

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 .
 - 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, 20051114001848, 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, 20041028000309, 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 20110323001692. 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 20080527000896. 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.



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