

250/039

SHEET 1 OF 4

Final Plat of Issaquah Highlands South Expansion

A PORTION OF THE SW 1/4, SW 1/4 SECTION 23 & NW 1/4, SECTION 26, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

PARCEL A:

LOT A OF CITY OF ISSAQUAH SHORT PLAT NO. SP-99-001IH, AS RECORDED APRIL 4, 2000 UNDER RECORDING NO. 20000404900003, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL B:

THAT PORTION OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 24 NORTH, RANGE 6 EAST, W. M., IN KING COUNTY, WASHINGTON, DESCRIBED IN STIPULATED JUDGMENT AND DECREE OF APPROPRIATION, CAUSE NO. 778896 IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON, KING COUNTY, RECORDED AT REEL 974, PAGE 2016 RECORDS OF KING COUNTY AND IN STIPULATED JUDGMENT AND DECREE OF APPROPRIATION CAUSE NO. 778959 IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON, KING COUNTY DATED MARCH 7, 1978 LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 523.55 FEET TO THE POINT OF BEGINNING OF THE DESCRIBED LINE;
THENCE NORTH 85°02'24" EAST 367.36 FEET; THENCE SOUTH 87°54'08" EAST 347.23 FEET;
THENCE NORTH 88°29'43" EAST 290.53 FEET;
THENCE NORTH 75°52'28" EAST 405.30 FEET;
THENCE NORTH 82°50'14" EAST 395.19 FEET;
THENCE SOUTH 88°03'41" EAST 410.35 FEET;
THENCE NORTH 73°27'30" EAST 97.39 FEET TO THE EAST LINE OF THE BONNEVILLE POWER ADMINISTRATION EASEMENT AS DESCRIBED IN U. S. DISTRICT COURT CAUSE NO. 4035, AND SHOWN ON UNITED STATES DEPARTMENT OF INTERIOR MAP TITLED "CHIEF JOSEPH -- COVINGTON NO. 1, APPROVED FOR RIGHT OF WAY JULY, 1955;
THENCE NORTH 19°45'08" EAST ALONG THE EAST LINE OF SAID EASEMENT 2,004.87 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION, SAID POINT BEING 283.55 ± FEET EAST OF THE NORTH QUARTER CORNER OF SAID SECTION AND THE END OF THE DESCRIBED LINE.

EXCEPT THAT PORTION LYING NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF PARK DRIVE DESCRIBED IN DEED TO THE CITY OF ISSAQUAH, RECORDED JULY 9, 1997 UNDER RECORDING NO. 9707090736, RECORDS OF KING COUNTY, WASHINGTON.

ALSO EXCEPT THAT PORTION LYING OUTSIDE OF THE CITY LIMITS OF ISSAQUAH (URBAN GROWTH BOUNDARY) AS ESTABLISHED IN CITY OF ISSAQUAH ORDINANCE NO. 2112.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, AS OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS FINAL PLAT OF ISSAQUAH HIGHLANDS SOUTH EXPANSION TO BE THE GRAPHIC REPRESENTATION OF THE PLAT MADE HEREBY, AND THAT SAID PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

GRAND-GLACIER, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

STATE OF WASHINGTON
WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

BY: PORT BLAKELY COMMUNITIES, INC.
A WASHINGTON CORPORATION

Kathy Burnaman
ITS: Vice President, Project Development

William S. Vleck, P.E.
BY: William S. Vleck
ITS: Deputy Regional Administrator

ACKNOWLEDGEMENTS

STATE OF WASHINGTON

COUNTY OF KING

ON THIS 1st DAY OF December 2008 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED *Kathy Burnaman* TO ME KNOWN TO BE THE VP Project Development 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.

Lyndee C. Warner
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT *Bellevue*
MY APPOINTMENT EXPIRES *10-12-11*
PRINT NAME *Lyndee C. Warner*



STATE OF WASHINGTON

COUNTY OF KING

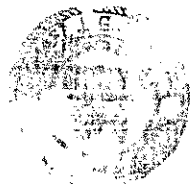
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DO HEREBY CERTIFY THAT ON

THIS 25th DAY OF November 2008 BEFORE ME PERSONALLY APPEARED

William S. Vleck FOR THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, AND THAT HE EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID STATE OF WASHINGTON, FOR THE USES AND PURPOSES SET FORTH, AND ON OATH STATES THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Michael J. Graft
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT *Bellevue*
MY APPOINTMENT EXPIRES *5-17-2009*
PRINT NAME *Michael J. Graft*



CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 4th DAY OF December 2008.

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

EXAMINED AND APPROVED THIS 5th DAY OF December 2008.

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 10th DAY OF December 2008.

Jim Blake
JIM BLAKE, CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 10th DAY OF December 2008.

Ava Frisinger
AVA FRISINGER
MAYOR, CITY OF ISSAQUAH

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS 16th DAY OF December 2008.

Scott Noble
KING COUNTY ASSESSOR

Alan Wilson
DEPUTY KING COUNTY ASSESSOR

262406-9806 + 9832 + 362878-0185

KING COUNTY FINANCE DIVISION CERTIFICATE

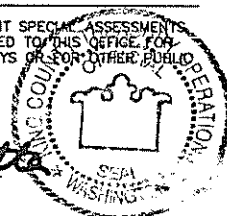
I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 16th DAY OF December 2008.

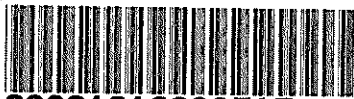
FINANCE DIVISION

Scott Matheson
MANAGER, KING COUNTY FINANCE DIVISION

John Cyster
DEPUTY



RECORDING CERTIFICATE



20081216000515
PORT BLAKELY PLAT 148.00
PAGE 001 OF 004
12/16/2008 10:55
KING COUNTY, WA

BOOK 250 OF PLATS

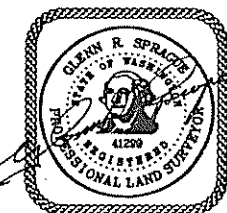
PAGE(S) 039-042

Scott Burnaman
SUPERINTENDENT OF RECORDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF ISSAQUAH HIGHLANDS SOUTH EXPANSION, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 23 AND 26, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT ALL COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE TRACT AND BLOCK CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

Glenn R. Sprague
GLENN R. SPRAGUE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 41299
STATE OF WASHINGTON



11/20/08



14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
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JOB NO. 04129

CITY FILE NO.: FP08-001IH



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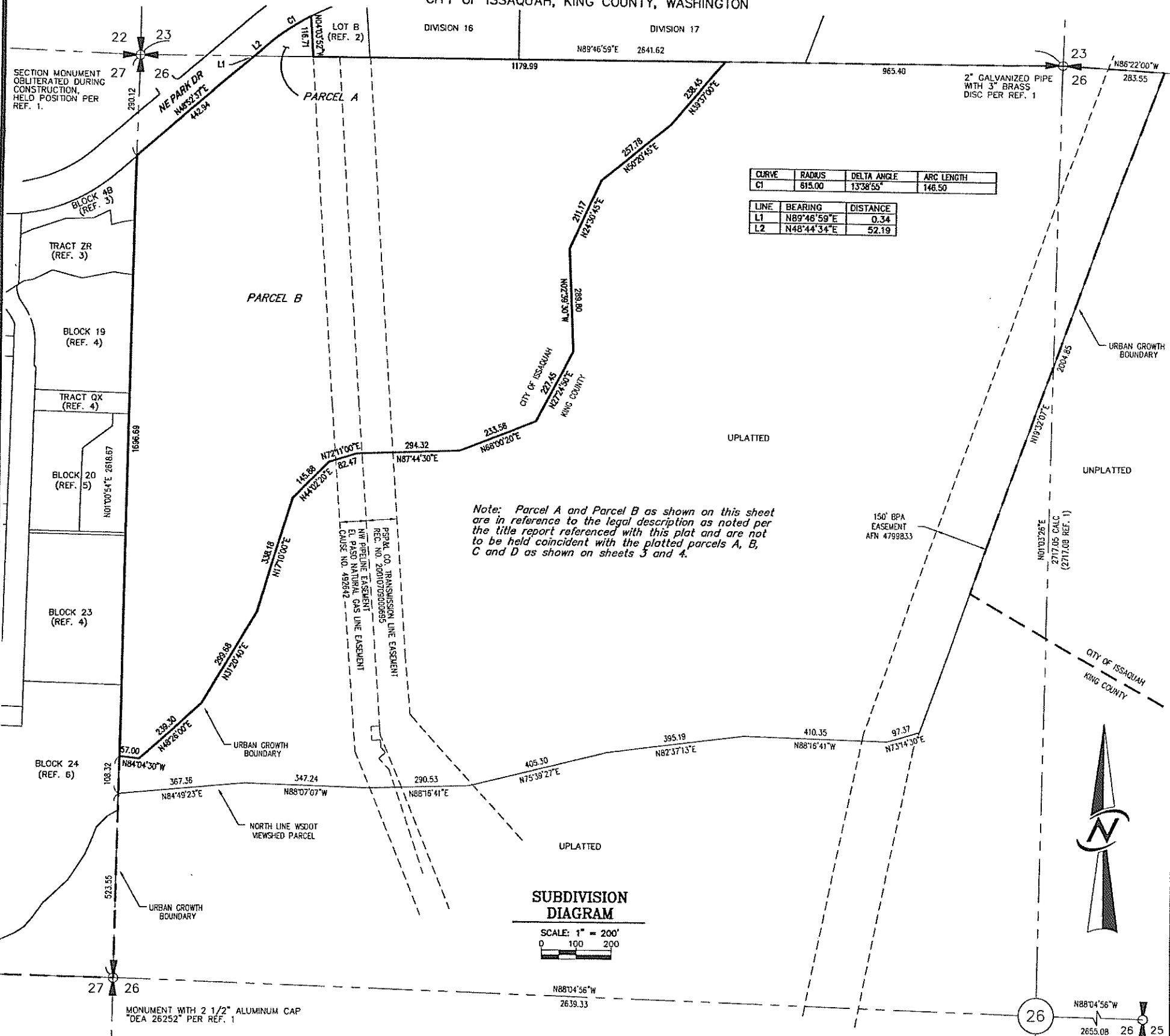
PORT BLAKELY PLAT
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12/16/2008 10:55
KING COUNTY, WA

250/040

SHEET 2 OF 4

Final Plat of Issaquah Highlands South Expansion

A PORTION OF THE SW 1/4, SW 1/4 SECTION 23 & NW 1/4, SECTION 26, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	815.00	133°55'	146.50

LINE	BEARING	DISTANCE
L1	N89°46'59"E	0.34
L2	N48°44'34"E	52.19

SUBDIVISION DIAGRAM

SCALE: 1" = 200'
0 100 200

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE SECOND SUBDIVISION GUARANTEE ORDER NO. 4209-1254123, DATED OCTOBER 15, 2008. 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 = 1,758,177±S.F. (40.36±AC.)

3. ALL DISTANCES ARE IN FEET.

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

5. ALL MONUMENTS SHOWN FOR SECTION SUBDIVISION PER DAVID EVANS & ASSOCIATES PER REF. 1.

BASIS OF BEARINGS

N01°00'54"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 26-24-6 PER SECTION SUBDIVISION BREAKDOWN SHOWN IN REF. 1.

REFERENCES

- FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 50, 51, 53, 54, 56, 57, 59, 60, 76, 77, 78 AND 79, REC. NO. 20021120001602
- CITY OF ISSAQUAH SHORT PLAT NO. SP99-001IH, REC. NO. 20000404900003.
- FINAL PLAT OF TOWN CENTER, REC. NO. 20030428001974
- CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA07-007IH, REC. NO. 20080122900005
- CITY OF ISSAQUAH SHORT PLAT NO. SP07-001IH, REC. NO. 20080304900005
- CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA07-001IH, REC. NO. 20070614900010



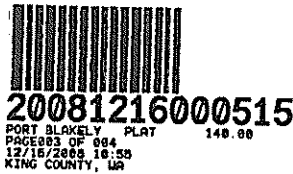
CORE
DESIGN

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CITY FILE NO.: FP08-001IH



250/041
SHEET 3 OF 4

Final Plat of Issaquah Highlands South Expansion

A PORTION OF THE SW 1/4, SW 1/4 SECTION 23 & NW 1/4, SECTION 26, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

RESTRICTIONS FROM TITLE

1. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT IN FAVOR OF PACIFIC NORTHWEST PIPELINE (EL PASO NATURAL GAS COMPANY), FOR GAS LINES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 492642.
2. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT IN FAVOR OF PUGET SOUND ENERGY, INC. A WASHINGTON CORPORATION, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8404260688, MODIFICATION AND/OR AMENDMENT BY INSTRUMENT UNDER RECORDING NO. 20010709000695.
3. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SCHOOL LITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9508160202, MODIFICATION AND/OR AMENDMENT BY INSTRUMENT UNDER RECORDING NO. 9712121468.
4. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM AGREEMENT BETWEEN KING COUNTY AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606180756, MODIFICATION AND/OR AMENDMENT BY INSTRUMENT UNDER RECORDING NO. 9712190677 AND 9805110405.
5. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM AGREEMENT BETWEEN CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606251228, MODIFICATION AND/OR AMENDMENT BY INSTRUMENT UNDER RECORDING NO. 200202118001733.
6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF CITY OF ISSAQUAH, FOR SLOPES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9707090737. THIS EASEMENT WILL AUTOMATICALLY TERMINATE UPON LEVEL GRADING OF THE EASEMENT AREA WITH THE ADJACENT ROAD (N.E. PARK DR.).
7. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN FOR UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9710091546.
8. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/ BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT ISSAQUAH HIGHLANDS FINAL PLAT OF DIVISION 1, 2, 3, 9, 10, 12, 13, 15, 16, 17 AND 18 RECORDED IN VOLUME 183 OF PLATS, PAGE(S) 88-98.
9. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/ BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT SP-99-001H RECORDED UNDER RECORDING NO. 20000404900003.
10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER REC. NOS. 20080623000307 AND 20080925000433.

NOTES AND RESTRICTIONS

1. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES OR CERTAIN FERTILIZERS IS PROHIBITED IN THE 15' BUILDING SETBACK LINE (BSBL) FROM THE STREAM AND WETLAND BUFFERS. ORGANIC, SLOW RELEASE FERTILIZERS ARE PERMITTED. (AFFECTS PARCEL B AS SHOWN HEREON)
2. PERMANENT SIGNS IDENTIFYING THE TYPE AND VALUE OF THE CRITICAL AREA WITHIN TRACT QJ SHALL BE INSTALLED PRIOR TO OCCUPANCY OF ANY ADJACENT BLOCKS OR LOTS. SIGNS SHALL BE PLACED ONE PER EVERY 50 FEET OR AS DIRECTED BY THE RESPONSIBLE OFFICIAL. (AFFECTS PARCEL B)
3. FOR CRITICAL AREAS TRACTS AND/OR EASEMENTS THAT ARE IDENTIFIED WITH FUTURE RESPECTIVE LAND USE PERMITS, PERMANENT SIGNS IDENTIFYING THE TYPE AND VALUE OF THE CRITICAL AREA WITHIN THE TRACT OR EASEMENT SHALL BE INSTALLED PRIOR TO OCCUPANCY OF ANY ADJACENT BLOCK OR LOT. SIGNS SHALL BE PLACED ONE PER 50 FEET OR AS DIRECTED BY THE RESPONSIBLE OFFICIAL. (MAY AFFECT PARCELS A AND C AND TRACTS QJ AND QGA)
4. TRACTS QJ AND QK ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH UPON THE RECORDING OF THIS PLAT FOR THE PURPOSES OF OPEN SPACE, TRAILS, ROADS AND UTILITIES.
5. TRACT QM IS OWNED AND MAINTAINED BY THE STATE OF WASHINGTON FOR THE PURPOSES OF STORM WATER FACILITIES AND RECREATION AND WILL BE GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH UPON THE CITY'S ACCEPTANCE OF THE STORMWATER FACILITIES AND RECREATION IMPROVEMENTS.
6. TRACT QL IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH FOR THE PURPOSE OF CRITICAL AREAS.
7. TRACT QGA IS OWNED AND MAINTAINED BY GRAND GLACIER LLC FOR THE PURPOSE OF UTILITIES AND FUTURE PUBLIC ROAD.
8. PARCELS A, B AND C ARE OWNED AND MAINTAINED BY GRAND GLACIER LLC FOR THE PURPOSE OF FUTURE DEVELOPMENT.
9. PARCELS A AND C AND TRACT QK CONTAIN CRITICAL AREAS. CRITICAL AREAS IN THESE TWO PARCELS AND ONE TRACT, AND AS NOTED IN PP07-001H, SHALL BE IDENTIFIED AND PROTECTED WITH THE FUTURE RESPECTIVE LAND USE PERMITS CONSISTENT WITH APPENDIX E OF THE ISSAQUAH HIGHLANDS ANNEXATION AND DEVELOPMENT AGREEMENT.
10. PARCEL D IS OWNED AND MAINTAINED BY THE STATE OF WASHINGTON.

EASEMENT PROVISIONS

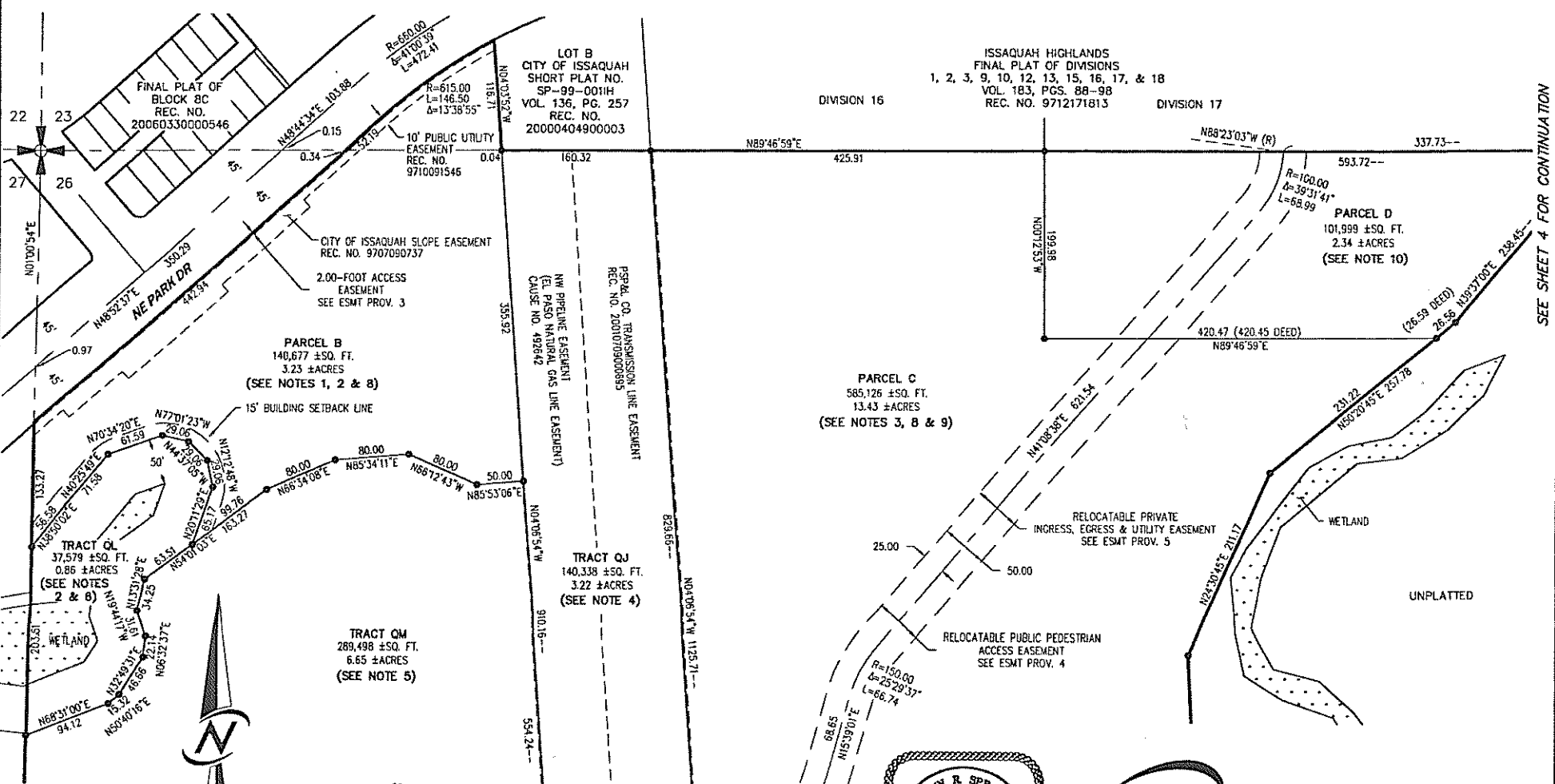
1. AN INGRESS, EGRESS AND UTILITY EASEMENT OVER AND UPON TRACT QGA IS HEREBY RESERVED FOR AND GRANTED TO PARCELS A AND C AND TRACTS QJ AND QK. SUCH EASEMENT SHALL TERMINATE AUTOMATICALLY IN THE EVENT THE TRACT IS DEDICATED TO THE CITY OF ISSAQUAH AS PUBLIC RIGHT-OF-WAY.
2. AN INGRESS AND EGRESS EASEMENT OVER AND UPON TRACT QGA IS HEREBY GRANTED TO THE CITY OF ISSAQUAH FOR THE PURPOSE OF ACCESS BY EMERGENCY VEHICLES AND CITY PUBLIC WORKS VEHICLES. ALSO, AN EASEMENT IS HEREBY GRANTED TO THE CITY AS AN ENTITY, AND NOT TO ANY INDIVIDUAL, OVER THIS TRACT TO ALLOW PUBLIC ACCESS. THE EASEMENT CREATED HEREIN SHALL TERMINATE AUTOMATICALLY IN THE EVENT THE TRACT IS DEDICATED TO THE CITY.
3. 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 PARCEL B. 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 ROCKERS OR WALLS WITH PRIOR APPROVAL OF THE CITY OF ISSAQUAH) OR PERMANENT OR ONGOING USE SHALL BE MADE IN THE EASEMENT.
4. A RELOCATABLE/RESIZABLE 50-FOOT 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 A PORTION OF PARCEL C AS SHOWN HEREON. THE LOCATION OF SAID EASEMENT MAY BE REVISED, AS NECESSARY, TO BE CENTERED UPON THE TRAIL AS CONSTRUCTED OR TO BE CONSTRUCTED WITHIN PARCEL C. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRAIL FACILITIES WITHIN SAID EASEMENT.
5. A RELOCATABLE 50-FOOT INGRESS, EGRESS AND UTILITY EASEMENT OVER AND UPON PARCELS C AND D IS HEREBY RESERVED FOR AND GRANTED TO PARCEL D. SUCH EASEMENT SHALL TERMINATE AUTOMATICALLY IN THE EVENT THE IT IS DEDICATED TO THE CITY OF ISSAQUAH AS PUBLIC RIGHT-OF-WAY.

AREAS

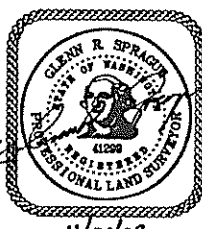
PARCEL A	391,771± S.F.
PARCEL B	140,677± S.F.
PARCEL C	585,126± S.F.
PARCEL D	101,999± S.F.
TRACT QJ	140,338± S.F.
TRACT QK	31,978± S.F.
TRACT QL	37,579± S.F.
TRACT QM	289,498± S.F.
TRACT QGA	39,211± S.F.
TOTAL	1,758,177± S.F.

LEGEND

- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 41299" AT CORNERS.
- DEED QUITCLAIM DEED BETWEEN GRAND-GLACIER LLC AND STATE OF WASHINGTON, REC. NO. 20080307000123



CITY FILE NO.: FP08-001H



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20081216000515
PORT BLAKELY PLAT 140.00
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12/16/2008, 10:55
KING COUNTY, WA

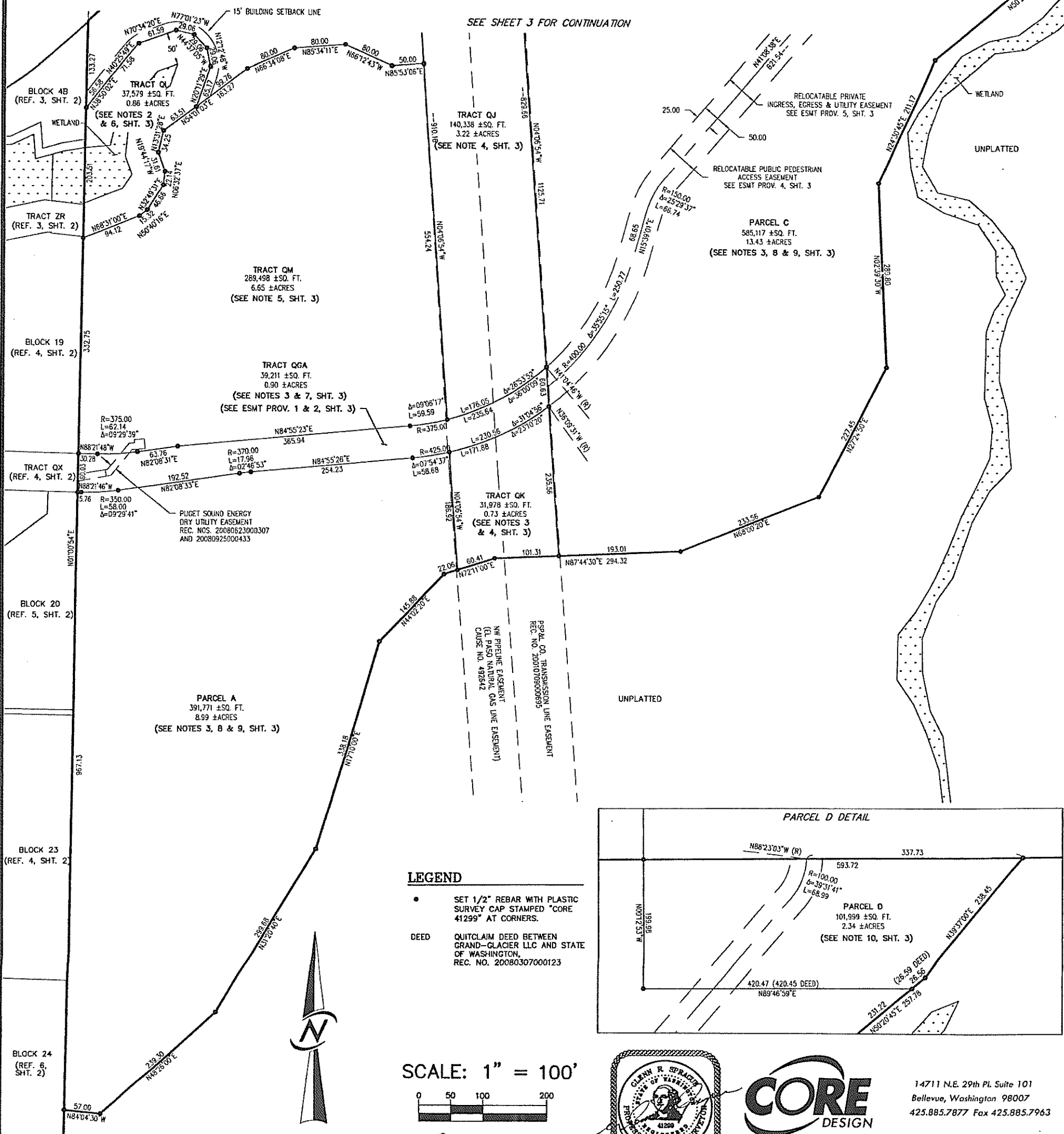
250/042

SHEET 4 OF 4

Final Plat of Issaquah Highlands South Expansion

A PORTION OF THE SW 1/4, SW 1/4 SECTION 23 & NW 1/4, SECTION 26, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE PARCEL D
DETAIL BELOW



CITY FILE NO.: FP08-001IH