

292 / 040

Westridge North at Issaquah Highlands

SHEET 2 OF 6

A PORTION OF THE NW 1/4 OF THE NE 1/4, SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
AND A PORTION OF THE SW 1/4 OF THE NE 1/4, SECTION 27, 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, HFN, COMCAST, POLYGON W.H. LLC (A LIMITED LIABILITY COMPANY), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTENSION 7.00 FEET, UNLESS SHOWN OTHERWISE, PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE, ALLEY AND WOODED OF LOTS 1 THROUGH 72, (NOT INCLUDING ANY FRONTAGE ON NE HIGH STREET FOR LOTS B THROUGH 36 AND TRACTS A AND E) AND TRACTS B, C, D, F, G, AND H AS SHOWN HEREON. FURTHER EASEMENTS ARE RESERVED OVER PRIVATE LANDS FOR VAULTS, PEDESTALS AND RELATED FACILITIES ("VAULT EASEMENTS") ADJACENT TO THE SAID 7.00 FOOT WIDE PRIVATE UTILITY EASEMENT. THE ADDITIONAL VAULT EASEMENT MAY OCCUPY UP TO AN ADDITIONAL 3.00 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 GRANTED 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 SIDEWALK ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH OVER, 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, EXCEPT ONLY AS SHOWN FOR TRACT E AND EXCEPT THOSE PORTIONS OF LOTS B THROUGH 36 AND TRACT A THAT ADJUT NE HIGH STREET. THIS EASEMENT IS FOR THE PURPOSE OF CITY ACCESS TO ANY PUBLIC IMPROVEMENT WITHIN THE RIGHT-OF-WAY WHICH ADJONS 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 UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER AND UPON TRACT H FOR THE PURPOSES OF A PUBLIC STORM WATER SYSTEM. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC UTILITY IMPROVEMENTS WITHIN THE EASEMENT AREAS AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.
4. A PRIVATE ACCESS AND LANDSCAPE MAINTENANCE AGREEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER AND UPON AS SHOWN ON LOT 1 (SHEET 4) FOR THE PURPOSE OF A LANDSCAPE MAINTENANCE AGREEMENT.
5. THE 4.00-FOOT WIDE PRIVATE SEWER EASEMENT AS SHOWN ON LOT 3 IS FOR THE BENEFIT OF LOT 2. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SEWER FACILITIES THEY HAVE THE BENEFIT OF USE.
6. THE 4.00-FOOT WIDE PRIVATE SEWER EASEMENT AS SHOWN ON LOT 5 IS FOR THE BENEFIT OF LOT 4. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SEWER FACILITIES THEY HAVE THE BENEFIT OF USE.
7. THE 4.00-FOOT WIDE PRIVATE SEWER EASEMENT AS SHOWN ON LOT 6 IS FOR THE BENEFIT OF LOT 7. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SEWER FACILITIES THEY HAVE THE BENEFIT OF USE.
8. THE 4.00-FOOT WIDE PRIVATE SEWER EASEMENT AS SHOWN ON LOT 8 IS FOR THE BENEFIT OF LOT 9. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SEWER FACILITIES THEY HAVE THE BENEFIT OF USE.
9. THE 4.00-FOOT WIDE PRIVATE SEWER EASEMENT AS SHOWN ON LOT 11 IS FOR THE BENEFIT OF LOT 12. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SEWER FACILITIES THEY HAVE THE BENEFIT OF USE.
10. THE 4.00-FOOT WIDE PRIVATE SEWER EASEMENT AS SHOWN ON LOT 13 IS FOR THE BENEFIT OF LOT 14. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SEWER FACILITIES THEY HAVE THE BENEFIT OF USE.
11. THE 4.00-FOOT WIDE PRIVATE SEWER EASEMENT AS SHOWN ON LOT 16 IS FOR THE BENEFIT OF LOT 15. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SEWER FACILITIES THEY HAVE THE BENEFIT OF USE.
12. THE 4.00-FOOT WIDE PRIVATE SEWER EASEMENT AS SHOWN ON LOT 17 IS FOR THE BENEFIT OF LOT 18. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SEWER FACILITIES THEY HAVE THE BENEFIT OF USE.
13. THE 4.00-FOOT WIDE PRIVATE SEWER EASEMENT AS SHOWN ON LOT 19 IS FOR THE BENEFIT OF LOT 20. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SEWER FACILITIES THEY HAVE THE BENEFIT OF USE.
14. THE 4.00-FOOT WIDE PRIVATE SEWER EASEMENT AS SHOWN ON LOT 21 IS FOR THE BENEFIT OF LOT 22. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SEWER FACILITIES THEY HAVE THE BENEFIT OF USE.
15. THE 4.00-FOOT WIDE PRIVATE SEWER EASEMENT AS SHOWN ON LOT 25 IS FOR THE BENEFIT OF LOT 24. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SEWER FACILITIES THEY HAVE THE BENEFIT OF USE.
16. THE 4.00-FOOT WIDE PRIVATE SEWER EASEMENT AS SHOWN ON LOT 26 IS FOR THE BENEFIT OF LOT 27. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SEWER FACILITIES THEY HAVE THE BENEFIT OF USE.
17. THE 4.00-FOOT WIDE PRIVATE SEWER EASEMENT AS SHOWN ON LOT 28 IS FOR THE BENEFIT OF LOT 29. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SEWER FACILITIES THEY HAVE THE BENEFIT OF USE.
18. THE 4.00-FOOT WIDE PRIVATE SEWER EASEMENT AS SHOWN ON LOT 32 IS FOR THE BENEFIT OF LOT 33. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SEWER FACILITIES THEY HAVE THE BENEFIT OF USE.
19. THE 4.00-FOOT WIDE PRIVATE SEWER EASEMENT AS SHOWN ON LOT 34 IS FOR THE BENEFIT OF LOT 35. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SEWER FACILITIES THEY HAVE THE BENEFIT OF USE.
20. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 1 THROUGH 3 IS FOR THE BENEFIT OF LOTS 1 AND 3. 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.
21. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 4 THROUGH 6 IS FOR THE BENEFIT OF LOTS 4 AND 5. 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.
22. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 7 AND 8 IS FOR THE BENEFIT OF LOT 8. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
23. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 9, 10, TRACT D AND LOT 11 ARE FOR THE BENEFIT OF LOTS 10 AND 11. 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.
24. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 12 THROUGH 14 IS FOR THE BENEFIT OF LOTS 13 AND 14. 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.
25. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 15 THROUGH 17 IS FOR THE BENEFIT OF LOTS 16 AND 17. 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.
26. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 18 THROUGH 20 IS FOR THE BENEFIT OF LOTS 19 AND 20. 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.
27. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 21 THROUGH 23 IS FOR THE BENEFIT OF LOTS 22 AND 23. 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.
28. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOT 23, TRACT C AND LOTS 24 THROUGH 26 IS FOR THE BENEFIT OF TRACT C AND LOTS 24 THROUGH AND 26. 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.
29. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 27 THROUGH 28 IS FOR THE BENEFIT OF LOT 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.
30. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 29, 30, TRACT B AND LOT 31 IS FOR THE BENEFIT OF LOTS 29 AND 30. 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.
31. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 32 THROUGH 34 IS FOR THE BENEFIT OF LOTS 32 AND 34. 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.
32. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 35 THROUGH 38 AND TRACT A IS FOR THE BENEFIT OF LOTS 35 AND 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.
33. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 37 THROUGH 38 IS FOR THE BENEFIT OF LOT 38. 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.
34. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 39 THROUGH 40 IS FOR THE BENEFIT OF LOT 40. 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.
35. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 41 THROUGH 43 IS FOR THE BENEFIT OF LOTS 41 AND 43. 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.
36. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 44, TRACT H, AND LOT 45 IS FOR THE BENEFIT OF LOTS 44 AND 45. 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.
37. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 46 THROUGH 48 IS FOR THE BENEFIT OF LOTS 46 AND 47. 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.
38. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 49 THROUGH 51 IS FOR THE BENEFIT OF LOTS 49 AND 50. 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.
39. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 53 THROUGH 55 IS FOR THE BENEFIT OF LOTS 53 AND 54. 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.
40. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 56 THROUGH 58 IS FOR THE BENEFIT OF LOTS 56 AND 57. 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.
41. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 59 THROUGH 60 IS FOR THE BENEFIT OF LOT 60. 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.
42. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 61 THROUGH 63 IS FOR THE BENEFIT OF LOTS 61 AND 62. 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.
43. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 64 THROUGH 66 AND TRACT C IS FOR THE BENEFIT OF LOTS 64 AND 66. 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.
44. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 67 THROUGH 69 IS FOR THE BENEFIT OF LOTS 68 AND 69. 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.
45. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 70 THROUGH 72 IS FOR THE BENEFIT OF LOTS 70 AND 72. 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.
46. THE 10.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON TRACT E IS FOR THE BENEFIT OF LOTS 1 THROUGH 9. 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.
47. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 1 THROUGH 8 IS FOR THE BENEFIT OF LOTS 1 THROUGH 8. 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.
48. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 10, TRACT D, AND LOTS 11 THROUGH 12 IS FOR THE BENEFIT OF LOTS 10 THROUGH 12 AND TRACT D. 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.
49. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 14 THROUGH 19 IS FOR THE BENEFIT OF LOTS 14 THROUGH 19. 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.
50. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 20 THROUGH 24 AND TRACT C IS FOR THE BENEFIT OF LOTS 20 THROUGH 25. 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.
51. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 26 THROUGH 27 IS FOR THE BENEFIT OF LOT 27. 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.
52. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 28 THROUGH 30 IS FOR THE BENEFIT OF LOTS 29 AND 30. 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.
53. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 31 THROUGH 32 IS FOR THE BENEFIT OF LOT 32. 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.
54. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 34 THROUGH 36 IS FOR THE BENEFIT OF LOTS 33 THROUGH 35. 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.
55. A PRIVATE WALL EASEMENT OVER THE WALLS AND WALL DRAINAGE FACILITIES UPON LOTS 33 THROUGH 36, LOTS 37 THROUGH 44, 67, TRACT H, AND LOTS 45 THROUGH 52 ARE FOR THE BENEFIT OF SAID LOTS. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE WALLS, AND/OR WALL DRAINAGE FACILITIES THEY BENEFIT OF USE AND FOLLOWING SUCH MAINTENANCE ACTIVITIES SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (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, RESTRICTIONS AND EASEMENTS FOR HIGH STREET CENTER AT ISSAQUAH HIGHLANDS UNDER REC. NO. 20131227007074.
56. A PUBLIC ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON TRACTS A, B, C, D, E, F, AND G FOR THE PURPOSES OF PUBLIC PEDESTRIAN ACCESS AND BIKE ACCESS.
57. THE SITE DISTANCE EASEMENT SHOWN ON TRACT F IS HEREBY RESERVED FOR AND GRANTED TO ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION. SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR INSURING THAT THE AREA WITHIN THE SITE DISTANCE EASEMENT SHALL BE KEPT CLEAR OF ANY OBSTRUCTION FROM 3 TO 9 FEET OFF THE GROUND.
58. A PUBLIC ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON TRACT H FOR THE PURPOSES OF PUBLIC ACCESS.



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232 / 041

Westridge North at Issaquah Highlands

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



OVERVIEW

SCALE: 1" = 200'



SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY GUARANTEE NO. NCS-737420-WA1, DATED MARCH 9, 2020. IN PREPARING THIS MAP, CORE DESIGN HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN 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.

3. THIS IS A FIELD TRAVERSE SURVEY. A TOPCON THREE(3) SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS WITHIN ONE YEAR OF THE DATE OF THIS SURVEY.

REFERENCES

1. ISSAQUAH BLA NO. LL414-00002, RECORDED UNDER RECORDING NUMBER 20140804900004.

GENERAL NOTES

1. 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.

2. 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.

3. TRACTS A AND E 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. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE, ACCESS FACILITIES AND PRIVATE UTILITIES WITHIN SAID TRACTS.

4. TRACTS B, C, D, AND G 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 PRIVATE UTILITIES. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE, ACCESS FACILITIES AND PRIVATE UTILITIES WITHIN SAID TRACTS. NO STRUCTURES SHALL BE ALLOWED TO BE BUILT UPON SAID TRACTS.

5. TRACT F IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE WITHIN SAID TRACT.

6. TRACT H IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, PUBLIC ACCESS, AND PUBLIC AND PRIVATE UTILITIES. THE CITY OF ISSAQUAH SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC UTILITIES WITHIN SAID TRACT. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS FACILITIES AND LANDSCAPING WITHIN SAID TRACT UNLESS THE TRACT IS DEDICATED TO THE CITY OF ISSAQUAH AS PUBLIC RIGHT-OF-WAY.

7. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF THE LANDSCAPED AREA UPON LOT 1 LYING ADJACENT TO N.E. ELLIS DRIVE, AS SHOWN ON SHEET 4.

8. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION WAS CREATED ON APRIL 24, 1997.

9. THE TRAIL ALIGNMENT IN TRACTS D AND G MUST BE SO THAT THERE IS A DIRECT, CLEAR, AND VISUALLY CONNECTED TRAIL NETWORK BETWEEN BLOCK 2 AND THE HIGH STREET MULTI-USE TRAIL. MAXIMUM OFFSET WILL BE HALF THE TRAIL STANDARD'S WIDTH. IF THE TRAIL IS ANGLED WITHIN THE TRACTS TO ACHIEVE THIS, THE LANDSCAPE BORDER MAY GO BELOW THE MINIMUM ON ONE SIDE AS LONG AS THE TOTAL WIDTH OF LANDSCAPE BORDER EQUALS THE TOTAL REQUIRED BORDER AND THE REDUCED LANDSCAPE BORDER DOES NOT GO BELOW 1 FOOT.

10. CORNER LOTS, ADJACENT AS LOTS ADJACENT TO THE INTERSECTION OF TWO ROADS, OR A ROAD AND A TRAIL OR ADJACENT TO THE TRACT A PARK, SHALL HAVE ENHANCED SIDE FACADE TREATMENT (ON THE ROAD, TRAIL, OR PARK SIDE), INCLUDING PORCHES AND OR BUMPED OUT WINDOWS. THE ISSAQUAH HIGHLANDS ARC HAS PURVIEW IN SELECTING THE APPROPRIATE ARCHITECTURAL FEATURES SUCH AS A SIDE PORCH, ON THE FOLLOWING LOTS: 1, 10, 11, 23, 24, 30, 31, 36, 37, 44, 45, 51, 52, 64, 65, AND 72.

11. WALLS ASSOCIATED WITH LOTS 1-36 (ETHER ON LOT OR BETWEEN THE LOT AND THE HIGH STREET MULTI-USE TRAIL AND/OR TRACT A) SHALL BE LIMITED TO 4 FT IN HEIGHT. TERRACING IS ACCEPTABLE IF TALLER WALLS ARE NECESSARY. IF A BUILDER OR HOMEOWNER DESIRES FENCING OR LANDSCAPE ALONG THE PROPERTY LINE ADJOINING HIGH STREET MULTI-USE TRAIL OR TRACT A, IT MUST BE LESS THAN 36 INCHES IN HEIGHT AND AT LEAST 50% OPEN, AND CONSISTENT WITH THE HOUSE AND GARDEN STYLE.

12. TO MINIMIZE THE AESTHETIC IMPACTS OF THE DEVELOPMENT, THE FOLLOWING SHALL BE INCORPORATED INTO THE BUILDING PERMIT APPLICATIONS FOR HOMES 1-36 ALONG THE HIGH STREET MULTI-USE TRAIL AND TRACT A:

A) AVERAGE BUILDING HEIGHTS SHALL NOT EXCEED 40 FT.

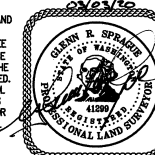
B) BLANK WALLS SHALL BE AVOIDED, ESPECIALLY WHERE VISIBLE FROM OFF-SITE; IF NECESSARY, ARTICULATION OR OTHER FEATURES WILL BE PROVIDED. ARTICULATION WOULD INCORPORATE TERRING, BUILDING OFFSETS, AND/OR OTHER MEANS TO SOFTEN THE BUILDING'S FORM.

C) THE PROMINENT FINISH OF BUILDING FACADES VISIBLE FROM OFF-SITE SHALL BE Muted, NON-REFLECTIVE MATERIAL INCORPORATING NEUTRAL TO DARK EARTH TONES.

13. IN ORDER TO AVOID A GAUNTLET OR CANYON ALONG THE EAST/WEST TRAILS (TRACTS B, C, D, F, G, H, AND ALL ADJACENT LOTS), FENCES, WALLS, SCREENS, HEDGES, WILL BE LIMITED TO 4 FEET IN HEIGHT. IF RETAINING WALLS ARE PROPOSED IN THE FUTURE, THE COMBINATION OF RETAINING WALLS AND FENCES, WALLS, SCREENS, HEDGES, SHALL BE LIMITED TO 6 FT IN HEIGHT.

14. ANY STRUCTURES PROPOSED WITHIN THE 15-FOOT GEOTECHNICAL ZONE, AS SHOWN ON SHEETS 4, 5 AND 6, MUST SUBMIT A GEOTECHNICAL STUDY WITH THE STRUCTURE'S PERMIT FOR CONSTRUCTION TO ASSESS POTENTIAL IMPACTS TO THE POSSIBLE STEEP SLOPES PRESENT WITHIN THE ADJACENT PROPERTY (WHILE THE PROPERTY CONTINUES TO BE USED FOR MINING) PER CONDITION OF APPROVAL #11 FOR PRELIMINARY PLAT PP17-00001.

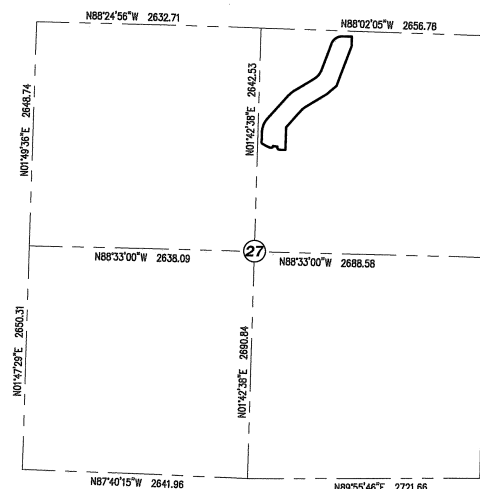
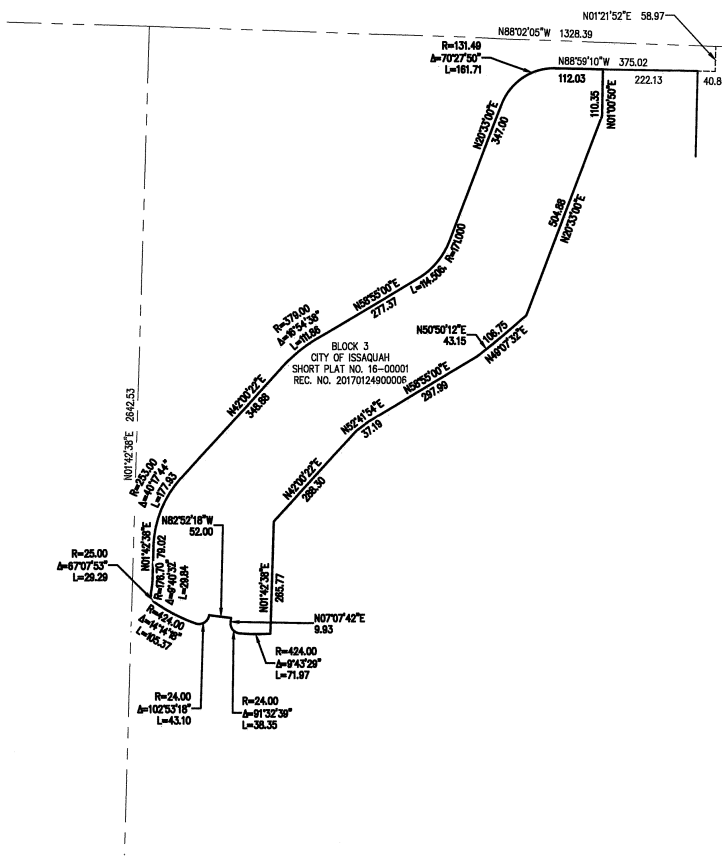
15. A SCHOOL MITIGATION PAYMENT IN THE AMOUNT OF ONE THOUSAND THREE HUNDRED NINETY SIX AND NO/100 DOLLARS (\$1,396) PER SINGLE FAMILY DWELLING UNIT AND FIVE HUNDRED SEVENTY THREE AND NO/100 (\$753) PER MULTI-FAMILY DWELLING UNIT, SHALL BE PAID TO ISSAQUAH SCHOOL DISTRICT NO. 411 AT THE TIME OF THE BUILDING PERMIT FOR EACH DWELLING UNIT IN THE PLAT IS ISSUED. THIS COVENANT SHALL BE BINDING ONLY UPON ISSAQUAH SCHOOL DISTRICT NO. 411 AND THE DEVELOPER AND APPLICANT FOR THIS FINAL PLAT, CITY FILE NO. FP 19-00001, AND THE DEVELOPER OR APPLICANT'S SUCCESSORS AND ASSIGNS.



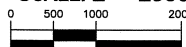
CORE DESIGN
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Bothell, Washington 98011
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BASIS OF BEARINGS

N88°02'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24N-8E PER THE FINAL PLAT OF ISSAQUAH HIGHLANDS WEST 45, REC. NO. 20060619000212, IN KING COUNTY, WASHINGTON.



SCALE: 1" = 1000'



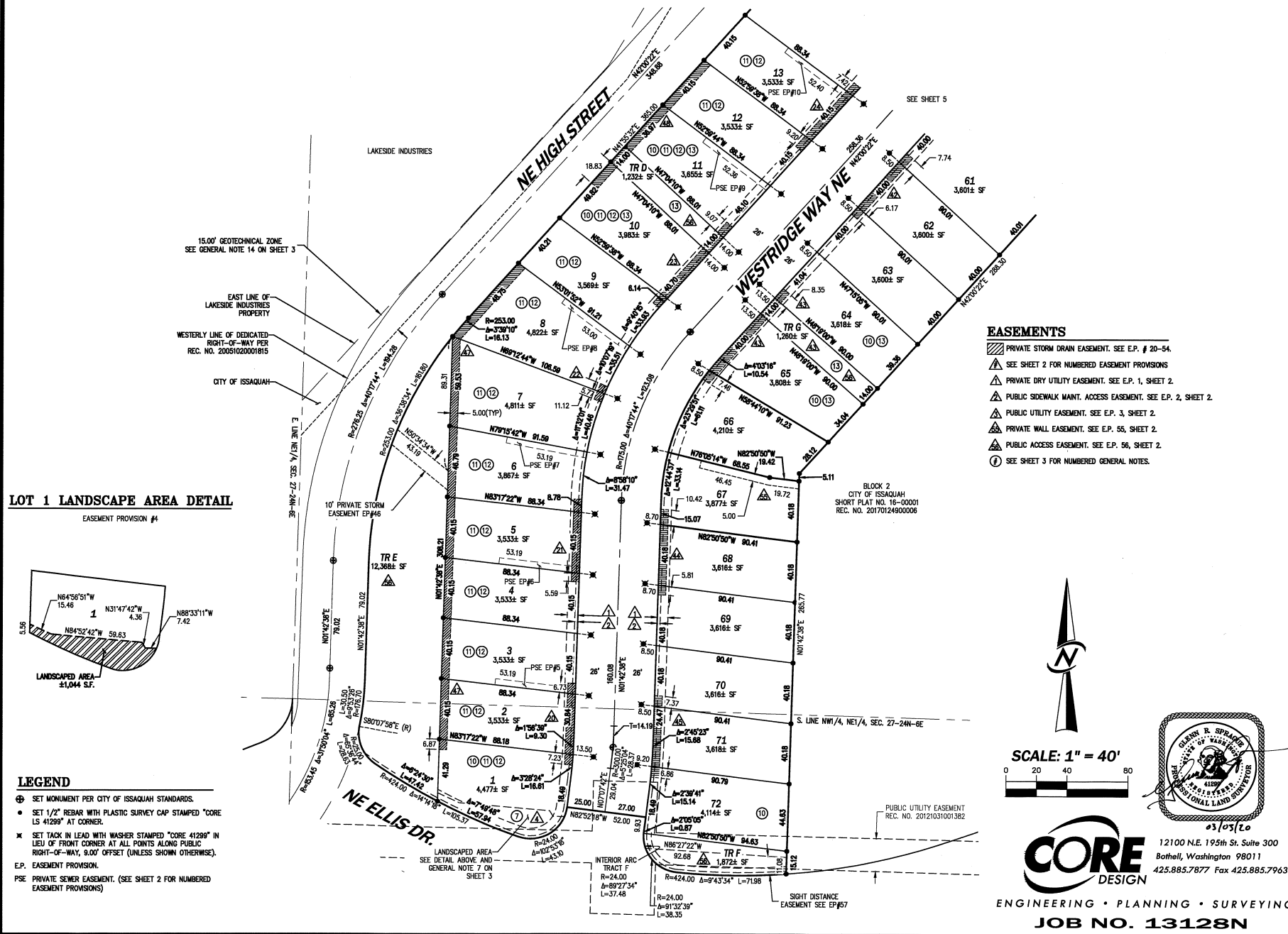
SECTION SUBDIVISION
PER REFERENCE 1

292 / 042

Westridge North at Issaquah Highlands

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

SHEET 4 OF 6

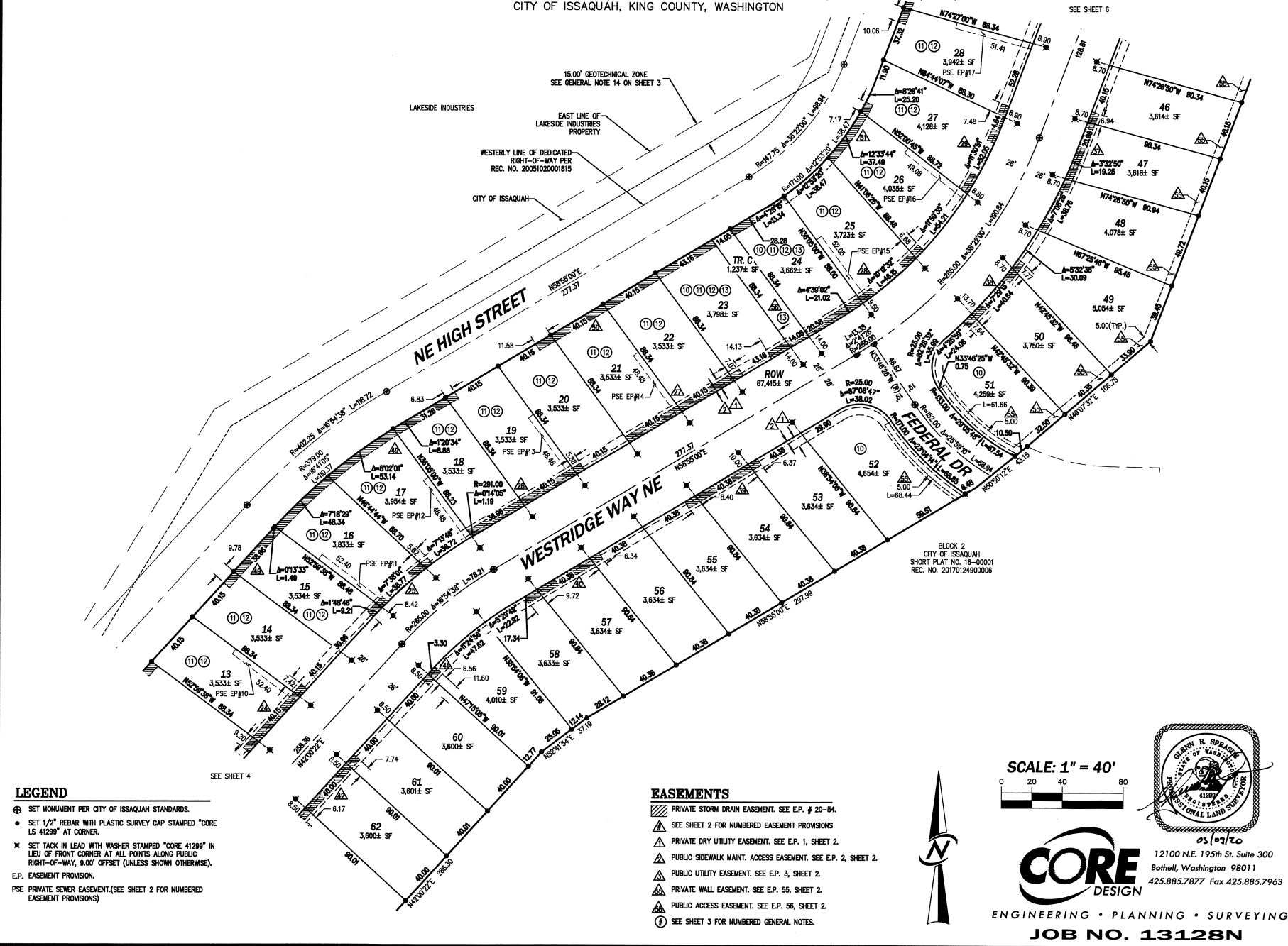


292 / 043

Westridge North at Issaquah Highlands

SHEET 5 OF 6

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



292 / 044

Westridge North at Issaquah Highlands

SHEET 6 OF 6

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

