

# Pine Crest at Issaquah Highlands

A PORTION OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4, SECTION 26, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
AND A PORTION OF THE SE 1/4 OF THE NE 1/4, SECTION 27, 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 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.

STEVE BURNSTEAD CONSTRUCTION, L.L.C.,  
A WASHINGTON LIMITED LIABILITY COMPANY

WASHINGTON FEDERAL

BY: Leo Suver  
ITS: PRESIDENT

BY: Patrick K. Wilson  
ITS: Vice President

## ACKNOWLEDGEMENTS

STATE OF WASHINGTON }  
COUNTY OF King }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Leo Suver 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 President OF STEVE BURNSTEAD CONSTRUCTION, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10/25, 2013

Mary Jane D. Slye  
PRINTED NAME: Mary Jane D. Slye  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Bellevue, WA  
MY APPOINTMENT EXPIRES 7/15/16



STATE OF WASHINGTON }  
COUNTY OF King }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Patrick K. Wilson 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 Vice President OF WASHINGTON, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10/25, 2013

Mary Jane D. Slye  
PRINTED NAME: Mary Jane D. Slye  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Bellevue, WA  
MY APPOINTMENT EXPIRES 7/15/16



## LEGAL DESCRIPTION

PARCEL A:

PARCEL A OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER LLA09-001H, RECORDED UNDER RECORDING NUMBER 2009092500003, IN KING COUNTY, WASHINGTON.

PARCEL B:

PARCEL 1 OF CITY OF ISSAQUAH SHORT PLAT, BOUNDARY LINE ADJUSTMENT AND LOT CONSOLIDATION NUMBER SP11-00001, RECORDED UNDER RECORDING NUMBER 20110311900003, IN KING COUNTY, WASHINGTON.

## RECORDING CERTIFICATE

CONFORMED COPY

20131127001698

STEVE BURNSTEAD PLAT  
PAGE-001 OF 007  
11/27/2013 14:28

BOOK 263 OF Plats  
PAGE(S) 98-104

DIRECTOR OF RECORDS

## CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 27 DAY OF November, 2013

Lucy S. Soman  
LUCY SLOMAN, LAND DEVELOPMENT MANAGER, CITY OF ISSAQUAH D.S.D.

EXAMINED AND APPROVED THIS 27 DAY OF November, 2013

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 27 DAY OF November, 2013

Doreen Marcotte  
CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 27 DAY OF November, 2013

Ava Frisinger  
AVA FRISINGER  
MAYOR, CITY OF ISSAQUAH

Christine P. M.  
CLERK OF THE CITY OF ISSAQUAH

## KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 27th DAY OF November, 2013

David Hara  
KING COUNTY ASSESSOR

363040-0010 + 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 27th DAY OF November, 2013

Scott Matheson  
MANAGER, FINANCE DIVISION

John C. Lytle  
DEPUTY

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF PINE CREST LOOP AT ISSAQUAH HIGHLANDS, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 26 & 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT ALL COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND TRACT CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

Glenn R. Sprague  
GLENN R. SPRAGUE  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 41299  
STATE OF WASHINGTON  
DATE 10/24/13



## RESTRICTIONS

1. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF FACILITY CHARGES, IF ANY INCLUDING BUT NOT LIMITED TO HOOK-UP, 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 NO. 9307301617 AND AS AMENDED.

2. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF MASTER DEVELOPER'S REPURCHASE OPTION AND OTHER RIGHTS AND SUBORDINATION" AS DISCLOSED BY MEMORANDUM THEREOF, DEVELOPER GRAND-GLACIER LLC, A WASHINGTON LIMITED LIABILITY COMPANY. RECORDING NO. 20071023001831 AND AS AMENDED.

3. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE MODIFICATION AND/OR AMENDMENT BY INSTRUMENT RECORDED NOVEMBER 28, 2007, AS RECORDED UNDER RECORDING NO. 20071128001142 AND AS AMENDED.

4. THIS SITE IS SUBJECT TO ANY AND ALL TERMS AND CONDITIONS OF COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENT INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, AS RECORDED JUNE 23, 1949, RECORDING INFORMATION 3913083 IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR UNDERGROUND COMMUNICATION SYSTEM.

5. A) THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE CONDITIONS THEREIN PROVIDED BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND THE GRAND RIDGE PARTNERSHIP AND THE GLACIER RIDGE PARTNERSHIP RECORDED AUGUST 16, 1995, RECORDING NO. 9508160202 PROVIDED AS FOLLOWS SCHOOL MITIGATION AGREEMENT. SAID AGREEMENT HAS BEEN MODIFIED BY 1ST AMENDMENT RECORDED UNDER RECORDING NUMBER 9712121468. THIS AGREEMENT AFFECTS LOTS 1 THROUGH 28 AND 55 THROUGH 66.

B) THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE CONDITIONS THEREIN PROVIDED BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND THE GRAND RIDGE PARTNERSHIP AND THE GLACIER RIDGE PARTNERSHIP RECORDED MARCH 4, 2011, RECORDING NO. 20110304000280 PROVIDED AS FOLLOWS SCHOOL MITIGATION AGREEMENT. THIS AGREEMENT AFFECTS LOTS 29 THROUGH 54 AND 67 THROUGH 80.

6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF AGREEMENT BETWEEN KING COUNTY AND CITY OF ISSAQUAH AND THE GRAND RIDGE PARTNERSHIP, AND THE GLACIER RIDGE PARTNERSHIP BOTH WASHINGTON LIMITED PARTNERSHIPS, RECORDED JUNE 18, 1996, RECORDING INFORMATION 9608180756. SAID JOINT AGREEMENT ALSO APPEARS OF RECORD UNDER INSTRUMENT(S) RECORDED UNDER RECORDING NUMBER(S) 9612030695. SAID AGREEMENT HAS BEEN MODIFIED BY INSTRUMENTS RECORDED UNDER RECORDING NUMBER 9712190677 AND AS AMENDED.

7. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF AGREEMENT BETWEEN CITY OF ISSAQUAH AND THE GRAND RIDGE PARTNERSHIP, AND THE GLACIER RIDGE PARTNERSHIP BOTH WASHINGTON LIMITED PARTNERSHIPS, RECORDED JUNE 25, 1996, RECORDING INFORMATION 9606251228. SAID AGREEMENT HAS BEEN MODIFIED BY INSTRUMENTS RECORDED UNDER RECORDING NUMBER 20020118001733 AND AS AMENDED.

8. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS, COVENANTS, 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 TITLE 42, SECTION 3604(C), OF UNITED STATES CODES: RECORDED APRIL 28, 1997 UNDER RECORDING NO. 9704281807.

9. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE MODIFICATION AND/OR AMENDMENT BY INSTRUMENT RECORDED DECEMBER 19, 1997 UNDER RECORDING NO. 9712190675 AND AS AMENDED.

10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM" RECORDED FEBRUARY 18, 2003 UNDER RECORDING NO. 20030218001542 AND AS AMENDED.

11. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF UNITED STATES CODES: RECORDED FEBRUARY 04, 2004 UNDER RECORDING NO. 20040204000499. SAID INSTRUMENT AMENDS AND RESTATES THE COVENANT RECORDED UNDER RECORDING NO. 20030520000559 AND RE-RECORDED UNDER RECORDING NO. 20030911002246. AMENDMENTS AND/OR MODIFICATIONS OF SAID RESTRICTIONS RECORDED UNDER RECORDING NO. 20030723000761 AND AS AMENDED. A CONFIRMATION OF SAID DECLARATION WAS RECORDED UNDER RECORDING NO. 20110323001684.

12. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS) RECORDED DECEMBER 29, 2008 UNDER RECORDING NO. 2008122900005.

13. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS) AS RECORDED DECEMBER 29, 2008 UNDER RECORDING NO. 2008122900005.

14. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT. RECORDED MAY 27, 2008 UNDER RECORDING NO. 2008052700896 FOR TEMPORARY GRADING, WHICH AFFECTS A WESTERLY PORTION OF PARCEL A. EASEMENT NOT PLOTTED DUE TO TEMPORARY NATURE.

15. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF 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 OF ISSAQUAH HIGHLANDS SOUTH EXPANSION RECORDED IN VOLUME 250 OF PLATS, PAGE(S) 39 THROUGH 42.

16. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF LIEN FOR RESIDENTIAL ASSOCIATION ASSESSMENTS" AS RECORDED DECEMBER 19, 2008 UNDER RECORDING NO. 20081216000516.

17. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ISSAQUAH HIGHLANDS SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS (DIVISIONS 36 & 71)" RECORDED DECEMBER 16, 2008 UNDER RECORDING NO. 20081216000518.

18. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS" RECORDED DECEMBER 16, 2008 UNDER RECORDING NO. 20081212000519.




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(CONTINUED ON SHEET 3)

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JOB NO. 10097

FP13-00002



SECTION MONUMENT OBLITERATED  
DURING CONSTRUCTION.  
HELD POSITION PER REF. 1.  
EXISTING MONUMENT IS A POINT OF  
INTERSECTION MONUMENT FOR THE  
CURVATURE OF 11TH AVE. N.E. PER  
FINAL PLAT OF BLOCK 8  
REC. NO. 20060714000438

TRACT QJ  
CITY OF ISSAQUAH  
BOUNDARY LINE  
ADJUSTMENT  
LLA11-00003  
REC. NO.  
20111109900002

N.E. FALLS DRIVE  
(PUBLIC)

TRACT QH

TRACT QI

TRACT 00

CITY OF ISSAQUAH  
SHORT PLAT NO.  
SP09-0041H  
REC. NO.

TRACT QT  
CITY OF ISSAQUAH  
BOUNDARY LINE ADJUSTMENT  
NO. LLA11-00004  
REC. NO. 20111209900001

PARCEL A  
CITY OF ISSAQUAH  
BLA NO. LLA09-001H  
REC. NO. 20090925900003

PARCEL 1  
CITY OF ISSAQUAH  
SP NO. SP11-00001  
REC. NO. 20110311900003

TRACT F - CITY OF ISSAQUAH  
SP NO. SP11-00001 REC. NO. 20110311900003

WSDOT  
UNPLATTED

5. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA11-00003  
VOL. 284 OF SURVEYS, PAGES 75-76, REC. NO. 20111109900002.

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	350.00	9°29'41"	58.00
C2	370.00	2°46'53"	17.96
C3	425.00	7°54'37"	58.68
C4	405.00	9°29'41"	67.11
C5	400.00	2°46'52"	19.42
C6	400.00	9°36'58"	67.13
C7	150.00	53°29'49"	140.05

AS SHOWN PER REF. 1

N89°46'59"E ALONG THE NORTH LINE OF THE NW 1/4  
SECTION 26, TOWNSHIP 24N, RANGE 6E PER REFS. 1 & 2.



SCALE: 1" = 100'



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**JOB NO. 10097**

# Pine Crest at Issaquah Highlands

A PORTION OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4, SECTION 26, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
AND A PORTION OF THE SE 1/4 OF THE NE 1/4, SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SHEET 3 OF 7

## GENERAL 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. TRACTS E, F, G, H AND J ARE HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, PRIVATE UTILITIES AND PUBLIC PEDESTRIAN ACCESS. THE IHCA SHALL HAVE THE RIGHT TO ALLOCATE MAINTENANCE COSTS TO THE BENEFITED LOT OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER RECORDING NO. 9704281806 AND AS AMENDED.
5. TRACTS B AND C ARE HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, PUBLIC PEDESTRIAN ACCESS, AND PUBLIC AND/OR PRIVATE UTILITIES. TRACT C SHALL ALSO HAVE THE PURPOSE OF PUBLIC VEHICULAR ACCESS FOR MAINTENANCE VEHICLES ONLY. 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.
6. TRACT A AND D ARE HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, PUBLIC AND/OR PRIVATE UTILITIES, PUBLIC PEDESTRIAN ACCESS, AND CRITICAL AREA (STEEP SLOPE). 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.
7. LOTS 4 THROUGH 28, 30 THROUGH 37, AND 45 THROUGH 49 ARE ALL WITHIN 50' OF A STEEP SLOPE AS IDENTIFIED UNDER CRITICAL AREA STUDIES SEP07-002H AND SEP11-00003.
8. LOTS 27 AND 28 ARE HEREBY OBLIGATED TO MAINTAIN THE PRIVATE SEWER FACILITY LYING SOUTH OF THE SANITARY SEWER MANHOLE IN THE PRIVATE WOONERF. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE 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.
9. AN EQUAL AND UNDIVIDED INTEREST IN TRACT I IS HEREBY CONVEYED TO THE OWNERS OF LOTS 26 THROUGH 28 UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE ACCESS AND UTILITIES. THE OWNERS OF SAID LOTS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS AND UTILITY FACILITIES WITHIN SAID TRACT. ANY CONVEYANCE OF LOTS 26 THROUGH 28 SHALL INCLUDE AN UNDIVIDED OWNERSHIP INTEREST IN TRACT I.
10. BUILDINGS AND SITE PLANS FOR LOTS 1 THROUGH 28 SHALL HAVE THE FOLLOWING REQUIREMENTS:
  - A) THE AVERAGE BUILDING HEIGHTS SHALL NOT EXCEED 40 FEET.
  - B) THE VISIBLE SIDE OF THE HOMES FROM OFF-SITE MAY HAVE OPEN STYLE FENCING OR VARIED HEDGES UP TO 4 FEET IN HEIGHT. IF A FENCE IS USED, THE APPROPRIATE AMOUNT OF FENCE OPENNESS WILL BE EVALUATED IN COMBINATION WITH THE LANDSCAPING AND BUILDING ARCHITECTURE AS VIEWED FROM OFFSITE. SOLID FENCING OR UNVARIED SHRUBBERY PLANTINGS WILL NOT BE PERMITTED.
  - C) THE PROMINENT FINISH OF BUILDING FACADES VISIBLE FROM OFF-SITE SHALL BE MUTED, NON-REFLECTIVE MATERIAL INCORPORATING NEUTRAL TO DARK EARTH TONES.
11. BUILDINGS AND SITE PLANS FOR LOTS 54 THROUGH 58 SHALL HAVE THE FOLLOWING REQUIREMENTS:
  - A) LOTS 55 THROUGH 58 MUST HAVE THEIR "FRONTS" TO TRACT G BY PROVIDING:
    1. A FRONT DOOR FACING THE PARK, INCLUDING DOORBELL AND FRONT DOOR TRIM. THE FRONT DOOR MUST BE SWINGING OR DOUBLE DOORS, NOT SLIDING DOORS.
    2. A FRONT WALKWAY TO AND FROM THE PARK.
    3. A FACADE WHICH, THROUGH DESIGN AND DETAILING, CONVEYS IT IS THE FRONT OF THE HOUSE.
    4. NO LOCKING GATE BETWEEN TRACT G AND THE FRONT DOOR FACING TRACT G.
    5. HOUSE NUMBERS FACING TRACT G MUST BE A MINIMUM OF 5" TALL.
  - B) LOT FENCING OR LANDSCAPING ALONG THE PARK PROPERTY LINE OR ADJACENT TO THE MAIN PARK WALKWAY SHALL BE LESS THAN 42" IN HEIGHT.
  - C) THE BACKSIDE OF LOT 54 MUST BALANCE PRIVACY FOR THE LOT AGAINST THE DESIGN OF TRACT C. FENCING BETWEEN LOT 54 AND TRACT C MUST 48" IN HEIGHT OR LESS.

## 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 10.00 FEET OR 6.00 FEET AS SHOWN HEREON, PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE, ALLEY AND WOONERF OF THE LOTS AND TRACTS AS SHOWN HEREON. FURTHER EASEMENTS ARE RESERVED OVER PRIVATE LANDS FOR VAULTS, PEDESTALS AND RELATED FACILITIES ("VAULT EASEMENTS") ADJACENT TO THE 8-FOOT WIDE PRIVATE UTILITY EASEMENT RESERVED IN THE PRECEDING SENTENCE AS FOLLOWS: THE VAULT EASEMENT MAY OCCUPY UP TO AN ADDITIONAL 4.00 FEET IN WIDTH 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 THE FACILITIES. THE EASEMENTS ARE RESERVED AND GRANTED IN ORDER TO INSTALL, LAY, CONSTRUCT, RENEW, REPLACE, REPAIR, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES, WIRES, VAULTS AND PEDESTALS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELECOMMUNICATION, DATA TRANSMISSION, AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. FURTHER, THIS ENTITY IS GRANT AN EASEMENT UNDER AND UPON THE PUBLIC ALLEYS DEDICATED FOR THE SAME UTILITY PURPOSE DESCRIBED ABOVE, SUBJECT TO ANY APPLICABLE REGULATIONS OR FRANCHISE REQUIREMENTS. THIS EASEMENT 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 ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON A 2.00 FOOT WIDE STRIP OF PRIVATE LAND LYING PARALLEL WITH AND ADJACENT TO THE PUBLIC STREET AND ALLEY AND WOONERF FRONTAGE OF ALL LOTS AND TRACTS WITHIN THIS PLAT. THE EASEMENT IS FOR THE PURPOSE OF CITY ACCESS TO ANY PUBLIC IMPROVEMENT WITHIN THE RIGHT-OF-WAY WHICH ADJOINS THE EASEMENT AREA FOR MAINTENANCE, REPAIR, OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENT BY THE CITY OF ISSAQUAH. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.
3. A PUBLIC ACCESS EASEMENT IS HEREBY RESERVED FOR PUBLIC PEDESTRIAN USE OVER AND UPON TRACTS C, D, E, F, G, H, I, J, AND AS SHOWN ON LOT 58 AND ALSO FOR PUBLIC VEHICULAR ACCESS FOR MAINTENANCE PURPOSES ONLY OVER TRACT C AS SHOWN HEREON, GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS.
4. A PUBLIC SEWER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON A PORTION OF TRACT I AND LOT 29, 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. THE 2' PRIVATE LANDSCAPE EASEMENT AS SHOWN ON LOTS 13 AND 14 IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA). THE IHCA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING WITHIN SAID EASEMENT. LANDSCAPE HEDGING ADJACENT TO TRACT H MUST BE MAINTAINED SO THAT IT DOES NOT EXCEED 4 FEET IN HEIGHT.

## EASEMENT PROVISIONS

6. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 1 THROUGH 4 AND TRACT B IS FOR THE BENEFIT OF 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.
7. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 6 THROUGH 13 AND TRACTS A AND H IS FOR THE BENEFIT OF LOTS 6 THROUGH 14 AND TRACT A. 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 AS SHOWN ON LOTS 14 THROUGH 20 IS FOR THE BENEFIT OF LOTS 14 THROUGH 21. 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 PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 23 THROUGH 37 AND TRACT D IS FOR THE BENEFIT OF LOTS 22 THROUGH 37 AND TRACT D. 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.
10. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 39 THROUGH 54 IS FOR THE BENEFIT OF LOTS 38 THROUGH 54. 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.
11. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 55 THROUGH 57 IS FOR THE BENEFIT OF LOTS 55 THROUGH 58. 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.
12. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 59 THROUGH 61 IS FOR THE BENEFIT OF LOTS 59 THROUGH 62. 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.
13. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 63 THROUGH 66 IS FOR THE BENEFIT OF LOTS 63 THROUGH 67. 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.
14. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 69 THROUGH 71 IS FOR THE BENEFIT OF LOTS 68 THROUGH 71. 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.
15. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 74 AND 75 AND TRACT E IS FOR THE BENEFIT OF LOTS 73 THROUGH 75. 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.
16. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 77 THROUGH 80 IS FOR THE BENEFIT OF LOTS 76 THROUGH 80. 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.
17. THE PRIVATE SEWER EASEMENTS AS SHOWN ON TRACT E ARE FOR THE BENEFIT OF LOTS 72 THROUGH 80. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE 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.
18. THE PRIVATE SEWER EASEMENTS AS SHOWN ON TRACT F ARE FOR THE BENEFIT OF LOTS 68 THROUGH 71. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE 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.
19. THE PRIVATE SEWER EASEMENTS AS SHOWN ON TRACTS G AND J ARE FOR THE BENEFIT OF LOTS 55 THROUGH 57 AND LOTS 59 THROUGH 67. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE 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 PRIVATE WATER EASEMENTS AS SHOWN ON TRACT E ARE FOR THE BENEFIT OF LOTS 72 THROUGH 80. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER 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 PRIVATE WATER EASEMENTS AS SHOWN ON TRACT F ARE FOR THE BENEFIT OF LOTS 68 THROUGH 71. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER 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.

## EASEMENT PROVISIONS

22. THE PRIVATE WATER EASEMENTS AS SHOWN ON TRACTS G, J AND LOT 58 ARE FOR THE BENEFIT OF LOTS 55 THROUGH 57 AND LOTS 59 THROUGH 67. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER 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.
  23. THE PRIVATE WATER EASEMENTS AS SHOWN ON LOT 29 AND THE TRACT I ARE FOR THE BENEFIT OF LOT 28. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER 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.
  24. THE PRIVATE WATER EASEMENTS AS SHOWN ON LOTS 25 AND 26 ARE FOR THE BENEFIT OF LOTS 26 AND 27. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER 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.
  25. A PUBLIC SIGNAGE EASEMENT OVER AND UPON PORTIONS OF LOTS 25/26, 27/28, 29, 62/63 AND 76/77, 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.
  26. THE PUBLIC ACCESS EASEMENT AS SHOWN ON TRACT D IS HEREBY RESERVED FOR PUBLIC PEDESTRIAN USE AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS FOR THE ACCESS AND MAINTENANCE OF FACILITIES TO TRACT F OF THE CITY OF ISSAQUAH SHORT PLAT NO. SP11-00001 REC. NO. 20110311900003. SAID EASEMENT MAY BE RELOCATED TO THE ACCESS FACILITIES AS CONSTRUCTED.
  27. 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 TRACTS A AND C 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.
  28. A NON-EXCLUSIVE PUBLIC ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER, AND UPON TRACTS C AND I, FOR THE PURPOSE OF INGRESS AND EGRESS IN ORDER TO MAINTAIN ADJACENT FACILITIES AND PROVIDE PUBLIC SERVICES.
- ### RESTRICTIONS (CONTINUED FROM SHEET 1)
19. 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" RECORDED FEBRUARY 27, 2009 UNDER RECORDING NO. 20090227001960.
  20. THE SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS) RECORDED SEPTEMBER 25, 2009 UNDER RECORDING NO. 20090925900003.
  21. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT, RECORDED SEPTEMBER 30, 2009 UNDER RECORDING NO. 200909300009000 IN FAVOR OF PUGET SOUND ENERGY FOR UTILITY SYSTEMS FOR GAS AND ELECTRICITY WHICH AFFECTS A NORTHERLY PORTION OF PARCEL A, AND OTHER PROPERTY.
  22. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "GRANT DEED OF DEVELOPMENT RIGHTS, CONSERVATION EASEMENT, COVENANTS, OBLIGATIONS AND CONDITIONS" BY AND BETWEEN GRAND-GLACIER LLC AND CITY OF ISSAQUAH RECEIVED MARCH 04, 2011 UNDER RECORDING NO. 20110304000279. SAID INSTRUMENT CONTAINS "NO MERGER" PROVISIONS UPON THE CONVEYANCE OF THE PROPERTY TO THE CITY OF ISSAQUAH. SAID PREMISES WAS RELEASED FROM THE CONSERVATION EASEMENT BY INSTRUMENT RECORDED UNDER RECORDING NO. 20110323001681.
  23. THIS SITE IS SUBJECT TO TERMS AND PROVISIONS CONTAINED IN MEMORANDUM OF AGREEMENT (WSDOT TDR DEVELOPMENT AGREEMENT) AND THE TERMS AND CONDITIONS THEREOF BETWEEN GRAND-GLACIER LLC AND CITY OF ISSAQUAH RECORDED MARCH 04, 2011 UNDER RECORDING NO. 20110304000280. A CONFIRMATION OF PROPERTIES SUBJECT TO THE WSDOT DEVELOPMENT AGREEMENT WAS RECORDED UNDER RECORDING NO. 2011032001683.
  24. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS) RECORDED MARCH 11, 2011 UNDER RECORDING NO. 20110311900003.
  25. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF TEMPORARY ACCESS EASEMENT, BENEFITING SAID PREMISES" BY CITY OF ISSAQUAH RECORDED MARCH 23, 2011 UNDER RECORDING NO. 20110323001682.
  26. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; RECORDED JULY 01, 2011 UNDER RECORDING NO. 20110701000804. SAID INSTRUMENT IS AN AMENDMENT AND RESTATEMENT OF THE DECLARATION OF COVENANTS RECORDED UNDER RECORDING NO. 9704281806.
  27. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF MODIFICATION AND/OR AMENDMENT BY INSTRUMENT RECORDED AUGUST 26, 2011 AND NOVEMBER 30, 2011 UNDER RECORDING NO. 20110826001351 AND AS AMENDED.
  28. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF EASEMENT, INCLUDING TERMS AND PROVISION CONTAINED THEREIN RECORDED APRIL 11, 2013 UNDER RECORDING INFORMATION 20130411001084 IN FAVOR OF PUGET SOUND ENERGY, INC. A WASHINGTON CORPORATION TO CONSTRUCT OPERATE, MAINTAIN, REPAIR REPLACE, IMPROVE, REMOVE AND ENLARGE ONE OR MORE UTILITY SYSTEMS FOR PURPOSES OF TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY. EASEMENT IS LOCATED OVER, UNDER, ALONG ACROSS AND THROUGH A STRIP OF LAND 10 FEET IN WIDTH ACROSS ALL LOTS, TRACTS AND OPEN SPACES BEING PARALLEL TO AND COINCIDENT WITH THE BOUNDARIES OF ALL PRIVATE AND PUBLIC STREETS AND ROAD RIGHTS-OF-WAY PLATTED HEREIN.



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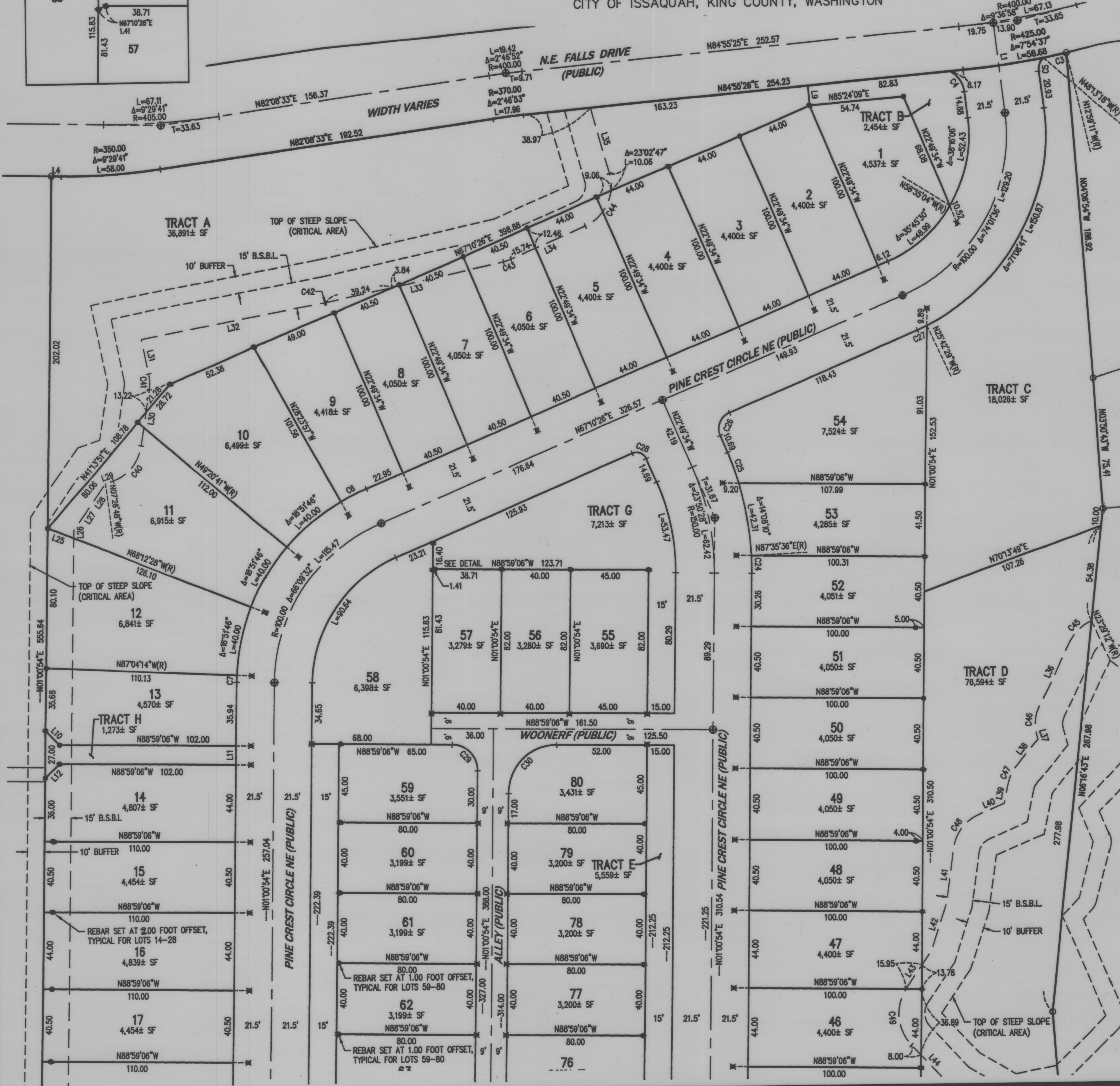
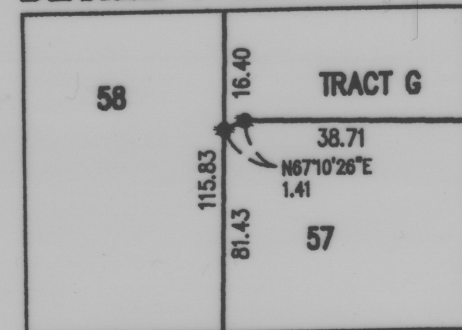
ENGINEERING • PLANNING • SURVEYING

JOB NO. 10097

# Pine Crest at Issaquah Highlands

A PORTION OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4, SECTION 26, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
AND A PORTION OF THE SE 1/4 OF THE NE 1/4, SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DETAIL 1"=10'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N06°51'10"W	51.77
L2	N06°51'10"W	24.49
L3	N06°51'10"W	27.28
L4	N88°21'46"W	5.76
L9	N05°04'34"W	11.26
L10	N43°59'06"W	11.31
L11	N01°00'54"E	11.00
L12	N46°00'54"E	11.31

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	425.00	2°45'50"	20.50
C2	425.00	3°21'35"	24.92
C3	425.00	1°47'12"	13.26
C4	15.00	58°29'59"	15.32
C5	10.00	48°37'52"	8.49
C6	121.50	7°39'22"	16.23
C7	121.50	1°54'52"	4.06
C24	171.50	3°25'18"	10.24
C25	171.50	6°17'00"	18.81
C26	10.00	90°00'00"	15.71
C27	121.50	2°52'55"	6.11
C28	6.00	90°00'00"	9.42
C29	15.00	90°00'00"	23.56
C30	28.00	90°00'00"	43.98

NOTE: TOTAL AREA DEDICATED AS PUBLIC RIGHT OF WAY 106,037 SQUARE FEET (2.4342 ACRES)

## BUILDING SETBACK LINE

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
C40	25.00	62°37'16"	27.32
C41	25.00	20°35'02"	8.98
C42	25.00	1°41'20"	0.74
C43	25.00	10°34'17"	4.61
C44	25.00	82°57'03"	36.19
C45	25.00	41°25'19"	18.07
C46	25.00	39°29'02"	17.23
C47	25.00	27°46'27"	12.12
C48	25.00	58°54'41"	25.70
C49	25.00	79°39'43"	34.76
L25		N68°12'28"W	16.04
L26		N01°00'54"E	4.46
L27		N34°10'13"E	18.21
L28		S35°21'53"W	14.10
L29		S71°11'07"W	5.03

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
L30		N08°33'50"E	32.61
L31		N12°01'11"W	19.99
L32		N79°26'04"E	106.45
L33		N77°44'43"E	104.87
L34		N67°10'26"E	47.17
L35		N15°46'37"W	30.53
L36		N25°05'29"E	39.48
L37		N14°23'33"W	2.34
L38		N39°00'42"E	19.85
L39		N11°14'15"E	10.42
L40		N66°55'16"E	15.99
L41		N08°00'35"E	30.48
L42		N18°36'57"E	28.73
L43		N35°04'49"E	25.98
L44		N44°34'55"W	31.59

## LEGEND

- MONUMENT PER CITY OF ISSAQUAH STANDARDS
- MONUMENTS IN N.E. FALLS DRIVE SET PER RECORD OF SURVEY REC. NO. 20130523900011
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE LS 41299" AT CORNER
- FOUND REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE LS 41299" AT CORNER
- SET TACK IN LEAD WITH WASHER STAMPED "CORE 41299" IN LIEU OF FRONT CORNER AT ALL POINTS ALONG PUBLIC RIGHT-OF-WAY, 8.75' OFFSET FOR ROADS AND 0.50' OFFSET FOR THE ALLEY (UNLESS SHOWN OTHERWISE)



SCALE: 1" = 40'



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ENGINEERING • PLANNING • SURVEYING  
JOB NO. 10097

# Pine Crest at Issaquah Highlands

SHEET 5 OF 7

A PORTION OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4, SECTION 26, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
AND A PORTION OF THE SE 1/4 OF THE NE 1/4, SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LINE TABLE		
LINE #	BEARING	LENGTH
L5	N10°51'07"W	4.01
L6	N21°01'58"W	19.09
L7	N90°00'00"W	15.43
L8	N01°00'54"E	7.56

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C10	36.50	43°10'35"	27.51
C11	44.00	3°16'50"	2.52
C12	77.50	12°50'24"	17.37
C13	25.00	60°00'11"	26.18
C14	77.50	11°47'49"	15.96
C15	25.00	12°45'23"	5.56
C16	25.00	47°14'48"	20.62
C17	25.00	60°00'11"	26.18
C18	25.00	0°24'04"	0.18
C19	25.00	59°36'07"	26.00
C20	77.50	11°55'46"	16.14
C21	77.50	4°12'22"	5.89
C22	978.50	0°38'11"	10.87
C23	978.50	0°51'16"	14.59
C31	1036.50	0°18'02"	5.44
C32	28.00	90°00'00"	43.98
C33	28.00	90°00'00"	43.98
C62	44.00	39°53'45"	30.64
C63	28.00	43°10'35"	21.85

NOTE: TOTAL AREA DEDICATED AS PUBLIC RIGHT OF WAY 106,037 SQUARE FEET (2.4342 ACRES)

## BUILDING SETBACK LINE

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
C34	25.00	28°13'18"	12.31
C35	25.00	1°50'36"	0.80
C36	25.00	7°04'06"	3.08
C37	25.00	37°31'56"	16.38
C38	25.00	7°10'16"	3.13
C39	25.00	25°49'15"	11.27
C40	25.00	79°39'43"	34.76
C50	25.00	15°51'11"	6.92
C51	25.00	40°30'33"	17.68
L13		N22°03'48"W	39.21
L14		N58°53'40"E	33.70
L15		N73°11'28"E	18.98

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
L16		N79°06'54"W	13.68
L17		N72°39'48"E	55.77
L18		N62°08'10"W	65.99
L19		N63°58'46"W	45.66
L20		N71°02'52"W	39.86
L21		N71°25'12"E	43.61
L22		N64°14'56"E	5.24
L23		N85°18'30"W	34.29
L24		N68°52'15"E	50.49
L44		N44°34'55"W	31.59
L45		N60°26'05"W	23.79
L46		N79°03'22"E	19.92

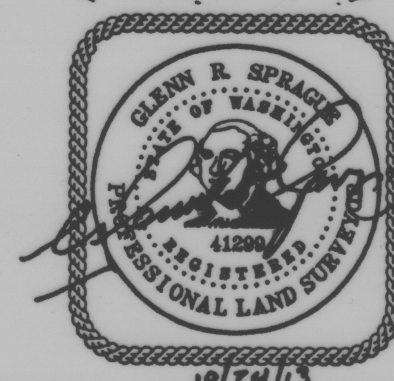
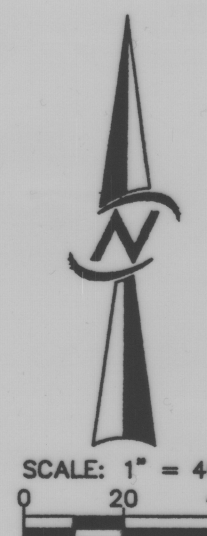
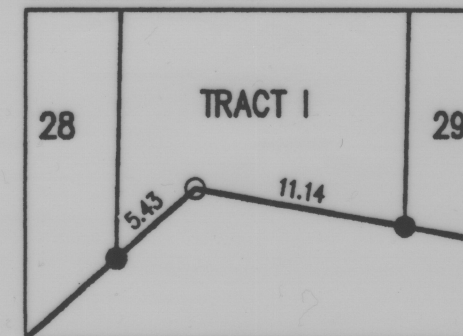
TRACT D  
76,594± SF

TRACT F - CITY OF ISSAQUAH  
SP NO. SP11-00001 REC. NO.  
20110311900003

## LEGEND

- MONUMENT PER CITY OF ISSAQUAH STANDARDS
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 41299" AT CORNER
- FOUND REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 41299" AT CORNER
- ✱ SET TACK IN LEAD WITH WASHER STAMPED "CORE 41299" IN LIEU OF FRONT CORNER AT ALL POINTS ALONG PUBLIC RIGHT-OF-WAY, 8.75' OFFSET FOR ROADS AND 0.50' OFFSET FOR THE ALLEY (UNLESS SHOWN OTHERWISE)

## DETAIL 1"=10'



**CORE**  
DESIGN

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# Pine Crest at Issaquah Highlands

A PORTION OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4, SECTION 26, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
AND A PORTION OF THE SE 1/4 OF THE NE 1/4, SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

## DETAIL A

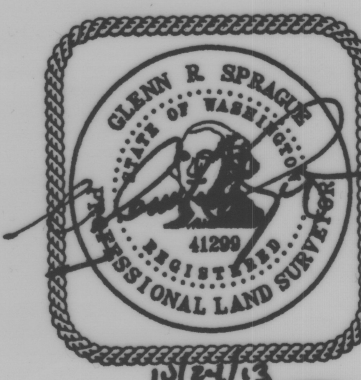
SCALE: 1" = 10'



LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L47	N04°35'51"W	21.46	L76	N58°23'57"W	17.42
L48	N85°24'09"E	22.42	L77	N88°59'06"W	15.00
L49	N08°04'26"W	6.51	L96	N88°55'56"W	15.00
L50	N14°11'23"W	75.09	L97	N88°59'07"W	15.00
L51	N26°20'14"W	21.44	L98	N88°59'06"W	15.00
L60	N11°57'42"E	44.81	L99	N35°55'40"E	26.21
L65	N88°59'06"W	15.00	L100	N88°59'06"W	15.00
L66	N04°26'55"W	51.46	L101	N88°59'06"W	15.00
L67	N22°49'34"W	34.28	L102	N50°55'12"E	19.61
L68	N25°32'50"E	7.88	L103	N88°59'06"W	15.00
L71	N88°59'06"W	15.00	L104	N88°59'06"W	20.00
L72	N88°59'06"W	15.00	L105	N83°05'41"E	48.38
L73	N58°23'57"W	17.42	L107	S04°34'45"E	22.79
L74	N88°59'06"W	15.00	L108	N85°25'15"E	3.03
L75	N88°59'06"W	15.00	L109	N88°24'49"W	15.31

## LEGEND SEE SHEET 4 FOR PLAT GEOMETRY

- △ PRIVATE DRY UTILITY EASEMENT. SEE EASEMENT PROVISION 1, SHEET 3.
- △ PUBLIC ACCESS EASEMENT. SEE EASEMENT PROVISION 2, SHEET 3.
- △ PRIVATE SEWER EASEMENT. 10' WIDE, UNLESS OTHERWISE SHOWN. SEE EASEMENT PROVISION 17, SHEET 3.
- △ 10' PRIVATE WATER EASEMENT. SEE EASEMENT PROVISION 20, SHEET 3.
- △ PRIVATE SEWER EASEMENT. 10' WIDE, UNLESS OTHERWISE SHOWN. SEE EASEMENT PROVISION 18, SHEET 3.
- △ 10' PRIVATE WATER EASEMENT. SEE EASEMENT PROVISION 21, SHEET 3.
- △ PRIVATE SEWER EASEMENT. 10' WIDE, UNLESS OTHERWISE SHOWN. SEE EASEMENT PROVISION 19, SHEET 3.
- △ 10' PRIVATE WATER EASEMENT. SEE EASEMENT PROVISION 22, SHEET 3.
- △ 5' PUBLIC WATER EASEMENT. SEE EASEMENT PROVISION 27, SHEET 3.
- ⊗ SEE GENERAL NOTE AS INDICATED ON SHEET 3.
- E.P. EASEMENT PROVISION
- P.S.D.E. PRIVATE STORM DRAINAGE EASEMENT
- P.W.E. PRIVATE WATER EASEMENT
- ⊕ PUBLIC SIGN EASEMENT. SEE EASEMENT PROVISION 25, SHEET 3.



SCALE: 1" = 40'



**CORE**  
DESIGN










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LINE TABLE		
LINE #	BEARING	LENGTH
L84	N83°00'12"W	15.00
L85	N01°00'54"E	13.00
L85	N01°00'54"E	13.00
L86	N01°00'54"E	13.00
L87	N29°27'35"W	15.08
L87	N29°27'35"W	15.08
L88	N01°00'54"E	13.00
L88	N01°00'54"E	13.00
L89	N01°00'54"E	13.00
L90	N01°00'54"E	13.00
L90	N01°00'54"E	13.00
L91	N83°19'35"E	15.00
L92	N88°59'06"W	15.08
L93	N37°11'40"E	22.94
L94	N87°33'25"E	15.00
L95	N89°29'28"E	15.00
L96	N88°55'56"W	15.00
L97	N88°59'07"W	15.00
L98	N88°59'06"W	15.00
L104	N88°59'06"W	20.00

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C52	1036.50	0°16'35"	5.00
C53	1036.50	0°31'54"	9.62
C55	1036.50	0°16'40"	5.02
C56	1036.50	0°30'45"	9.27
C57	1036.50	0°16'41"	5.03
C58	1036.50	0°33'59"	10.25
C59	1021.50	0°42'56"	12.76
C60	1036.50	0°17'12"	5.19

	PRIVATE DRY UTILITY EASEMENT. SEE EASEMENT PROVISION 1, SHEET 3.		PRIVATE SEWER EASEMENT 10' WIDE, UNLESS OTHERWISE SHOWN SEE EASEMENT PROVISION 18, SHEET 3	<input checked="" data-bbox="931 1875 954 1880" type="checkbox"/>	SEE GENERAL NOTE AS INDICATED ON SHEET 3.
	PUBLIC ACCESS EASEMENT SEE EASEMENT PROVISION 2, SHEET 3		10' PRIVATE WATER EASEMENT SEE EASEMENT PROVISION 21, SHEET 3	E.P.	EASEMENT PROVISION
	PRIVATE SEWER EASEMENT 10' WIDE, UNLESS OTHERWISE SHOWN SEE EASEMENT PROVISION 17, SHEET 3		PRIVATE SEWER EASEMENT 10' WIDE, UNLESS OTHERWISE SHOWN SEE EASEMENT PROVISION 19, SHEET 3	P.S.D.E.	PRIVATE STORM DRAINAGE EASEMENT
	10' PRIVATE WATER EASEMENT SEE EASEMENT PROVISION 20, SHEET 3		10' PRIVATE WATER EASEMENT SEE EASEMENT PROVISION 22, SHEET 3	P.W.E.	PRIVATE WATER EASEMENT
					PUBLIC SIGN EASEMENT. SEE EASEMENT PROVISION 25, SHEET 3.

SCALE: 1" = 40'

A horizontal line with vertical tick marks at 0, 20, and 40 feet. The numbers 0, 20, and 40 are placed below the line.

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