

ICHIJO SUN RIDGE FINAL PLAT

A PORTION OF THE SW 1/4, OF THE NW 1/4, SECTION 26, 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, CENTURY LINK, COMCAST, GRAND GLACIER, LLC (A LIMITED LIABILITY COMPANY), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 5.00 FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF THE LOTS AND TRACTS. FURTHER EASEMENTS ARE RESERVED OVER PRIVATE LANDS FOR VAULTS, PEDESTALS AND RELATED FACILITIES ("VAULT EASEMENTS") ADJACENT TO THE 5-FOOT WIDE PRIVATE UTILITY EASEMENT RESERVED IN THE PRECEDING SENTENCE AS FOLLOWS: THE VAULT EASEMENT MAY OCCUPY UP TO AN ADDITIONAL 5.00 FEET IN WIDTH (FOR A TOTAL WIDTH OF 10.00 FEET, WITH THE LENGTH OF EACH VAULT EASEMENT EXTENDING 3.00 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. 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 PUBLIC SIDEWALK MAINTENANCE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON A 2.00 FOOT WIDE STRIP OF PRIVATE LAND LYING PARALLEL WITH AND ADJACENT TO THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS WITHIN THIS PLAT AND THOSE AREAS LABELED HEREON AS "PUBLIC SIDEWALK EASEMENT". THE EASEMENT IS FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND OPERATING PUBLIC IMPROVEMENTS TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSES STATED HEREIN. THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION FOLLOWING ANY WORK.
3. A PUBLIC WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER, AND UPON THOSE PORTIONS OF ALL LOTS (EXCEPT 16, 21 & 22) 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.
4. A PUBLIC SEWER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER, AND UPON THOSE PORTIONS OF LOTS 3 AND 4 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.
5. A PUBLIC STORM DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER, AND UPON A PORTION OF LOT 36 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.
6. A PUBLIC PEDESTRIAN ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS, UNDER AND UPON TRACT A. THE IHCA SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR AND RECONSTRUCTION OF THE SIDEWALK AND TRAIL FACILITIES LYING WITHIN SAID EASEMENT.
7. THE PRIVATE STORM DRAINAGE EASEMENT AS SHOWN ON LOTS 1 THROUGH 6 IS FOR THE BENEFIT OF LOTS 2 THROUGH 7. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE 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 NUMBER 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.
8. THE PRIVATE STORM DRAINAGE EASEMENT AS SHOWN ON LOTS 10, 12, 13, AND TRACT C IS FOR THE BENEFIT OF LOTS 10 THROUGH 13. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE 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 NUMBER 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.
9. THE PRIVATE STORM DRAINAGE EASEMENT AS SHOWN ON LOTS 17 AND 18 IS FOR THE BENEFIT OF LOTS 16 THROUGH 18. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE 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 NUMBER 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.
10. THE PRIVATE STORM DRAINAGE EASEMENT AS SHOWN ON LOTS 19 AND 20 IS FOR THE BENEFIT OF LOTS 19 THROUGH 21. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE 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 NUMBER 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.
11. THE PRIVATE STORM DRAINAGE EASEMENT AS SHOWN ON LOTS 23 THROUGH 27 IS FOR THE BENEFIT OF LOTS 23 THROUGH 25, AND 27 THROUGH 28. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE 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 NUMBER 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.
12. THE PRIVATE STORM DRAINAGE EASEMENT AS SHOWN ON LOTS 22, 29 THROUGH 35, AND TRACT A IS FOR THE BENEFIT OF LOTS 29 THROUGH 36. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE 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 NUMBER 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.
13. THE PRIVATE WATER EASEMENT AS SHOWN ON LOTS 20 THROUGH 22 IS FOR THE BENEFIT OF LOTS 21 AND 22. THE OWNER OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITIES THEY HAVE THE 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 NUMBER 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.
14. A PRIVATE ACCESS AND UTILITIES EASEMENT AS SHOWN ON LOT 17 IS FOR THE BENEFIT OF LOT 16. THE OWNERS OF LOTS 16 AND 17 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND RECONSTRUCTION OF THE DRIVEWAY AND PRIVATE UTILITIES LYING WITHIN SAID EASEMENT.
15. A PUBLIC SIGNAGE EASEMENT OVER AND UPON PORTIONS OF TRACT A AND LOTS 10, 11, 17 (FOR ADDRESS KIOSK), 18, 19, 21, 23, 28, 29 AND 30 AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS. SAID EASEMENT IS 5' X 5' SQUARE, CENTERED UPON THE POST, AS INSTALLED. THE CITY SHALL HAVE THE RIGHT TO OPERATE, MAINTAIN, REPAIR AND REPLACE THE SIGNAGE WITHIN SAID EASEMENT TOGETHER WITH THE RIGHT TO ACCESS SAID EASEMENT AREA FROM THE RIGHT-OF-WAY FOR SUCH PURPOSES.
16. A PUBLIC VEHICULAR TURN-AROUND EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS UPON LOT 22 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. THE OWNER OF SAID LOT 22 SHALL KEEP THE EASEMENT AREA FREE OF OBSTRUCTIONS THAT WOULD PREVENT THE USE OF THE TURN-AROUND EASEMENT AT ALL TIMES. TURN-AROUND MATERIAL MUST MATCH THAT OF 14TH PLACE NE AND MUST DIFFER FROM THE REMAINDER OF THE DRIVEWAY.

NOTES

1. NO EXISTING LOT OR TRACT IN THE 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, ALL PRIVATE UTILITY STUB OUTS AND EASEMENTS AS SHOWN HEREON, SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNERS AND/OR ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION.
3. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR THE 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.
4. TRACT A IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, RECREATION, 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 RECORDED UNDER RECORDING NO. 9704281806 AND AS AMENDED.
5. TRACTS B AND C SHALL BE CONVEYED TO THE CITY OF ISSAQUAH UPON THE RECORDING OF THIS PLAT FOR THE PURPOSE OF OPEN SPACE AND CRITICAL AREA (WETLAND BUFFER). ANY AREA WITHIN TRACTS B AND C THAT LIES OUTSIDE OF THE CRITICAL AREA BUFFER SHALL BE CONSIDERED CRITICAL AREA.
6. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES OR CERTAIN FERTILIZERS IS PROHIBITED IN THE 15' BUILDING SETBACK FROM STREAM AND WETLAND BUFFERS ON LOTS 8 THROUGH 13; ORGANIC SLOW-RELEASE FERTILIZERS ARE PERMITTED.
7. LOTS 29 THROUGH 35 SHALL FRONT TRACT A AND SHALL INCLUDE THE FOLLOWING FEATURES:
 - A) FRONT DOOR FACING TRACT A.
 - B) FRONT WALKWAY ACCESSING THE PEDESTRIAN TRAIL IN TRACT A.
 - C) FACADE FEATURES CONVEYING THE TRACT A SIDE OF THE DWELLING AS THE FRONT.
 - D) NO LANDSCAPING OR STRUCTURES SHALL BE PERMITTED ALONG THE WESTERN EDGE OF THE LOTS GREATER THAN 48 INCHES IN HEIGHT.
 - E) IF A FENCE IS CONSTRUCTED ALONG THE BACK YARD, A GATE OR SIMILAR ENTRY AS WELL AS A REAR HOUSE DOOR MUST BE PROVIDED.

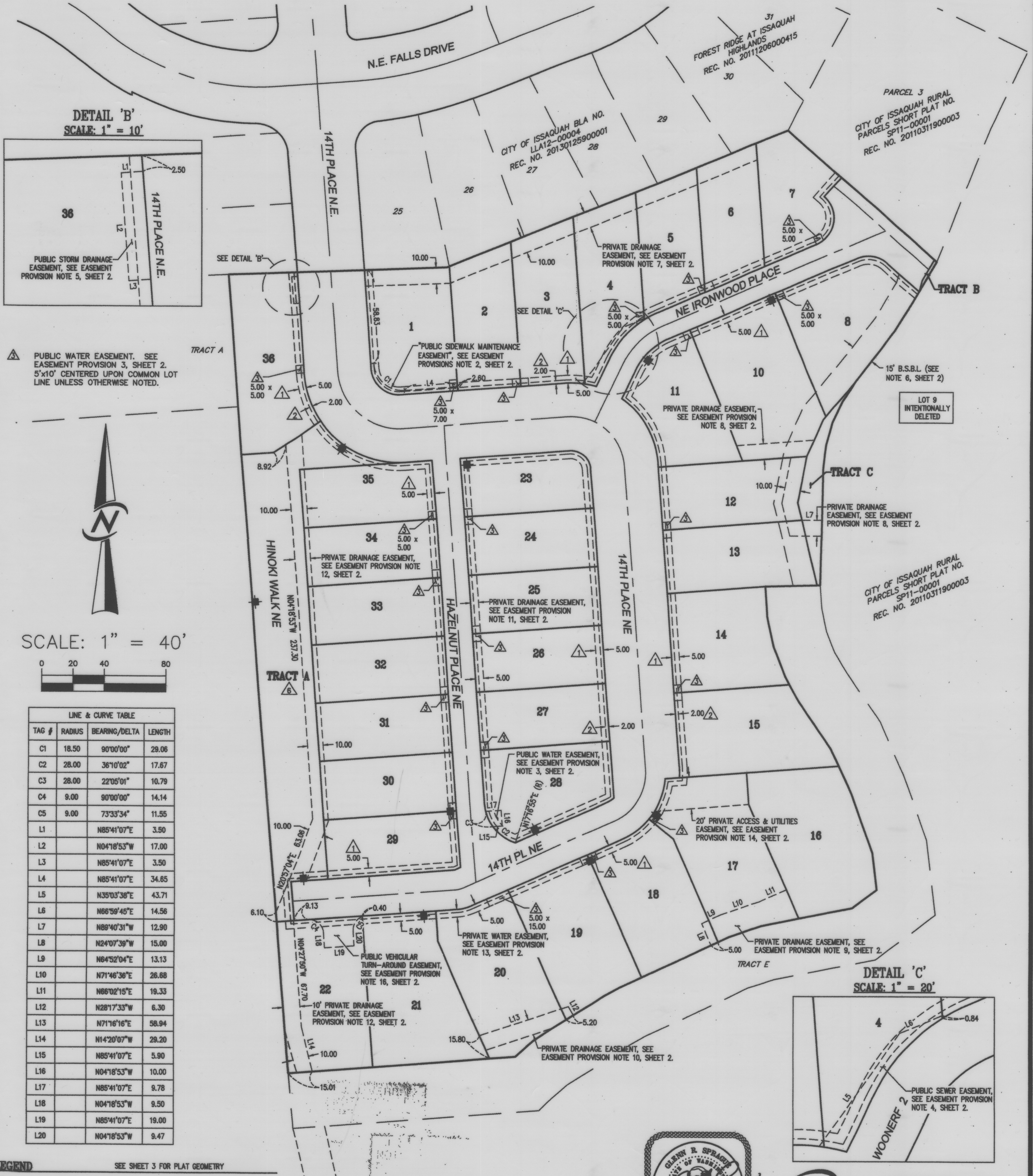
RESTRICTIONS OF RECORD

1. THIS SITE IS SUBJECT TO FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK-UP, OR CONNECTION CHARGES AND LATECOMER CHARGES FOR SEWER, WATER AND PUBLIC FACILITIES OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBERS 9307301617, 9811051363, 9901150609, 20040414002865, 20041201000040 AND 20060126001770.
2. THIS SITE IS SUBJECT TO AN UNDERGROUND COMMUNICATION SYSTEM AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 3913083. THE DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO LOCATE HEREON.
3. THIS SITE IS SUBJECT TO SUBJECT TO A SCHOOL MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 9508160202, AND MODIFIED BY RECORDING NUMBER 9712121468.
4. THIS SITE IS SUBJECT TO A MEMORANDUM OF AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 9606180756, AND MODIFIED BY INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 9612030695, 9712190677, 9805110405, 20020924000360, AND 20110405000645.
5. THIS SITE IS SUBJECT TO A MEMORANDUM OF AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 9606251228, AND MODIFIED BY INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 9712190677, 9805110405, 20020118001733, 20081230001176, 20091108000576, AND 20101112001401.
6. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AS SET FORTH IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 9704281807, AND MODIFIED BY INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 9712190675, 9812142681, 19990812000177, 19991011000726, 20001113000115, 20011119002072, 2001128000871, 20020118001734, 20020508000732, 20020508000733, 20021120001900, 20021120001921, 20021204000139, 20030515002495, 20030625003048, 20031118000198, 20031120000444, 20040818002426, 20041026000314, 20041117000908, 20041201000532, 20050601000451, 20050922000299, 20051107000630, 2005114001848, 20051206000433, 20060215000132, 20060330000553, 20060517000082, 20061101000931, 20070413002074, 20070910000991, 20080625001752, 20080918001615, 20081029001182 AND 20081216000517.
7. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM" AS RECORDED UNDER RECORDING NUMBER 20030218001542 AND MODIFIED BY INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 20040818002421, 20041026000309, 20041117000903, 20041201000517, 20050801000446, 20050922000303, 20051107000625, 20051114001843, 20060330000548, 20060619000248, 20061101000926, 20061107000719, 20061220001723, 20080928000559, 20081029001225 AND 20081216000520.
8. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS AS SET FORTH IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 20040204000499. SAID INSTRUMENT AMENDS AND RESTATES THE COVENANT RECORDED UNDER RECORDING NUMBER 20030520000559 AND RE-RECORDED UNDER RECORDING NUMBER 20030911002246. AMENDMENTS AND/OR MODIFICATIONS OF SAID RESTRICTIONS RECORDED UNDER RECORDING NUMBERS 20030723000761, 20031121000403, 20040818002422, 20041026000310, 20041117000904, 20041201000518, 20050411000021, 20050601000447, 20050922000304, 20051107000626, 20051114001844, 20060215000131, 20060330000549, 20060619000249, 20061101000927, 20061107000718, 20061220001724, 20070719001712, 20070730001823, 20080918001614, 20080928000557, 20080928000558, 20081216000521, 20090227001959, 20090421000825, 200908021002105, 20091229002093, 20100805001280 AND 20110323001682. A CONFIRMATION OF SAID DECLARATION WAS RECORDED UNDER RECORDING NUMBER 20110323001684.
9. THIS SITE IS SUBJECT TO A MASTER DEVELOPER'S REPURCHASE OPTION AND OTHER RIGHTS AND SUBORDINATION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20071023001831, AND MODIFICATION AND/OR AMENDMENT BY INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 20071128001142, 20080107000823, 20080107000825, 20080423000750, 20080625001848, 20081114001095, 20081202001283, 20081219000787, 20091223001923, 20091229002089, 20100119001176, 20100805001281, 20101223001667, 20111219001691 AND 20111222001519.
10. THIS SITE IS SUBJECT TO AN EASEMENT FOR TEMPORARY GRADING AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20080527000866. THE EASEMENT IS BLANKET IN NATURE, NOT PLOTTED HEREON.
11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PROPERTY TRANSFER FEE, INTERNET FEE AND SUBSCRIPTION REQUIRED UNDER COVENANT FOR COMMUNITY" AS RECORDED UNDER RECORDING NUMBER 20090227001960.
12. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN DOCUMENT ENTITLED "GRANT DEED OF DEVELOPMENT RIGHTS, CONSERVATION EASEMENT, COVENANTS, OBLIGATIONS AND CONDITIONS" AS RECORDED UNDER RECORDING NUMBER 20110304000279, SAID PREMISES WAS RELEASED FROM THE CONSERVATION EASEMENT BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20110323001681.
13. THIS SITE IS SUBJECT TO A MEMORANDUM OF AGREEMENT (WSDOT TDR DEVELOPMENT AGREEMENT) AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20110304000280, A CONFIRMATION OF PROPERTIES SUBJECT TO THE WSDOT DEVELOPMENT AGREEMENT WAS RECORDED UNDER RECORDING NUMBER 20110323001683.
14. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF TEMPORARY ACCESS EASEMENT, BENEFITING SAID PREMISES" AS RECORDED UNDER RECORDING NUMBER 20110323001682. NOT PLOTTED HEREON.
15. THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS AS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 20110701000804, SAID INSTRUMENT IS AN AMENDMENT AND RESTATEMENT OF THE DECLARATION OF COVENANTS RECORDED UNDER RECORDING NUMBER 9704281806. SAID INSTRUMENTS HAVE BEEN MODIFIED AND/OR AMENDED BY INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 20110826001331, 20111130002010, 2012129001656, 20130501001519, 20130503001340, AND 20110323001690.
16. THIS SITE IS SUBJECT TO AN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20140203001003. THE DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO LOCATE HEREON.



ICHIJO SUN RIDGE FINAL PLAT

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



LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
C1	18.50	90°00'00"	29.06
C2	28.00	36°10'02"	17.67
C3	28.00	22°05'01"	10.79
C4	9.00	90°00'00"	14.14
C5	9.00	73°33'34"	11.55
L1		N85°41'07"E	3.50
L2		N04°18'53"W	17.00
L3		N85°41'07"E	3.50
L4		N85°41'07"E	34.65
L5		N35°03'38"E	43.71
L6		N66°59'46"E	14.56
L7		N89°40'31"W	12.90
L8		N24°07'39"W	15.00
L9		N64°52'04"E	13.13
L10		N71°46'36"E	26.68
L11		N66°02'15"E	19.33
L12		N28°17'33"W	6.30
L13		N71°16'16"E	58.94
L14		N14°20'07"W	29.20
L15		N85°41'07"E	5.90
L16		N04°18'53"W	10.00
L17		N85°41'07"E	9.78
L18		N04°18'53"W	9.50
L19		N85°41'07"E	19.00
L20		N04°18'53"W	9.47



CORE DESIGN
ENGINEERING • PLANNING • SURVEYING
JOB NO. 11002
14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

266/067

SHEET 1 OF 4

ICHIJO SUN RIDGE FINAL PLAT

A PORTION OF THE SW 1/4, OF THE NW 1/4, SECTION 26, 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 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.

ICHIJO USA CO., LTD.,
A WASHINGTON CORPORATION

Tim Walsh

BY: Tim Walsh

ITS: Owner's Agent

ACKNOWLEDGEMENTS

STATE OF WASHINGTON

COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Tim Walsh IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Owner's Agent OF IchiJo USA Co., Ltd. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

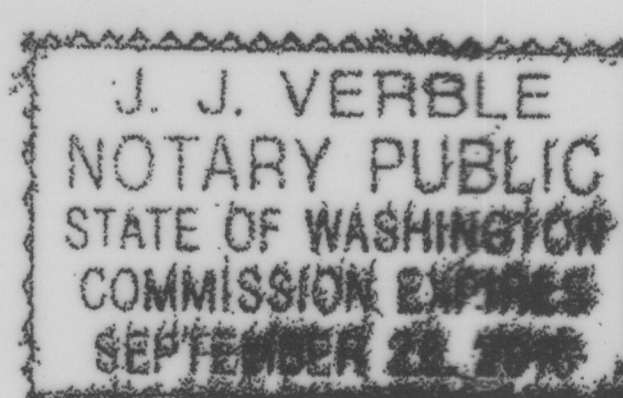
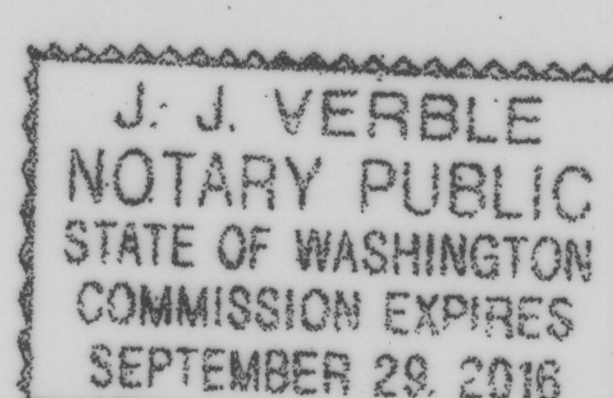
DATED: 9/21/14, 2014

J. J. Verble

PRINTED NAME: J. J. Verble
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Woodinville

MY APPOINTMENT EXPIRES 9/29/16



CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 9 DAY OF September 2014

Lucy Soman
LUCY SLOMAN, LAND DEVELOPMENT MANAGER

EXAMINED AND APPROVED THIS 9th DAY OF Sept 2014

Sheldon Lynne
SHELDON LYNNE, 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 9 DAY OF September 2014

Doreen Macroe
CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 9 DAY OF September 2014

Fred Butler
MAYOR, CITY OF ISSAQUAH

ATTEST: Wm. W.
Acting CLERK OF THE CITY OF ISSAQUAH

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 16th DAY OF September 2014

Lloyd Hara
KING COUNTY ASSESSOR

Alan Walpen
DEPUTY KING COUNTY ASSESSOR
262406-9039

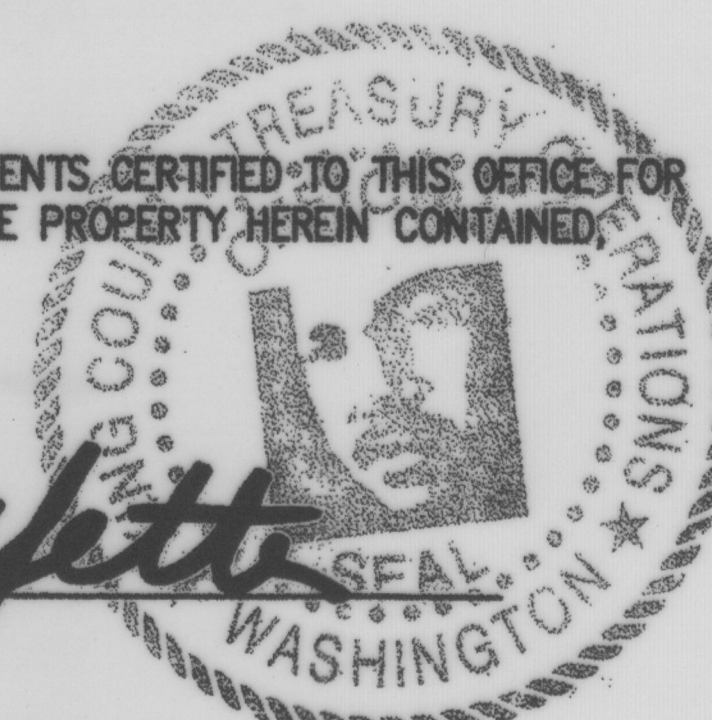
KING COUNTY FINANCE DIVISION CERTIFICATE

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 ANY OTHER PUBLIC USE ARE PAID IN FULL.

THIS 16th DAY OF Sept 2014

Scott Matheson
MANAGER, FINANCE DIVISION

Shirley Jett
DEPUTY



SURVEYOR'S CERTIFICATE

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

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

09/21/14
DATE



LEGAL DESCRIPTION

PARCEL 2 OF THE CITY OF ISSAQUAH SHORT PLAT, BOUNDARY LINE ADJUSTMENT, AND LOT CONSOLIDATION, NO. SP11-00001, RECORDED MARCH 11, 2011, VOLUME 279, PAGES 33-33, RECORDERS NO. 20110311900003, RECORDS OF KING COUNTY, WASHINGTON.

RECORDING CERTIFICATE



20140916000233

WALSH, TIM PLAT 138.00
PAGE-001 OF 004 VOL 266 PG 067
09/16/2014 09:14
KING COUNTY, WA

BOOK 266 OF Plats

PAGE(S) 67-70

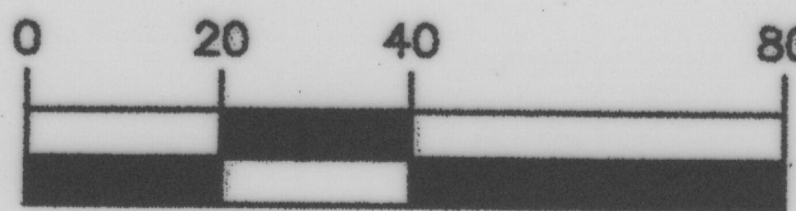
Glenn R. Sprague
SUPERINTENDENT OF RECORDS

ICHIJO SUN RIDGE FINAL PLAT

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



SCALE: 1" = 40'



BASIS OF BEARINGS

N04°18'53"W, BETWEEN MONUMENTS IN 14TH PLACE NORTHEAST FOUND AT THE INTERSECTION WITH N.E. FALLS DRIVE AND THE POINT OF CURVATURE TO THE NORTH AS SHOWN ON THE PLAT OF FOREST RIDGE AT ISSAQUAH HIGHLANDS.

LEGEND

C.A.T. CRITICAL AREAS TRACT

- FOUND 1/2" REBAR AND YELLOW PLASTIC CAP STAMPED "CORE 41299" AT PROPERTY CORNER, UNLESS OTHERWISE NOTED.
- SET 1/2" REBAR AND YELLOW PLASTIC CAP STAMPED "CORE 41299" AT PROPERTY CORNER.
- ✱ SET TACK IN LEAD WITH WASHER STAMPED "CORE 41299" IN LIEU OF FRONT CORNERS AT ALL POINTS ALONG PUBLIC RIGHT-OF-WAY, 8.75' OFFSET FOR ROADS AND 1.00' OFFSET FOR ALLEYS AND WOONERFS.
- ⊕ SET MONUMENT PER CITY OF ISSAQUAH STANDARDS.
- ⊕ FOUND 4"x4" CONCRETE MONUMENT WITH BRASS DISC STAMPED "CORE LS 41299" IN STANDARD CITY OF ISSAQUAH CASE.
- Ⓛ SEE CORRESPONDING NOTE ON SHEET 2.

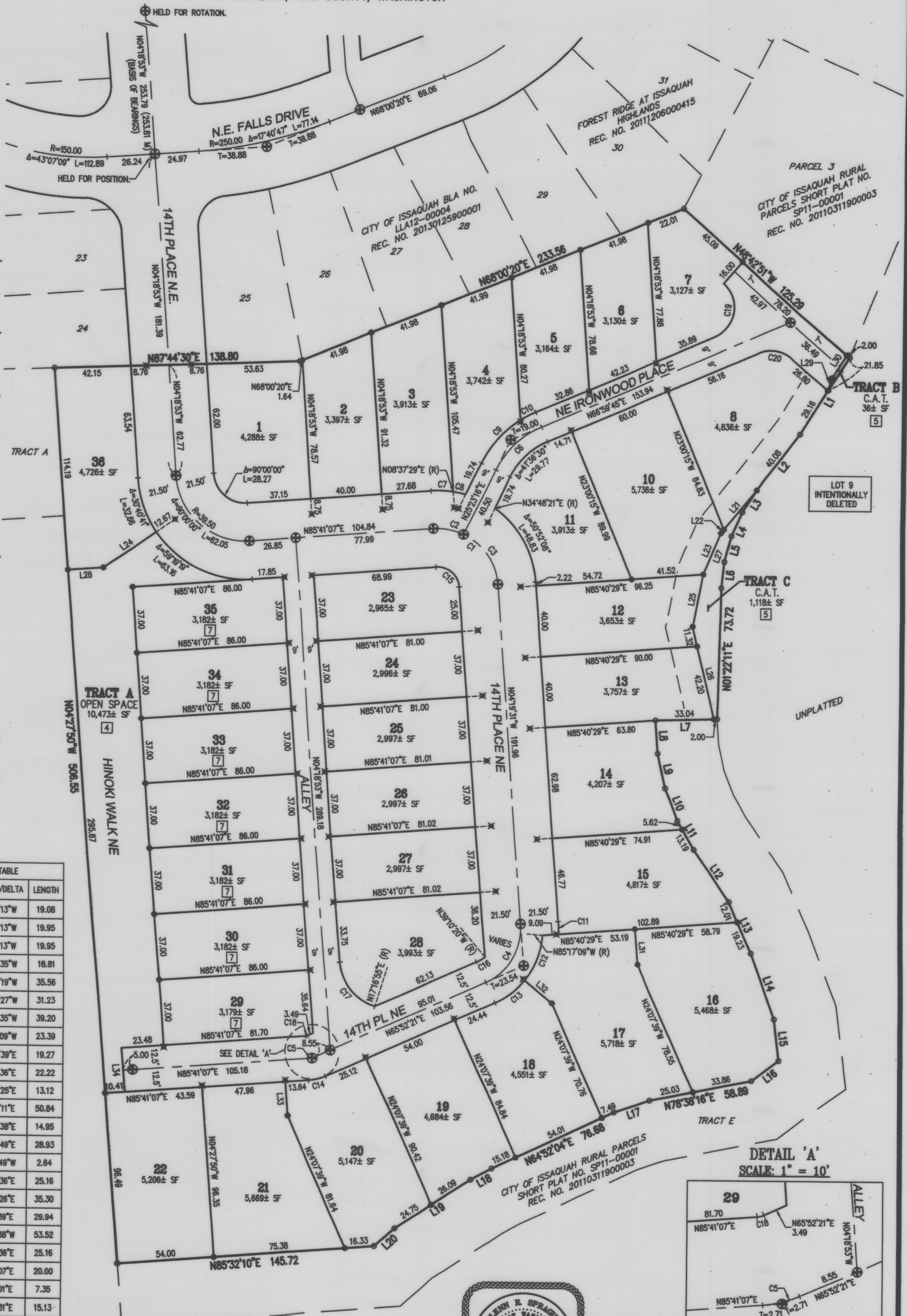
NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE SUBDIVISION GUARANTEE NO. 2220662, DATED MARCH 3, 2014. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN FEBRUARY, 2014.
3. PROPERTY AREA = 186,686± SF (4.29± AC). AREA DEDICATED AS PUBLIC RIGHT-OF-WAY = 41,815± SF (0.96± AC).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED 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.

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
C1	33.50	89°59'22"	52.62
C2	33.50	29°42'08"	17.37
C3	33.50	60°17'13"	35.25
C4	33.50	70°11'52"	41.04
C5	15.50	19°48'47"	5.36
C6	50.00	41°36'30"	36.31
C7	55.00	12°56'22"	12.42
C8	55.00	7°20'41"	7.05
C9	58.00	32°12'35"	33.17
C10	59.00	9°23'58"	9.68
C11	55.00	7°33'03"	7.25
C12	46.00	34°35'37"	27.77
C13	46.00	26°33'53"	21.33
C14	28.00	19°48'47"	9.68
C15	12.00	89°59'22"	18.85
C16	21.00	15°02'40"	5.51
C17	28.00	68°24'12"	33.43
C18	3.00	19°48'47"	1.04
C19	18.00	115°42'36"	36.35
C20	18.00	64°17'24"	20.20
L1		N31°03'31"E	51.01
L2		N37°26'29"E	40.08
L3		N32°11'17"E	14.84
L4		N23°44'21"E	14.84
L5		N15°13'45"E	14.84
L6		N06°43'10"E	14.84
L7		N88°32'24"E	35.04

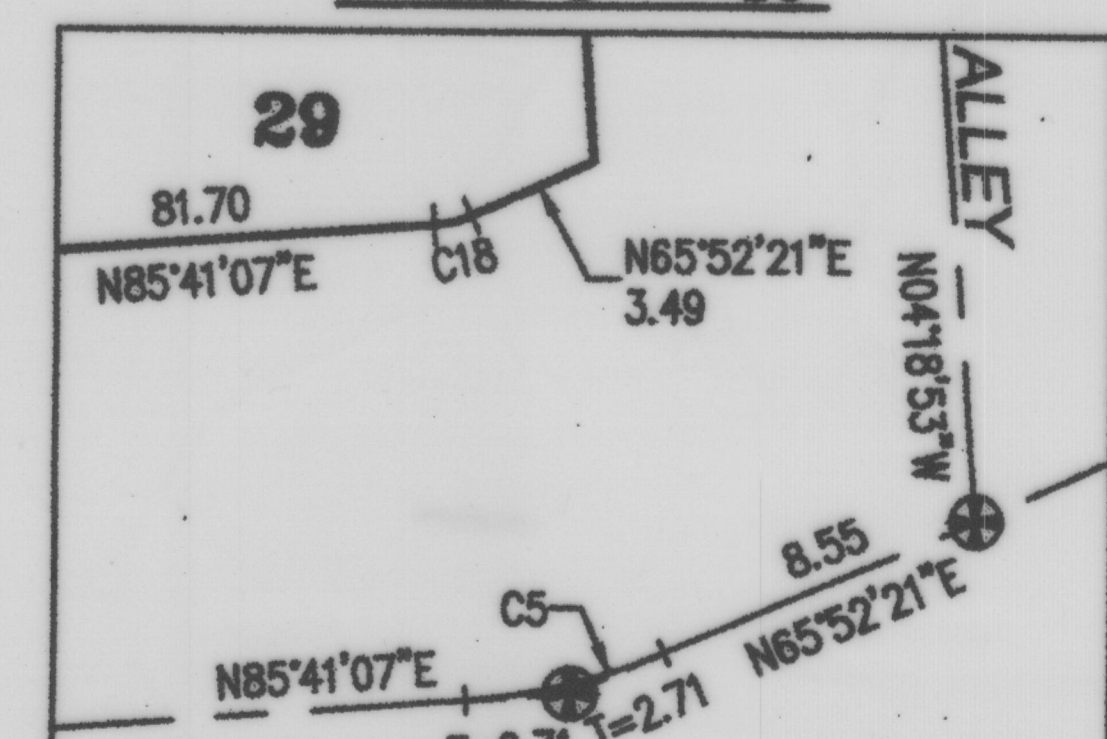
LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
L8		N04°17'13"W	19.08
L9		N12°45'13"W	19.95
L10		N21°13'13"W	19.95
L11		N29°41'35"W	18.81
L12		N34°27'19"W	35.56
L13		N23°46'27"W	31.23
L14		N19°30'35"W	39.20
L15		N06°41'09"W	23.39
L16		N52°55'39"E	19.27
L17		N71°46'36"E	22.22
L18		N60°45'26"E	13.12
L19		N56°44'11"E	50.84
L20		N47°29'38"E	14.95
L21		N38°55'49"E	28.93
L22		S38°55'49"W	2.64
L23		N23°47'36"E	25.16
L24		N55°00'26"E	35.30
L25		N11°16'39"E	29.94
L26		N13°35'38"W	53.52
L27		N23°47'36"E	25.16
L28		N85°41'07"E	20.00
L29		N15°31'01"E	7.35
L30		N31°03'31"E	15.13
L31		N04°19'31"W	20.00
L32		N50°41'32"W	20.11
L33		N04°18'53"W	19.35
L34		N04°18'53"W	25.00

CITY FILE NO. FP14-00001



DETAIL 'A'

SCALE: 1" = 10'



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