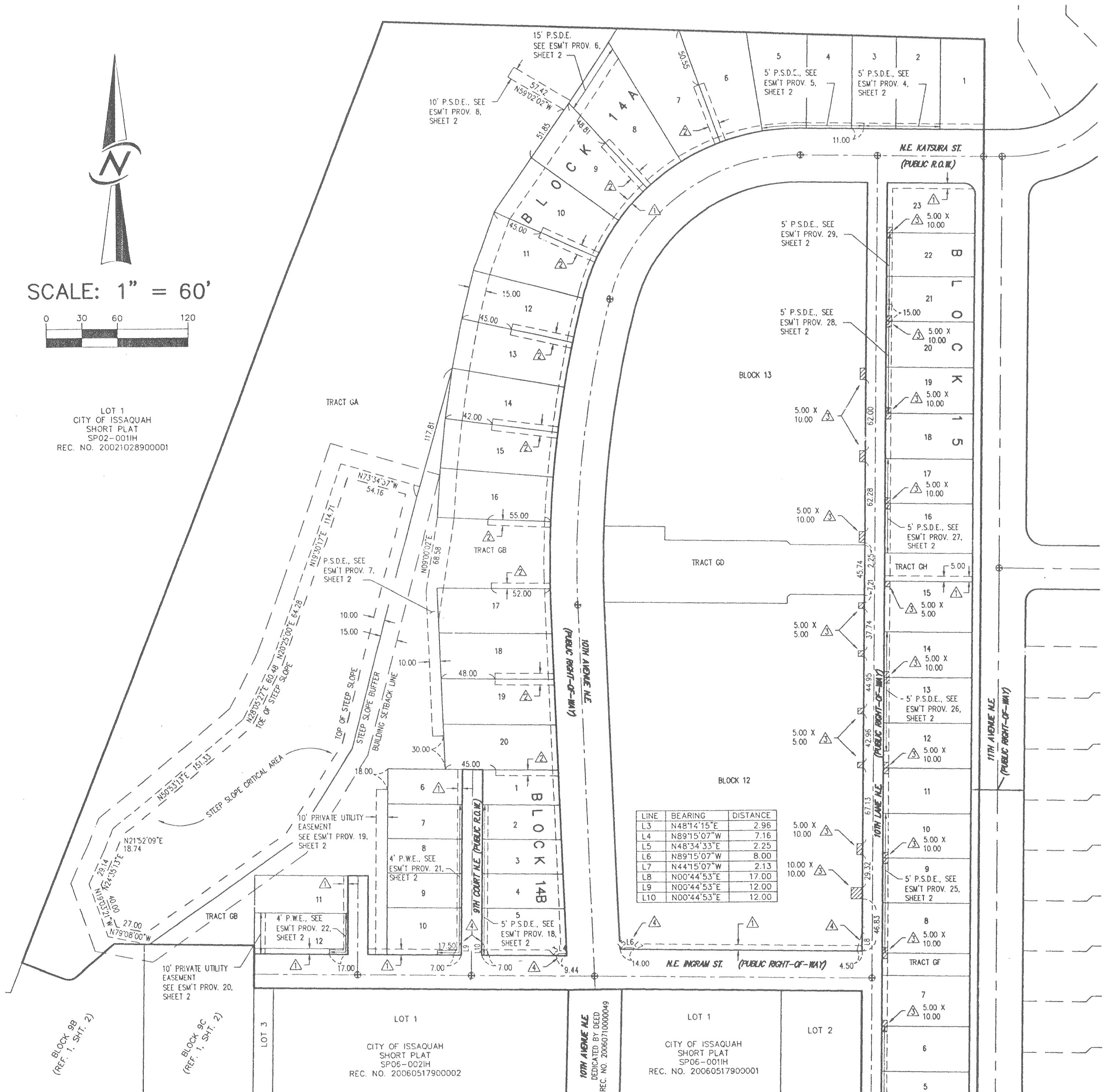
A REPLAT OF TRACT GL, FINAL PLAT OF ISSAQUAH HIGHLANDS VISTA PARK
A PORTION OF THE SE 1/4, SE 1/4 SECTION 22 AND SW 1/4, SW 1/4, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SCALE: 1" = 60'



LOT 1
CITY OF ISSAQUAH
SHORT PLAT
SP02-001IH
REC. NO. 20021028900001



LINE	BEARING	DISTANCE
L3	N48°14'15"E	2.96
L4	N89°15'07"W	7.16
L5	N48°34'33"E	2.25
L6	N89°15'07"W	8.00
L7	N44°15'07"W	2.13
L8	N00°44'53"E	17.00
L9	N00°44'53"E	12.00
L10	N00°44'53"E	12.00

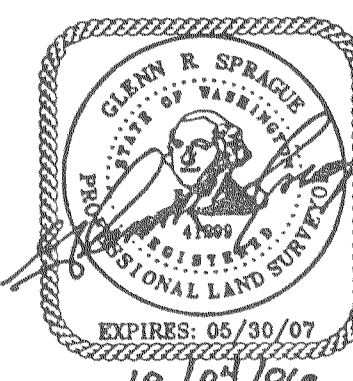
LEGEND

- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 41299" AT CORNERS
- ⊕ MONUMENT SET PER CITY OF ISSAQUAH STANDARDS
- ⊕ FOUND BRASS DISC IN 4"x4" CONCRETE MONUMENT IN CASE
- ✱ SET TACK IN LEAD WITH WASHER STAMPED "CORE 41299" IN LIEU OF FRONT CORNER AT 9.75' OFFSET TO CORNER, UNLESS SHOWN OTHERWISE
- △ PRIVATE DRY UTILITY EASEMENT, SEE EASEMENT PROVISION 1, SHEET 2.
- △ PRIVATE SEWER EASEMENT, SEE EASEMENT PROVISIONS 9 THROUGH 17, SHEET 2.
- △ PUBLIC WATER EASEMENT, SEE EASEMENT PROVISION 3, SHEET 2. EASEMENT IS CENTERED UPON COMMON LOTLINE UNLESS SHOWN OTHERWISE.
- △ PUBLIC ACCESS EASEMENT, SEE EASEMENT PROVISION 31, SHEET 2.
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- P.W.E. PRIVATE WATER EASEMENT

BASIS OF BEARINGS

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

SEE SHEET 6 FOR CONTINUATION



CORE
DESIGN

ENGINEERING • PLANNING • SURVEYING

JOB NO. 06045

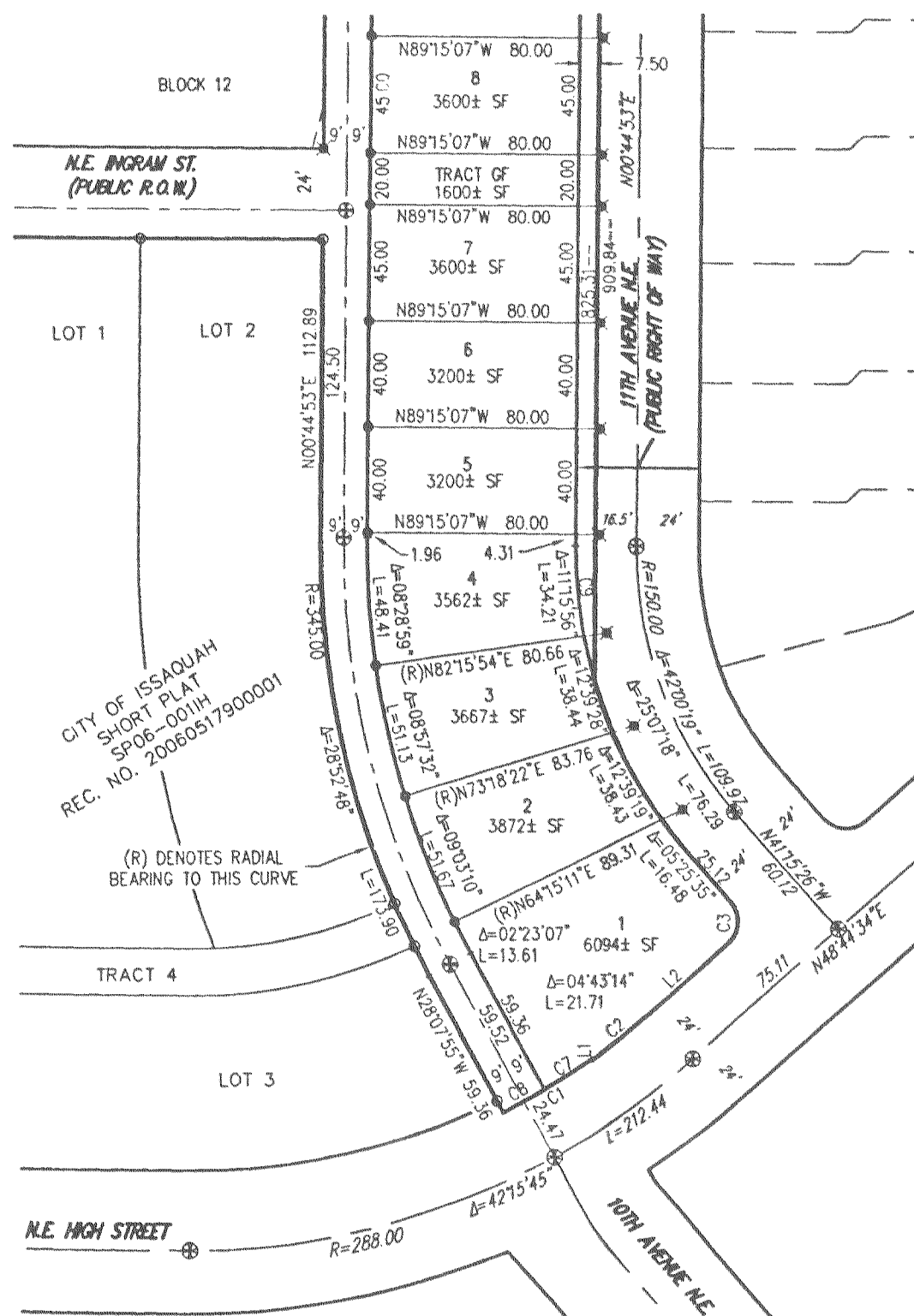
14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

CITY FILE NO.: FP06-004IH

Final Plat of Vista Park 2

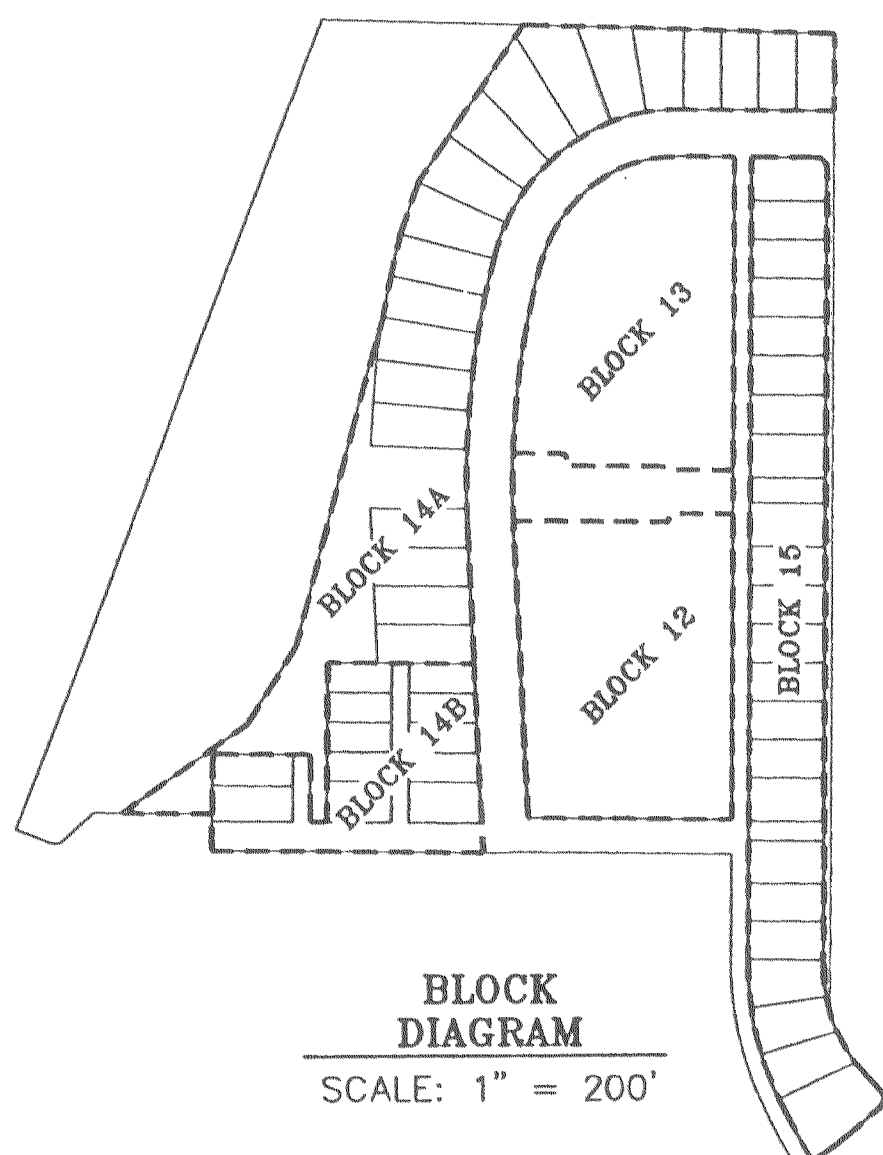
A REPLAT OF TRACT GL, FINAL PLAT OF ISSAQUAH HIGHLANDS VISTA PARK
A PORTION OF THE SE 1/4, SE 1/4 SECTION 22 AND SW 1/4, SW 1/4, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 4 FOR CONTINUATION

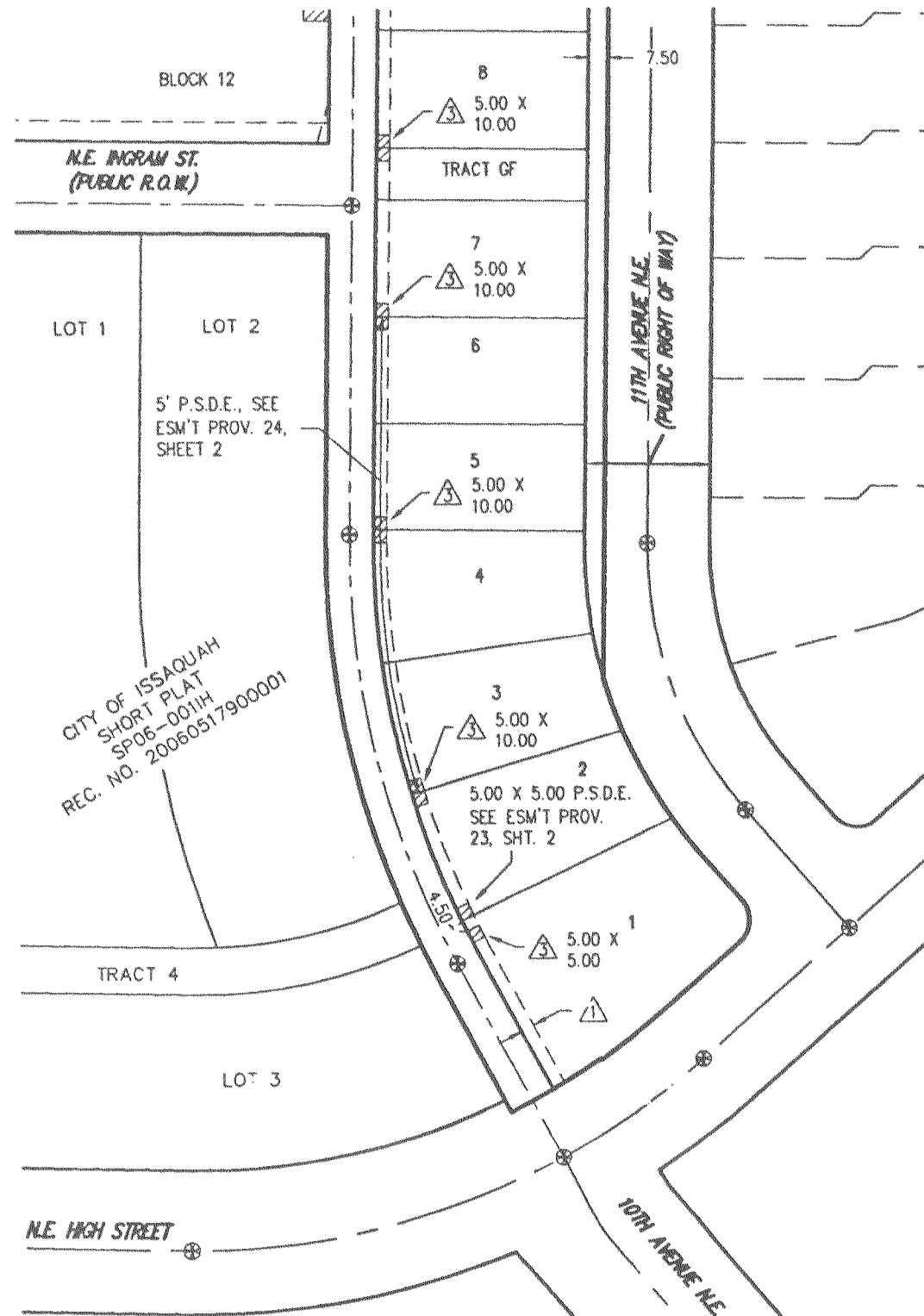


LINE	BEARING	DISTANCE
L1	N00°44'53"E	0.58
L2	N48°44'34"E	40.11

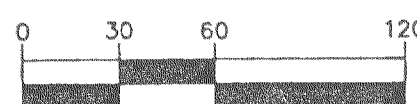
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	263.50	08°38'07"	39.71
C2	264.00	06°30'50"	30.01
C3	11.00	90°00'00"	17.28
C4	174.00	25°07'18"	76.29
C7	263.50	04°43'14"	21.71
C8	263.50	03°54'53"	18.00
C9	174.00	16°53'01"	51.27



SEE SHEET 5 FOR CONTINUATION



SCALE: 1" = 60'



BASIS OF BEARINGS

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

LEGEND

- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 41299" AT CORNERS
- FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 41299" OR "CORE 30427" PER REFS. 1-3, SHEET 3.
- ⊕ MONUMENT SET PER CITY OF ISSAQUAH STANDARDS
- ⊕ FOUND BRASS DISC IN 4"x4" CONCRETE MONUMENT IN CASE
- ✕ SET TACK IN LEAD WITH WASHER STAMPED "CORE 41299" IN LIEU OF FRONT CORNER AT 8.75' OFFSET TO CORNER, UNLESS SHOWN OTHERWISE
- △ PRIVATE DRY UTILITY EASEMENT, SEE EASEMENT PROVISION 1, SHEET 2.
- △ PUBLIC WATER EASEMENT, SEE EASEMENT PROVISION 3, SHEET 2. EASEMENT IS CENTERED UPON COMMON LOTLINE UNLESS SHOWN OTHERWISE.
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT



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CITY FILE NO.: FP06-004IH