Westridge North at Issaguah 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 ISSAGUAH, KING COUNTY, WASHINGTON

SHEET 1 OF 6

_ DAY OF Jaly

I HEREBY CERTIFY THAT ALL ASSESSMENTS AND DELINQUENT ASSESSMENTS FOR WHICH THE PROPERTY HEREIN DEDICATED FOR FUBLIC USE MAY BE LIABLE AS OF THE DATE OF CERTIFICATION HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED.

CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 27 DAY OF March

CITY OF ISSAQUAH FINANCE DEPARTMENT CERTIFICATE

ATTEST:

EXAMINED AND APPROVED THIS ______ DAY OF

KING COUNTY DEPARTMENT OF ASSESSMENTS EXAMINED AND APPROVED THIS 2/57 DAY OF _ Just

KING COUNTY FINANCE DIVISION CERTIFICATE

Sulu

TAX PARCEL NUMBER: 272406-9221

THIS 215+ DAY OF JULY

BASILE

AROL BY

LEGAL DESCRIPTION

RESTRICTIONS

RECORDING CERTIFICATE FILED FOR RECORD THIS 22 DAY OF AT PAGE 44 AT THE REQUEST OF:

MARY LOU PAULY

I AND DEVELOPMENT MANAGE

EXAMINED AND APPROVED THIS .

n	K I	ıır	A٠	ч	OI
~	-	1V		н	м,

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, AS OWNERS IN FEE SMPLE OF THE LAND HEREBY PLATTED, HERBEY DECLARE THIS PLAT AND DEDICATE FOR PUBLIC USE TO THE CITY OF ISSAGUAH ALL OF THOSE ROADS, ALLES, MOORBEST, LESSAGUSTS AND ROBITS OF WITH MICH ARE SOON HERDEN AS THE ROBIT TO MAKE CROSS ALLES AND ALLES

Further, we wave for ourselves, our heirs and assigns and any person or exitty deriving title from the undersioned, any and all claws for damages against the city of esagulah and its successors and assigns which may be occasioned to the adjacent lands of this subdivision by the establishment, construction, or maintenance of rodus and/or drainage systems within this subdivision.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS

WESTRIDGE-ISSAQUAH II, L.P. A DELAWARE LIMITED PARTNERSHIP

BY: BP-HS LAND VENTURE III GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: BP-HS LAND VENTURE III LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS: SOLE MEMBER

HEARTHSTONE PROFESSIONALS - PI, L.P., A DELAWARE LIMITED PARTNERSHIP

STEVEN C. PORATH

STATE OF CALIFORNIA

COUNTY OF LOS Angeles

ON MARL 42020 BEFORE ME, KAREN SHORMACK , NOTARY PUBLIC, PERSONALLY

APPEARED Steven C. Poes + 14. WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE DECLIFED THE SAME IN HIS/HER JUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT THE PERSON, OR

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: Karen Stonbeck



SURVEYOR'S CERTIFICATE

I HERBY CERTIFY THAT THIS FINAL PLAT OF WESTRIDGE NORTH AT ISSAQUAH HIGHLANDS, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAS, WAR, THAT ALL COURSES AND DISTANCES, NOLUDION THE LOCATION OF CRITICAL AREA BOUNDAMES, ARE SHOWN CORRECTLY HERBON, THAT THE MONUMENTS WILL BE ST AND THE LOT AND TRACT CORNERS WILL BE STAYED CORRECTLY ON THE GROUND ACCOUNTED WITH THE PROVISIONS OF THE PATTING REQUIRED.

GLENN R. SPRAGUE PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 41299
STATE OF WASHINGTON
GXS@COREDESIGNINC.COM

THIS ITEM HAS BEEN INTENTIONALLY DELETED.

THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED

TECLARATION FO COVENANTS OF COOPERATION* AS DISCLOSED BY INSTRUMENT RECORDED UNDER

RCC. NO. 9512201313 AND AS AMENDED UNDER REC. NO.S. 9609191192 AND 9705161550.

HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL PROPERTY OF COLLECTION ON THAT ALL SPECIAL ASSESSMENTS CERTIFIED OF IMPORTED FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLES OF THE NAY OF PUBLIC USE ARE PAID IN FULL.

BLOCK 3, SHORT PLAT NO. SP16-00001, RECORDED JANUARY 24, 2017, UNDER RECORDING NUMBER 20170124900006, RECORDS OF KING COUNTY, WASHINGTON.

RCL. INC. STALEASTAND AND AS AMERICAED UNDER RCL. NO.3. 9009191192 AND 9703191959.

IN SSTE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT. BY THE ADDITION OF THE ADDITION

2020 AT 9: 151 IN BOOK 292 OF Plats

COLINTY ALIDITOR

RCC. NO'S. 980919194, 9705181550 AND 200001310001567.

THIS STE IS SUBJECT TO THE TERMS, PROVISIONS, AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "UTILITY EASEMENT AGREEMENT" RECORDED UNDER REC. NO. 9912201318, AND AS MENDED UNDER REC. NO'S. 9609191191 AND 9705161550.

THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED. MEMORANDUM OF AGREEMENT" RECORDED UNDER REC. NO. 9606180756 AND AS AMENDED UNDER

- This site is subject to the terms and provisions contained in the document entitled "Memorandian of Grand Ridge Annexation and development agreement" as discosed by instrument recording no. 9606251228 and as amended. (Blanket in Nature).
 This site is subject to the terms and provisions contained in the document entitled.
- DECLARATION OF UTILITY EASEMENTS" RECORDED UNDER REC. NO. 9710091549, AND AS AMENDED UNDER REC. NO. 891001649. AND AS AMENDED UNDER REC. NO. 891001649. AND AS AMENDED HIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN
- THIS STIE IS SUBJECT TO AN EASUMENT, OVERWARD, CONTINUED AND RESIDENTIAN AS CONTINUED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) NO. LLA 02-001-IH, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20020321900005. THIS STIE IS SUBJECT TO AN EASUMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN,
- MISS SILE IS SUBJECT TO AN EASEMENT, MICLUPING THE THINGS AND PROVISIONS CONTAINED THEREN, RECORDED UNDER REC. NO. 2005044003916, (LAMKET IN MATURE)
 MISS SITE IS SUBJECT TO AN EASEMENT, MICLUPING THE TERMS AND PROVISIONS THEREIN CONTAINED, RECORDED UNDER REC. NO. 2005054000446.
 FIG. TIEM HAS BEEN INTENTIONALLY DELETED.
 MISS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED
- 12. THIS STE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DECLARATION OF COMEMINAT TO SHARE COSTS (AREA 4 ISSAQUIA HIGHARDS) INSTRUMENT RECORDED UNDER RECORDING NO. 20020520001675. ((BLANKET IN NATURE)

 3. THIS STE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WATER ENU ASSIGNMENT" AS DISCLOSED BY INSTRUMENT RECORDED WHOSE RECORDING NO. 20020520001678.
- (BLANKET IN NATURE)

 14. THIS STE IS SUBJECT TO THE TERMS AND PROVISIONS OF A PUBLIC UTILITY EASEMENT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030620000131. (INSUFFICIENT LEGAL DESCRIPTION
- BY INSTRUMENT RECORDED UNDER RECORDING NO. 2000/2007/01/11, (INSUFFICIENT LEGAL DESCRIPTION TO DEPICE ON THIS SURVEY, TESTES, COMPONING NO RESPRICTIONS ACCONTANGED IN RECORDED LOT LIVE AUXISTRATIT (BOUNDARY LINE ERVISION) NO. LIA 03-00914, AS DISCLOSED BY INSTRUMENT RECORDED LOT LIVE AUXISTRATIT (BOUNDARY LINE ERVISION) NO. LIA 03-00914, AS DISCLOSED BY INSTRUMENT RECORDED LINES RECORDING NO. 2000/2003/20014, OH THE TRIBLY AND PROVISIONS CONTAINED IN THE DOLUMENT ENTITLED AFFIDIATY OF WINDOWN CORRECTION OF SURVEY AS DISCLOSED BY INSTRUMENT RECORDED LINES C. 2000/2003/2001499 OF OFFICIAL RECORDS.

 16. THIS SITE IS SUSCIENT TO THE TENIS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED WATER REVI ASSIGNMENT AS DISCLOSED BY INSTRUMENT RECORDED LINES RECORDING NO. 2000/2004/200144.
- (BLANKET IN NATURE)
 THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED
 "CERTIFICATE OF MATER AVAILABILITY" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING
- "CERTIFICATE OF WAITER AVAILABILITY" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 2004/09000127, (BLAINET IN NATURE)

 18. THIS STE IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF, RECORDED MAY 29, 2012 UNDER REC. NO. 2013/03001392 (SPONNH HEREON)

 19. STE IS SUBJECT TO A DEED OF TRUIST, RECORDED LINDER REC. NO. 2013/018000933 (NOTED HERE.)

 2. THIS STEE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED

 "COVEMANT FOR COMMAINITY FOR ISSAGUANH HIGHLANDS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDED MADER RECORDED TO THE COMMENT OF THE COMMENT OF THE COMMENT OF THE COMMENT RECORDED UNDER RECORDED MADER PROVISIONER NO. 2013/0900929 AND AND ADDRESS PROVISIONER RECORDED UNDER RECORDED MADER STATEMENT RECORDED THE STATEMEN
- UNDER RECORDING NO. 2013041200/2022 AND AS MODIFIED BY INSTRUMEN RECORDED VIDEOR RECORDING NO. 20130148000305. (BLANCET IN NATURE)

 21. THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS AS DISLOCIOED BY INSTRUMENT RECORDED VIDEOR RECORDED VIDEOR TO. 20131213000655 AND AMERICANDITIS
- THERETO. (BLANKET IN NATURE)
 THIS STEE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED
 TECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT FOR HIGH STREET CENTER AT ISSAQUAH HIGHLANDS" RECORDED DECEMBER 27, 2013 AS RECORDING NO. 20131227001074 OF OFFICIAL RECORDS, GLANKET IN NATURE)

 23. THIS STIE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN
- RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) NO. LLA14-00002, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20140604900004.

 24. THIS STIE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "QUIT
- CLAIM DEED CONVEYING TRANSFERABLE DEVELOPMENT RIGHTS (TIDRS) AND TOR EXTINGUISHMENT DOCUMENT RECORDED AUGUST 5, 2014 AS RECORDING NO. 20140805000941 OF OFFICIAL RECORDS. 25. THIS ITEM HAS BEEN INTENTIONALLY DELETED. 25. THIS ITEM HAS BEEN INTENTIONALLY DELETED. 26. SITE IS SUBJECT TO TENINS, COVENANTS, CONDITIONS OR EASEMENTS, RECORDED UNDER REC. NO.
- 2016 33 5000674 (NOTED HERE)

 27. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED ACCESS AND UTILITIES EASEMENT AGREEMENT" RECORDED UNDER REC. NO.
- 20161207001288 OF OFFICIAL RECORDS. (NOTED HERE)

 28. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ACCESS AND UTILITIES EASEMENT
- AGREDIENT RECORDED DECEMBER 7, 2016 AS 2016/207001289 OF OFFICIAL RECORDS, OFFICE HERE)

 29. THIS SITE IS SUBJECT TO TERMS AND PROVISIONS, RECORDED UNDER REC. NO. 2016/209000170
- (NOTED HERE)

 30. THIS SITE IS SUBJECT TO TERMS, COVENANTS, CONDITIONS, RESTRICTIONS OR EASEMENTS, CITY OF
- 30. HIS SITE IS SUBJECT TO TERMS, COVENITYS, CONDITIONS, RESTRICTIONS OR EXSEMENTS, GTY OF
 SSAQUALS HORT PLAT SHIF-LOOM RECORDED LIBER REC. NO. 2017/014000008 (NOTED HERE)
 31. HIS SITE IS SUBJECT TO UNRECORDED LIBERSHOLDS, F. AMY, RIGHTS OF VENDORS AND SCOURTY
 AGREMENT ON PERSONAL, PROPERTY AND RIGHTS OF TEMANTS, AND SCURRD PARTIES TO RELOVE
 TRADE FIXTURES AT THE EXPIRATION OF THE TERM.
 21. HIS STEE IS SUBJECT TO AN EXEMENT, NICLUING THE TERMS AND PROVISION STHEEM CONTAINED,
 RECORDED UNDER REC. NO. 2017/0818000448. (NOTED HERE)
 33. HE TERMS AND PROVISIONS CONTAINED IN THE COULEMENT ENTITLED "MEMORANDIAL OF OPTION AND
 DEVELOPMENT AGREEMENT" RECORDED DECEMBER 27, 2018 AS RECORDING NO. 2018/12/27000745 OF
 DEPOLAL BETCH.

- 34. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONSTRUCTION LICENSE AND INDEMNITY AGREEMENT" RECORDED DECEMBER 27, 2018 AS RECORDING NO. 20181227000746 OF
- OFFICIAL RECORDS.

 OFFICIAL RECORDS.

 OFFICIAL RECORDS.

 THIS STE IS SUBJECT TO AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREIN CONTAINED, RECORDED UNDER REC. NO. 201907250000827. (NOTED HERE)

TITLE NOTE: THIS SITE IS SUBJECT TO AN EASEMENT AMENDMENT AND INDEMNIFICATION AS DISCUSSED BY INSTRUMENT RECORDED UNDER RECORDION ON A 2020/03/2001914, RECORDS OF KING COUNTY, WASHINGTON. SAID INSTRUMENT RELEASED THAT PORTION OF UTILITY EASEMENT RCC. NO. 2020/26160/00844, AS NOTED IN PARAGRAPH 7 ABOVE, UPON THE SUBJECT PROPERTY.





12100 N.E. 195th St. Suite 300 Bothell, Washington 98011 425.885.7877 Fax 425.885.7963

ENGINEERING . PLANNING . SURVEYING

PERMIT # FP19-00001

JOB NO. 13128N

Westridge North at Issaguah 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.,

SHEET 2 OF 6

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

EASEMENT PROVISIONS

- A PRIVATE DRY UTILITY ESCALARIT IS HERBEY RESERVED FOR AND GRAVIET TO PLUGET SOUND EMERY, CONTINEY LINK, HIST, CONCAST, FOLYDOW MH, LL CA, I AURED LINGED LINGED AND UPON THE EXTERIOR TOO FEET, UNLESS SHOWN OTHERWISE, PARALLEL WITH AND AURONNE THE PUBLIC STREET FRONTAGE, ALLEY AND WOOMER OF LOTS IT THROUGH T.2, (NOT INCLUDEN ANY PROVINCE ON NE HIGH STREET FOR LOTS B TROUGH 36 AND TRACTS A MAD E). AND TRACTS B, C, D, F, G, AND H AS SHOWN HEREON. FURTHER EASEMENTS ARE RESERVED OVER THROUGH 36 AND TRACTS A MAD E). AND TRACTS AND REAL BY FOLITIES ("WALL ESSENSITS") AND ADMINISTRATION OF FURTHER EASEMENTS AND REAL BY FOLITIES ("WALL ESSENSITS") AND EASEMENT AND TRACTS B.C. TO THE FOLITIES CHARLES AND TRACTS AND TRACTS B.C. TO THE FOLITIES CHARLES AND TRACTS AND TRACTS B.C. TO THE FOLITIES CHARLES AND ADDITION OF WALL ESSENSITS WILL BE STANDED FOR THE UTILITY'S MILLIF STRUCK TO THE FOLITIES THE EASEMENTS ARE RESERVED AND GRAVIETD IN ORDER TO INSTALL LAY, CONSTRUCT, INSTALLATION OF THE FACILITIES. THE EASEMENTS ARE RESERVED AND GRAVITED IN ORDER TO INSTALL LAY, CONSTRUCT, WHITE HEAD THE CONTROL OF THE FOLITIES CHARLES AND ADDITIONS AND THE TRACTS AND THE ADDITION OF WALL ESSENSITS AND THE ADDITION OF THE FACILITY OF THE FOLITIES CHARLES AND THE CONTROL OF THE FACILITY OF THE FOLITION OF THE FACILITY OF THE FOLITION OF THE FACILITY OF THE FOLITION OF THE FACILITY OF TH A PRIVATE DRY UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, CENTURY LINK, HFN,
- A NON-EXCLUSIVE PUBLIC SDEWALK MAINTENANCE ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRAWIED TO THE CITY OF ISSAQUAH OVER, LUDGER AND UPON A 2.00 FOOT WISE STREP OF PRIVATE LAND LIVING PARALLEL WITH AND ADJACENT TO THE PUBLIC STREET TROMTAGE OF ALL LOTS AND TRACTS WHITH THE PART, EXCEPT ONLY AS SHOWN FOR TRACT E AND EXCEPT HOSE PORTIONS OF LOTS & THROUGH 30 AND TRACT A HAT ABUT NE HIGH STREET. THE SEASOMY IS FOR THE PURPOSE OF OTHER VACESS TO ANY PUBLIC IMPROVISATION WITH THE TRETO—FURLY AUGUST ADJACES TO ANY PUBLIC IMPROVISATION WITH THE POST OF THE CITY OF ISSAGUANT FOLLOWING ANY USE, THE CITY OF SHALL RESTORE THE EXEMINATION FOR PUBLIC AND THE PROPERTY OF SHALL RESTORE THE EXEMINATION FOR PUBLIC TO THE REGIONAL COLORITION.
- A PURIL UTILITY EASEMENT IS HERERY RESERVED FOR AND GRANTED TO THE CITY OF ISSAGLAM AND ITS SUCCESSORS AND ASSIGNS ONE, MIDER AND UPON TRACH HOT REP REPROSES OF A PURILE STROM WATER STETLE. HE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MANTAIN PUBLIC UTILITY MEROMEMENTS WITHIN THE LESSIBILITY REAS AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ROBINAL COMMITION RESULTION FROM THESE ACTIVITIES.
- 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, INDER AND UPON AS SHOWN ON LOT ISSEET 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
- 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
- 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
- 10. THE 4.00-FOOT WIDE PRIVATE SEWER FASEMENT AS SHOWN ON LOT 13 IS FOR THE BENEFIT OF LOT 14. THE OWNERS OF
- 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 BENEFIED 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
- 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
- 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 SEMER 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 RENEFIT 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
- 19. THE 4.00-FOOT WIDE PRIVATE SEWER FASEMENT 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
- 20. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN FASEMENT AS SHOWN ON LOTS 1 THROUGH 3 IS FOR THE BENEFIT OF LOTS: AND 3. THE OWNERS OF SAID BENEFIED 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 RENFEIT OF LOTS 4 AND 5. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF 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 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 RENEFIT OF LOTS 10, AND 11. THE OWNERS OF SAID RENEFITED 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 RENEET OF USE.
- 25. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN FASEMENT 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 STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE. 26. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN FASSMENT AS SHOWN ON LOTS 18 THROUGH 20 IS FOR THE RENEFIT OF LOTS
- THE SOUTHOF THE DWINERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF 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 SAD 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 28 IS FOR THE BENEFIT OF TRACT C AND LOTS 24 THROUGH AND 28. THE OWNERS OF SAID BENEFIED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY HEY 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 SHORD BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACULTY 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 31. THE OWNERS OF SAID BENEFIED 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 36 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 EMERIT 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 FASEMENT 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 DRAFT PACILITY THEY THAN THE BENEFIT OF USE.
- 37. THE 5.00 FOOT WIDE PRIVATE STORM DRAIN FASEMENT AS SHOWN ON LOTS 46 THROUGH 48 IS FOR THE RENEFIT OF LOTS THE SUO FOUT MUE PRIVALE STUMM DRAIN EASEMENT AS SHOWN ON LOTS 40 THROUGH 40 IS FOR THE BENEFIT OF LO 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 SAB EINEFITED 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 CHMERS OF SAD REPRITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY FAILY 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 SAB DENETIED 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 SHOUD BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACULTY THEY HAVE THE EMERTH 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 G IS FOR THE BENEFIT OF LOTS 64 AND 66. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORT
- 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 RENEFIT 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 TO 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 EASEMENT AS SHOWN ON LOTS 1 THROUGH 8 IS FOR THE BENEFIT OF LOTS 1 THROUGH 9. THE OWNERS OF SAND BENEFITED INTO 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 RENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE RENEET OF LISE
- 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 ON FOOT WIDE DRIVATE STORM ORAIN EASEMENT AS SHOWN ON LOTS 26 THROUGH 27 IS FOR THE RENEET 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 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 THAT PORTION OF THE STORM DRAIN FACILITY THEY MAKE THE BENEFIT OF LOT SHALL BE.
- 54. THE 5.00 FOOT MIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 34 THROUGH 36 IS FOR THE BENEFIT OF LOTS 33 THROUGH 36. THE OWNERS OF SHID 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 FACUITIES UPON LOTS 33 THROUGH 36, LOTS 37 THROUGH 44, 67, TRACT H, AND LOTS 54 THROUGH 44, 67, TRACT H, AND LOTS 54 THROUGH 42, ARE FOR THE BENEFIT OF SAID LOTS. THE OWNERS OF SAID MARKET HE SAID HAND THE S
- 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 EASSMENT SHOWN ON TRACT F IS HEREBY RESERVED FOR AND GRANTED TO ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION. SAD ONDOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR INSURING THAT THE AREA WITHIN THE SIGHT DISTANCE EASIGNETY SHALL BE KEPT CLEAR OF ANY DISTRICTION STORY TO FET OF THE GROUND.
- 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.



DESIGN ENGINEERING . PLANNING . SURVEYING

JOB NO. 13128N

OVERVIEW

SCALE: 1" = 200'

Westridge North at Issaguah Highlands A PORTION OF THE NW 1/4 OF THE NE 1/4, SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

SHEET 3 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

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY CHARAMITE NO. N.S.7-37420-WAI, DATED MARCH 9, 2220. IN PREPARING THIS MAP, CORE DESION AWARE OF MAY THE ESCRIB THE SEARCH NOT IS CODE DESION AWARE OF MAY THE ISSUES AFFECTIVE THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCE DISTST AMERICAN CHARAMITE. COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESION LAWS RELET THE MAP'S ACCURACY AND COMPACTEDESS TO THAT EXTENT.

0 111 DIOTANIOSO 105 IN SEET

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. CLOSINGE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAS 223-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT THAS BEEN MANITAMED IN ADJUSTMENT ACCROINGE TO MANUFACTURERS'S SPECIFICATIONS WITHIN ONE YEAR OF THE DATE OF THIS SURVEY.

REFERENCES

1 ISSACIJAH RI A NO. I LA14-00002. RECORDED LINDER RECORDING NUMBER 20140804900004

BASIS OF BEARINGS

N88'02'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24N-6E PER THE FINAL PLAT OF ISSAOUAH HIGHLANDS WEST 45, REC. NO. 20060619000212. IN KING COUNTY, WASHINGTON.

N8873/00°W 2638.09 N8873/00°W 2638.09 N8873/00°W 2688.56 N8873/00°W 2688.56 N8975/46°E 2721.66 SCALE: 1" = 10000'

500 1000

SECTION SUBDIVISION

PER REFERENCE 1

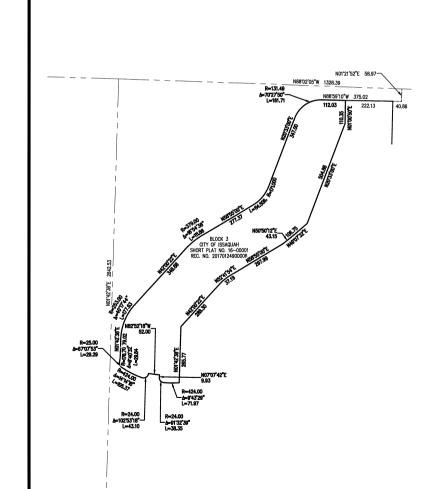
GENERAL NOTES

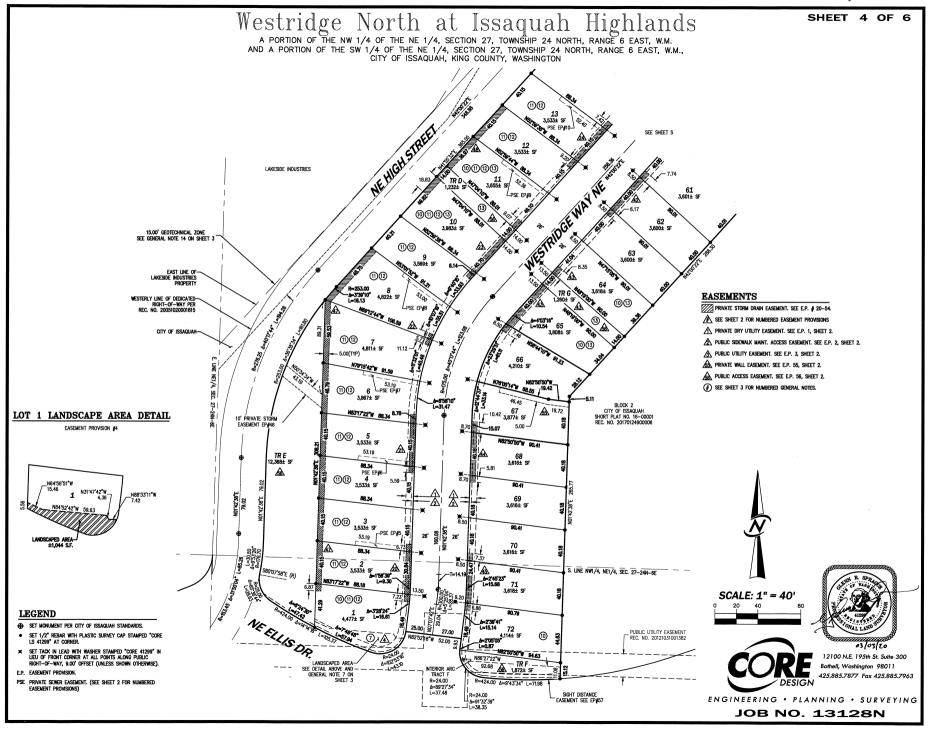
- UNLESS SPECFICALLY DESCRIBED IN THE EASEMENT PROMSIONS, ALL PRIVATE UTILITY STUB OUTS AND EASEMENTS AS SHOWN HEREON, STALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNERS AND/OR ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION.
- NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR THE TELEPHONE, CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION USES SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNIVESS THE SAME SHALL BE UNDERGROUND ON IN COMPUT ATTACHED TO A
- 3. TRACTS A AND E ARE HEREBY CONVEYED THE ISSAGUAH HIGHLANDS COMMUNITY ASSOCIATION (HCA) UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, UPULLO AND/OR PRIVATE UTILITIES. THE ISSAGUAH HIGHLANDS COMMINITY ASSOCIATION (HCA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE, ACCESS FAGILITIES AND PRIVATE UTILITIES WITHIN SAID TRACTS.
- 4. TRACTS B. C. D. AND G. ARE HERBEY CONVENDS TO THE ISSAULAH HIGHLANDS COMMUNITY ASSOCIATION (HICK) HIGH THE REPORTING TO THE HAM. PLAT FOR THE PURPORES OF PREN PACE, PUBLIC FEDERITAM ACCESS AND PRIVATE UILLINES. THE ISSAULAH HIGHLANDS COMMUNITY ASSOCIATION (HICK) SPALL SE RESPONSIBLE FOR THE MANTENANCE OF THE OPEN SPACE, ACCESS FACILITIES AND PRIVATE LILITIES WITHIN SAID TRACTS. NO STRUCTURES STALL SE ALLERED TO SE RILLI TIENNS AND TRACTS.
- . Tract f is hereby conveyed to the issaquah highlands community association (hca) upon the recording of this final plat for the purpose of open space. The issaquah highlands community association (hca) shall be responsible for the maintenance of the open space within said tract.
- B. TRACT H IS LEGENY CONVEYED TO THE ISSAULAH HIGHLANDS COMMUNITY ASSOCIATION (HICA) UPON THE RECORDING OF THIS FIRM, PLAT FOR THE REPORCE OF PIPM 5 PACEDE, PIBMED ACCESS AND PUBLIC AND PRIVATE UILITIES. THE CITY OF ISSAULAH SHALL BE RESPONSIBLE FOR THE MANITEMANCE OF THE PUBLIC UILITIES WITHEN SOOT THACT. THE ISSAULAH HIGHLANDS COMMUNITY ASSOCIATION (HICA) SHALL BE RESPONSIBLE FOR THE MANITEMANCE OF THE ADDRESS FACILITIES AND AUSSICATION WHITH SHOT TRACT UNLESS THE TRACT IS DESCRICTED THE CITY OF ISSAULAH AS
- THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE, FEPRAR AND/OR REPLACEMENT OF THE LANDSCAPED AREA UPON LOT 1 LYING ADJACENT TO N.E. ELIS DRIVE, AS SHOWN ON SHEET 4.
- 8. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION WAS CREATED ON APRIL 24, 1997.
- 9. THE TRAIL ALLOWARD'S IN TRACTS D. MIG. C MUST BE SO THAT THERE IS A DIRECT, CLEAR, AND VISUALLY COMMETCED TRAIL RETWORK RETWERN BLOOZ AND THE HORS INSTELL MUST HAVE THAT MAY AND AND THE TRAIL IS AND ADDITIONAL OF THE TRAIL MOST ADDITIONAL OF THE TRAIL MOST ADDITIONAL OF THE TRAIL ADDITIONAL OF THE TRAIL
- 10. CORRECT LOTS, DEFINED AS LOTS EDUCACIT TO THE HITESCEPTION OF THO ROUSE, OF A ROAD AND THE HITESCEPTION OF THO ROUSE, OF A ROAD AND THE HITESCEPTION OF A ROAD THE HITESCEPTION THE ROAD, TREAT, OF PARK SIDE), INCLIDING PROTECTS AND/OR BRAINED DUT WINDOWS. THE ESSAQUAH HOLMONS ARC HAS PHYNEW ON SELECTION THE APPROPRIATE ARCHITECTURAL FEATURES SUCH AS A SIDE PORCH, ON THE FOLLOWING LOTS: 1, 10, 11, 23, 24, 30, 31, 36, 74, 44, 56, 58, 68, 68, AND 72.
- 11. WALLS ASSOCIATED WITH TOTS 1-36 (EINER IN LOT OR BETHER) THE LOT AND THE HIGH STREET MALLS AND THE HIGH STREET MALLS AND THE HIGH STREET MALLS AND THE PROPERTY LIVE ADJOINANCE HIGH STREET MALLS STRAIL OR THE ADDIT AND THE STREET MALLS AND THE MALLS A
- TO MINIMIZE THE AESTHETIC IMPACTS OF THE DEVELOPMENT, THE FOLLOWING SHALL BE INCORPORATED INTO THE BILLIAND 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 DIFFER FEATURES WILL BE PROVIDED. ARTICULATION WOULD INCORPORATE TERRING, BUILDING OFFSETS, AND/OR OTHER MEANS TO SOF
 - 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), PROSES, WALLS, SCREENS, HEDGES, WILL BE LIMITED TO 4 FEET IN HEIGHT. IF RETAINING WALLS ARE PROPOSED IN THE FUTURE, THE COMENIATION FOR FEATINING 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, MIGST SUBMET A GEOTECHNICAL SITON WITH THE STRUCTURES PERMIT FOR CONSTIDUCTION TO
 ASSESS POTBITIAL MAPICTS TO THE POSSBEE STEEP SLOPES PRESENT WITHIN THE ADJACKNY
 PROPERTY (WHILE THE PROPERTY CONTINUES TO BE USED FOR MINING) PER CONDITION OF APPROVAL
 #11 FOR PRELIMINARY PLAT PP17-00001.
- 15. A SCHOOL MITGATION PAYMENT IN THE AMOUNT OF ONE THOUSAND THREE HANDRED INNET! SX. AND MO/TOO DOLLARS. (\$1,369) PER SINGLE FAMILY OWNLING UNIT AND FIVE HANDRED SCHMITY THREE AND MO/TOO. (\$675) PER MAILTH-FAMILY UNLILING UNIT, SHALL BE BUDDING PERMIT FOR EACH DWILLING UNIT OF PLAT IS ISSUED. THIS COVERANT SHALL BE BINDING ONLY UPON ISSAQUAN SHOOL DISTRICT NO. AT HAN DIT BE DEVICEDER AND APPLICANT'S SYCOLOGY TO THIS FINAL FLAT, CITY FILE NO. FP 19-000007, AND THE DEVILOPER OR APPLICANT'S SOCCESSIONS AND ASSIGNS.



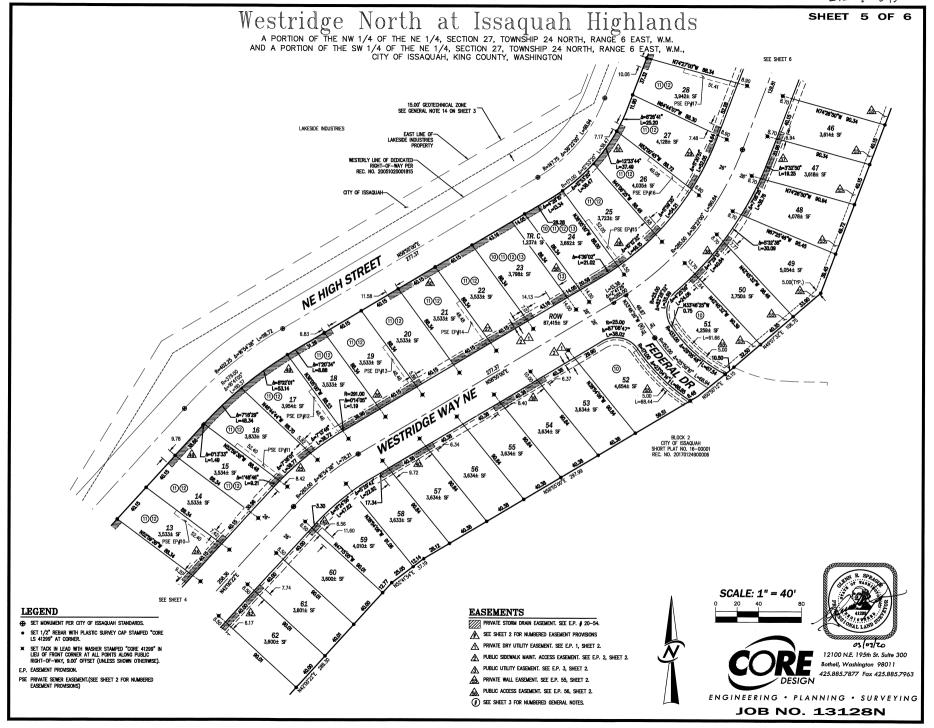
ENGINEERING . PLANNING . SURVEYING

JOB NO. 13128N

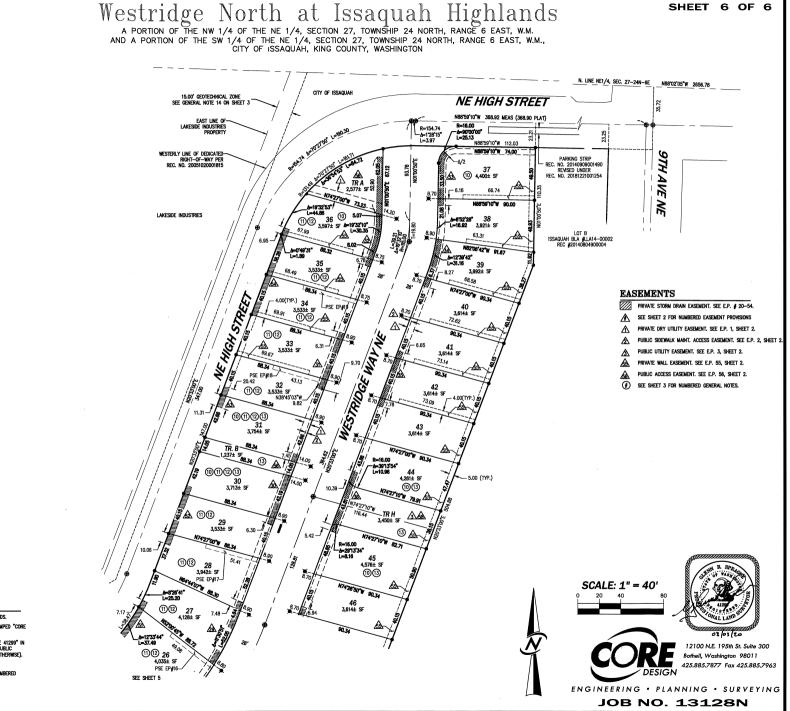




292 / 04



292 / 044



LEGEND

- SET MONUMENT PER CITY OF ISSAQUAH STANDARDS.
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE LS 41299" AT CORNER.
- M SET TACK IN LEAD WITH WASHER STAMPED "CORE 41299" IN LIEU OF FRONT CORNER AT ALL POINTS ALONG PUBLIC RIGHT-OF-WAY, 9.00' OFFSET (UNLESS SHOWN OTHERWISE).
- E.P. EASEMENT PROVISION.
- PSE PRIVATE SEWER EASEMENT.(SEE SHEET 2 FOR NUMBERED EASEMENT PROVISIONS)