

CITY OF ISSAQUAH

CITY OF ISSAQUAH MDRT PROGRAM DATE

APPROVALS:

MDRT ENGINEER

PUBLIC WORKS ENGINEERING DIRECTOR DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS LIVE DAY OF LIVE 2010.

ACCOUNT NO(S).

VOL./PAGE RECORDING NO.

> 375 500 625 125 250

PORTION OF

NE 1/4 OF THE NE 1/4 OF SEC. 27, TWP. 24 N, RGE. 6 E, W.M.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT PLAT THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SHORT PLAT-IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

IH CENTER LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: PORT BLAKELY COMMUNITIES, INC., A WASHINGTON CORPORATION

ITS: MANAGER

STATE OF WASHINGTON

COUNTY OF Line

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY: EVIDENCE THAT _____ IS
THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE / SHE SIGNED THIS INSTRUMENT; ON OATH STATED THAT HE! SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT; AND

ACKNOWLEDGED IT AS ______ COMMUNITIES, INC., A WASHINGJON CORPORATION, THE MANAGER OF IH CENTER LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE

PRINTED NAME: LINGLE LINGLE NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY APPOINTMENT EXPIRES

THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DECLARATION OF COVENANTS OF COOPERATION", AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9512201313, AND AS MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9609191192 OFFICIAL RECORDS. IN THIS CONNECTION WE NOTE NOTICE OF CORRECTION OF LEGAL DESCRIPTION", AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9705161550 OF OFFICIAL RECORDS.

2. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED UTILITY EASEMENT AND AGREEMENT", AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9512201316 OF OFFICIAL RECORDS, AND AS MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9609191191. IN THIS CONNECTION WE NOTE NOTICE OF CORRECTION OF LEGAL DESCRIPTION", AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9705161550 OF OFFICIAL RECORDS.

3. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606180756 OF OFFICIAL RECORDS.

- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9704281806. AND AS MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050209001145 OF OFFICIAL RECORDS.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DECLARATION OF .: COVENANT TO SHARE COSTS (AREA 4 - ISSAQUAH HIGHLANDS)", AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20020520001675 OF OFFICIAL RECORDS.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED . . "TRAFFIC STANDARDS AND TOWN CENTER AMENITIES COVENANT" AS DISCLOSED BY HISTRUMENT RECORDED UNDER RECORDING NO. 20020520001679 OF OFFICIAL RECORDS.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM", AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030218001542 OF -: OFFICIAL RECORDS, AND AS MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20061220001723 OF OFFICIAL
- THIS SITE IS SUBJECT TO THE RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS IF ANY, AS CONTAINED AND OR DELINEATED ON THE FACE OF THE FINAL PLAT OF TOWN CENTER RECORDED IN VOLUME 213 OF PLATS AT PAGES 66 THROUGH 70, IN KING COUNTY, WASHINGTON.

THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS AND/OR EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030911002246, AND AS MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20061220001724 OF OFFICIAL RECORDS. SAID INSTRUMENT IS A RE-RECORD OF RECORDING NO. -20030520000559 OF OFFICIAL RECORDS.

- ' 10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DECLARATION OF USE COVENANT", AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060627000028. SAID DECLARATION OF USE COVENANT IS AN AMENDMENT AND RESTATEMENT OF RECORDING NO. 20060619000244 OF OFFICIAL RECORDS.
- . THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060907000199, AND AS MODIFIED BY INSTRUMENTS RECORDED UNDER RECORDING NOS. 20051107000622 AND 20060330000307 OF OFFICIAL RECORDS. SAID DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT FOR HIGH STREET CENTER AT ISSAQUAH HIGHLANDS IS AN AMENDMENT AND RESTATEMENT OF RECORDING NO. 20041222001652 OF OFFICIAL RECORDS.
- 12. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR VIEW PROTECTION", AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060921000282 OF OFFICIAL RECORDS.
- 13. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DECLARATION OF USE COVENANT", AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20061218002629 OF OFFICIAL RECORDS.
- 14. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED ISSAQUAH HIGHLANDS SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS", AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080305001979 OF OFFICIAL RECORDS.
- 15. 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", AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080305001980 OF OFFICIAL RECORDS.
- 16. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED RESTRICTIVE COVENANT FOR COMPETITIVE HOSPITAL AND HEALTHCARE USES", AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080310001684 OF OFFICIAL RECORDS.
- 17. THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080310001685.
- 18. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED DECLARATION OF USE COVENANT", AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080926000560, AND AS MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NOS. 20020118001733 AND 20081230001176 OF OFFICIAL RECORDS. SAID DECLARATION OF USE COVENANT IS AN AMENDMENT AND RESTATEMENT OF RECORDING NO. 9606251228 OF OFFICIAL:
- 19. THIS SITE IS SUBJECT TO THE LEASE MADE BY IH CENTER, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, LESSOR, TO REGAL CINEMAS, INC., A TENNESSEE CORPORATION, LESSEE, FOR A TERM OF 15 YEARS, AND THE COVENANTS, CONDITIONS AS THEREIN CONTAINED AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20090627001091 OF OFFICIAL RECORDS.
- 20. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) NO. LLA09-005IH AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20090910900002 OF OFFICIAL RECORDS.

BASIS OF BEARINGS

FINAL PLAT OF TOWN CENTER, ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 213 OF PLATS, PAGES 66 THROUGH 70, INCLUSIVE, RECORDED UNDER RECORDING NO. 20030428001974, RECORDS OF KING COUNTY, WASHINGTON.

EXISTING LEGAL DESCRIPTION

BLOCK 7, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA09-005IH, RECORDED UNDER RECORDING NO. 20090910900002 IN KING COUNTY

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE'S SUBDIVISION GUARANTEE ORDER NO. NCS-411573-WA1, DATED SEPTEMBER 11, 2009. IN PREPARING THIS MAP, SEARCH NOR IS CORE DESIGN AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN GUARANTEE. CORE DESIGN HAS RELIED WHOLLY ON FIRST AMERICAN TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. ALL DISTANCES ARE IN FEET.

SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

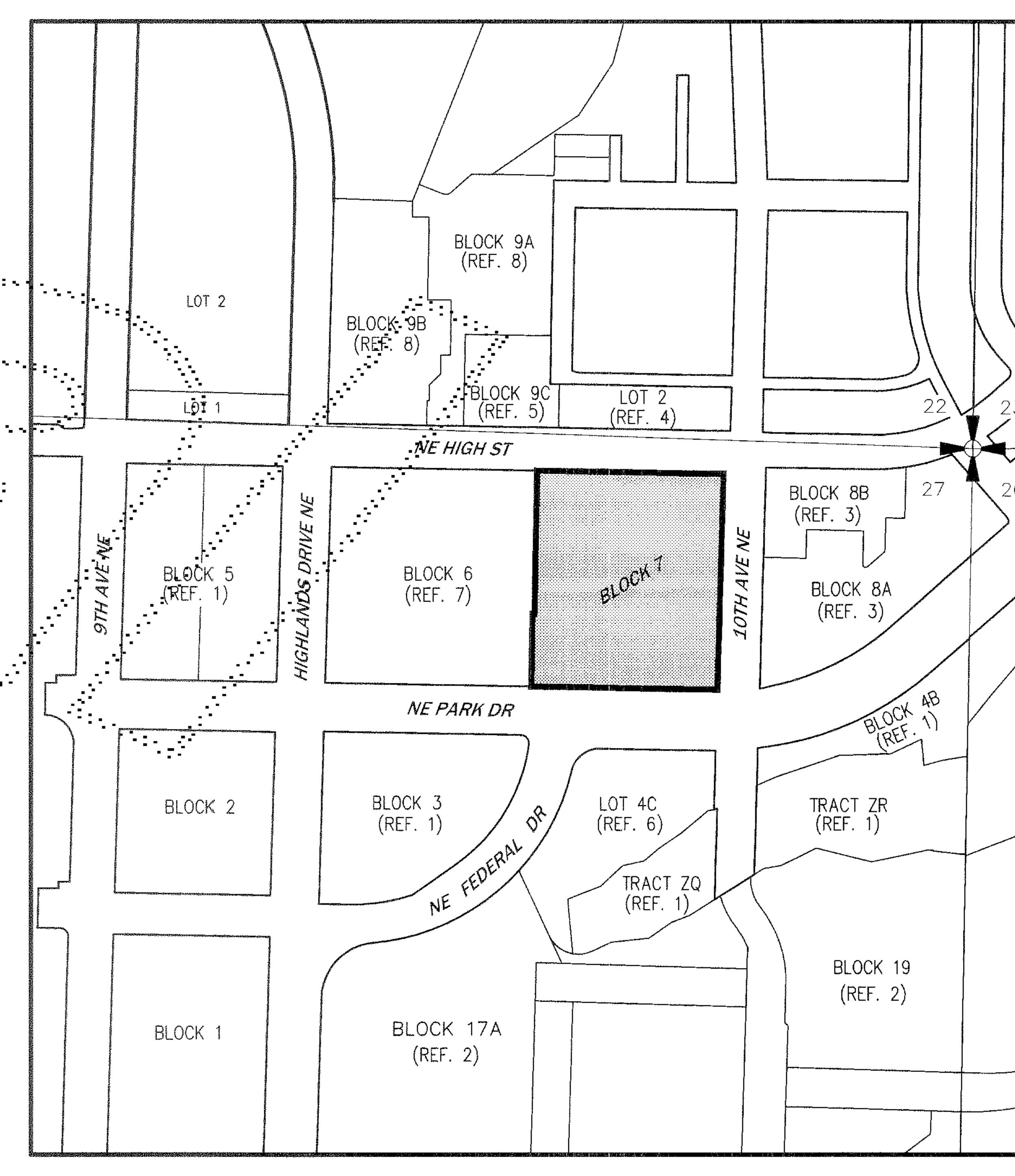
4. ALL LOTS ARE SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENT PROVISIONS AS NOTED IN APPLICABLE PLATS AND EASEMENT

5. LOTS 1 AND 2 ARE OWNED AND MAINTAINED BY IH CENTER LLC FOR THE PURPOSE OF FUTURE DEVELOPMENT.

6. TRACT QR IS OWNED AND MAINTAINED BY IH CENTER LLC FOR THE PURPOSE OF PUBLIC AND PRIVATE UTILITIES, PRIVATE ROAD AND PUBLIC PEDESTRIAN ACCESS.

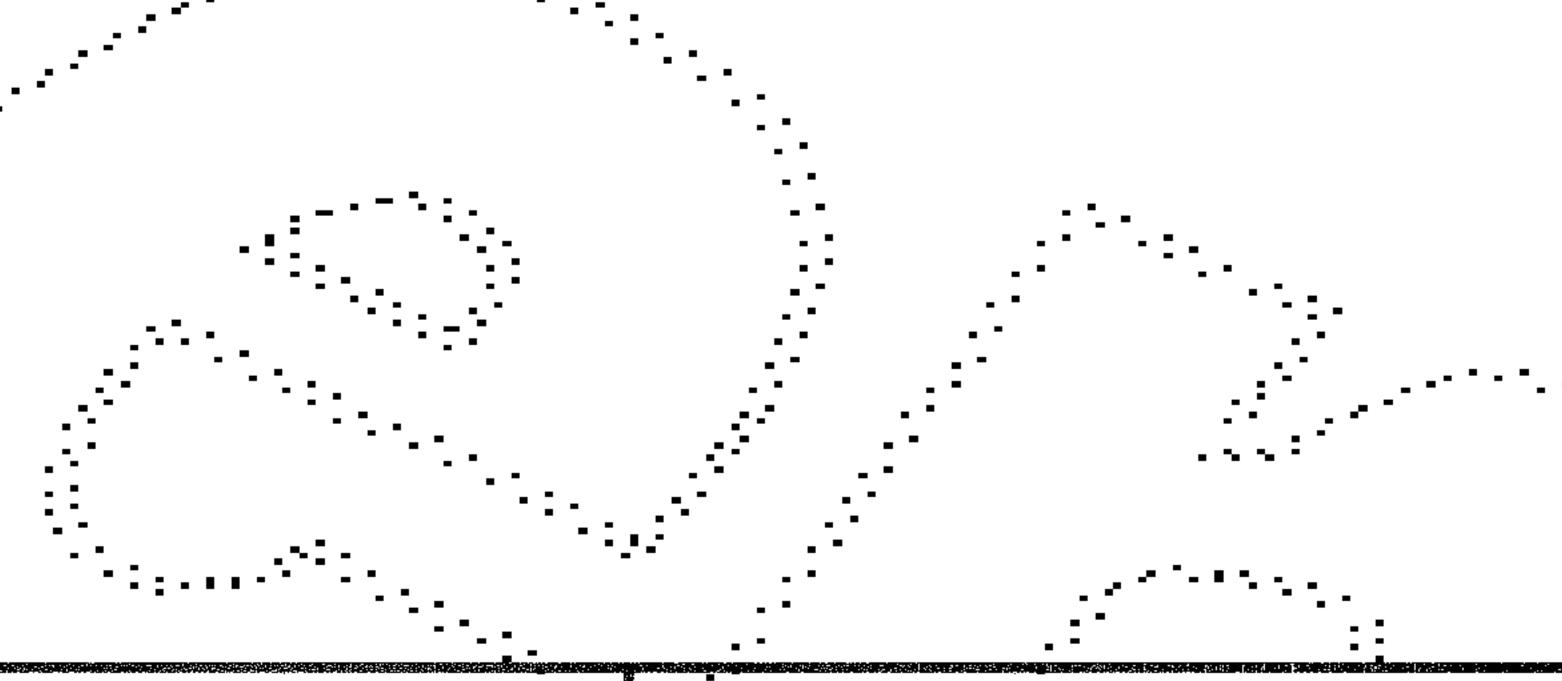
- . FINAL PLAT OF TOWN CENTER, REC. NO.
- 2. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO: LLA07-007IH, REC. NO. 20080122900005
- 3. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA05-001H, REC. NO. 2005041190000
- 4. GITY OF ISSAGUAH BOUNDARY LINE ADJUSTMENT NO. LLA06-002IH, REG. NO. 20060921900002 -5. CITY OF ISSAQUAH BOUNDARY LINE ABJUSTMENT NO
- LLA08-001HD, REC. NO. 20080911900005. 6. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO
- LLA03-009IH, REC. NO. 20031022900002 7. CITY OF ISSAGUAH BOUNDARY LINE ADJUSTMENT NO.
- 8. CITY OF ISSAGUAH BOUNDARY LINE ADJUSTMENT NO. LLA09-006IH, REC. NO. 20090910900001

LLA09-005IH, REC. NO. 20090910900002



VICINITY MAP

SCALE: 1" = 250'



CUSTOMER SP PAGE-001 OF 002 03/04/2010 14:25 KING COUNTY, WA

SUPERINTENDENT OF RECORDS

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LAND SURVEYOR'S CERTIFICATE

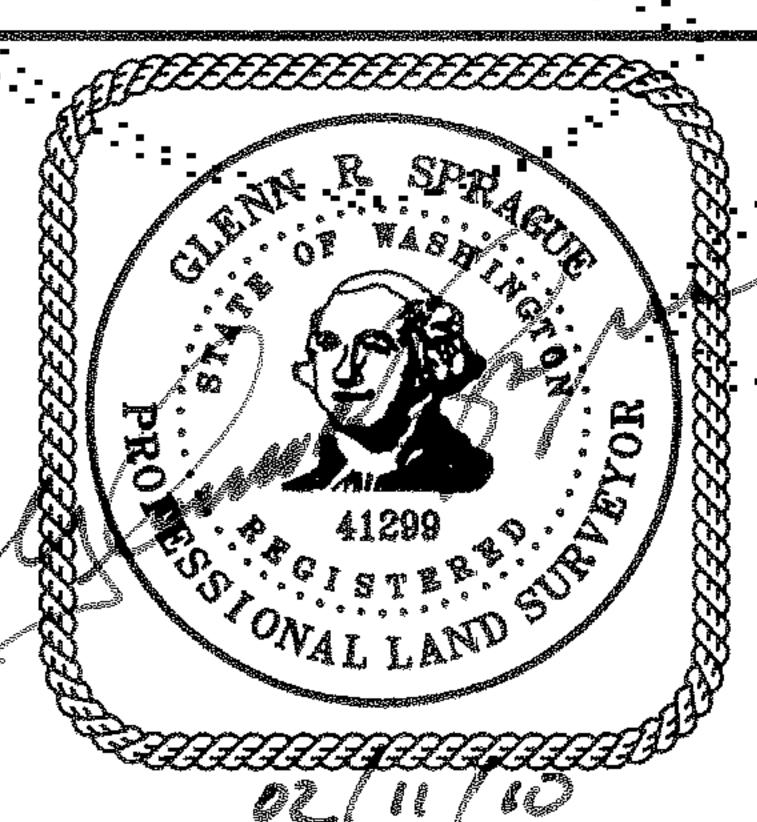
This SHORT PLAT correctly represents a survey made by me or under my direction in conformance with state and county statutes in <u>Feb.</u>, 2010.

Certificate No. 41299



14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963

ENGINEERING PLANNING SURVEYING .



ISSAQUAH HIGHLANDS SHORT PLAT

JOB NO. 08130FP CHKD. BY

