

# Westridge South at Issaquah Highlands

SHEET 1 OF 5

A PORTION OF THE NW 1/4 OF THE SE 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

## 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.

WESTRIDGE-ISSAQUAH, LP  
A DELAWARE LIMITED PARTNERSHIP

BY: BP-HS LAND VENTURE GP, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
IT: GENERAL PARTNER

BY: BP-HS LAND VENTURE LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
IT: SOLE MEMBER

BY: HEARTHSTONE PROFESSIONALS - PI, L.P.  
A DELAWARE LIMITED PARTNERSHIP  
ITS: MANAGER

BY: STEVEN C. PORATH  
IT: AUTHORIZED PERSON

## ACKNOWLEDGEMENTS

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

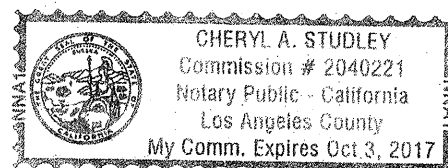
ON APRIL 25, 2017 BEFORE ME, CHERYL A. STUDLEY, NOTARY PUBLIC, PERSONALLY

APPEARED STEVEN C. PORATH 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 EXECUTED THE SAME IN HIS/HER AUTHORIZED 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.

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: Cheryl A. Studley



## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF WESTRIDGE SOUTH AT ISSAQUAH HIGHLANDS, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT ALL COURSES AND DISTANCES, INCLUDING THE LOCATION OF CRITICAL AREA BOUNDARIES, 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  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 41299  
STATE OF WASHINGTON

## CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 10<sup>th</sup> DAY OF May 20 17

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

EXAMINED AND APPROVED THIS 11<sup>th</sup> DAY OF May 20 17

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 12<sup>th</sup> DAY OF May 20 17

CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 12<sup>th</sup> DAY OF May 20 17

FRED J. BUTLER  
MAYOR, CITY OF ISSAQUAH

CLERK OF THE CITY OF ISSAQUAH

## KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 23<sup>RD</sup> DAY OF May 20 17

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

TAX PARCEL NUMBER: 272406-9219

## 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 23<sup>RD</sup> DAY OF May 20 17

MANAGER, FINANCE DIVISION

DEPUTY

## LEGAL DESCRIPTION

THAT PORTION OF LOT B, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER LLA14-00002, RECORDED IN VOLUME 313 OF SURVEYS, PAGES 10 THROUGH 13, INCLUSIVE, UNDER RECORDING NO. 20140804900004, RECORDS OF KING COUNTY, WASHINGTON LYING SOUTH OF THE SOUTHERLY RIGHT-OF-WAY MARGIN OF NE DISCOVERY DRIVE AS CONVEYED TO THE CITY OF ISSAQUAH BY DEED RECORDED UNDER RECORDING NO. 20140725000736, RECORDS OF KING COUNTY, WASHINGTON.

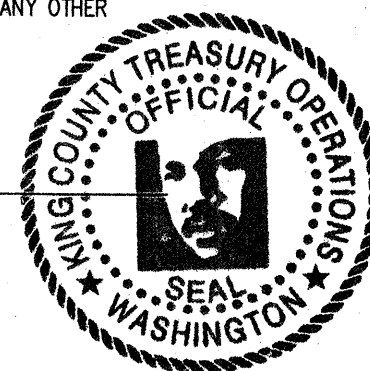
## RECORDING CERTIFICATE

FILED FOR RECORD THIS DAY OF 20 AT IN BOOK OF AT PAGE AT THE REQUEST OF:

COUNTY AUDITOR

## RESTRICTIONS

- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF GRAND RIDGE ANNEXATION AND DEVELOPMENT AGREEMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606251228 AND AS AMENDED. (BLANKET IN NATURE)
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A PUBLIC UTILITY EASEMENT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9710091549 AND AS AMENDED. (AS SHOWN HEREON)
- THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) NO. LLA 02-001-IH, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20020321900005.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A PUBLIC INFILTRATION EASEMENT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20020516000845. (AS SHOWN HEREON)
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A PUBLIC SUBSURFACE INFILTRATION SYSTEM EASEMENT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20020516000846. (AS SHOWN HEREON)
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RETAINED AND ASSIGNED UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20020520001673 AND AMENDMENTS THERETO. (BLANKET IN NATURE)
- 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. (BLANKET IN NATURE)
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WATER ERU ASSIGNMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20020520001678. (BLANKET IN NATURE)
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A PUBLIC UTILITY EASEMENT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030620001131. (INSUFFICIENT LEGAL DESCRIPTION TO DEPICT ON THIS SURVEY)
- THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) NO. LLA 03-009IH, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20031022900002, AND THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AFFIDAVIT OF MINOR CORRECTION OF SURVEY" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200603001409 OF OFFICIAL RECORDS.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WATER ERU ASSIGNMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20031024001414. (BLANKET IN NATURE)
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CERTIFICATE OF WATER AVAILABILITY" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040908001277. (BLANKET IN NATURE)
- THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20041222001652 AND AMENDMENTS THERETO. (BLANKET IN NATURE)
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20130412002092 AND AS MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20131018000936. (BLANKET IN NATURE)
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT OF WATER AVAILABILITY CERTIFICATE" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20131018000930. (BLANKET IN NATURE)
- THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20131213000853 AND AMENDMENTS THERETO. (BLANKET IN NATURE)
- THIS SITE 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. 20140804900004.
- THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20140821000921. (BLANKET IN NATURE)



CORE  
DESIGN

14711 N.E. 29th Pl. Suite 101  
Bellevue, Washington 98007  
425.885.7877 Fax 425.885.7963

ENGINEERING • PLANNING • SURVEYING

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RYENELL DAVID, PLAT  
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# Westridge South at Issaquah Highlands

A PORTION OF THE NW 1/4 OF THE SE 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 2 OF 5

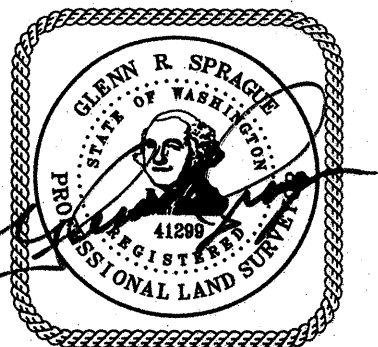
## EASEMENT PROVISIONS

1. A PRIVATE DRY UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, CENTURY LINK, COMCAST, POLYGON WLH, LLC (A LIMITED LIABILITY COMPANY), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10.00 FEET, UNLESS SHOWN OTHERWISE, PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE, ALLEY AND WOONERF OF LOTS 21 THROUGH 72, AND TRACTS B, D, E, F AND G AS SHOWN HEREON. TOGETHER WITH THE EXTERIOR 5.00 FEET, PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF LOTS 1 THROUGH 20, AND TRACT C. FURTHER EASEMENTS ARE RESERVED OVER PRIVATE LANDS FOR VAULTS, PEDESTALS AND RELATED FACILITIES ("VAULT EASEMENTS") ADJACENT TO THE SAID 5.00 AND 10.00 FOOT WIDE PRIVATE UTILITY EASEMENTS. THE ADDITIONAL 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 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 MAINTENANCE 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. 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 UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER AND UPON TRACTS A AND G FOR THE PURPOSES OF A PUBLIC WATER AND 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. THIS EASEMENT HAS BEEN INTENTIONALLY DELETED.
5. A PUBLIC WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER AND UPON TRACT F FOR THE PURPOSES OF WATER UTILITIES. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC UTILITY IMPROVEMENTS WITHIN THE EASEMENT AREA AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.
6. A 4.00 FOOT PUBLIC TRAIL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS FOR PUBLIC PEDESTRIAN PURPOSES OVER THE PUBLIC TRAIL, AS CONSTRUCTED, WITHIN THOSE PORTIONS OF TRACT A AND G AS APPROXIMATELY SHOWN HEREON.
7. THE PRIVATE SEWER EASEMENT OVER UNDER AND UPON TRACT D IS FOR THE BENEFIT OF LOTS 42, 43 AND 44. 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 PRIVATE SEWER EASEMENT OVER UNDER AND UPON TRACT E IS FOR THE BENEFIT OF LOTS 48 AND 49. 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 PRIVATE SEWER EASEMENT OVER UNDER AND UPON TRACT F IS FOR THE BENEFIT OF LOTS 64, 65, 66 AND 67. 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 10.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 2 AND 3 IS FOR THE BENEFIT OF LOTS 1 AND 2. 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.
11. THE 10.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 5 AND 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.
12. THE 10.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 8 THROUGH 10 IS FOR THE BENEFIT OF LOTS 7 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.
13. THE 10.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 11 THROUGH 13 IS FOR THE BENEFIT OF LOTS 12 THROUGH 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.
14. THE 10.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 15 AND 16 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.
15. THE 10.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 18 AND 19 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.
16. THE 10.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 22 THROUGH 24 IS FOR THE BENEFIT OF LOTS 21 THROUGH 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.
17. THE 10.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 26 AND 27 IS FOR THE BENEFIT OF LOTS 25 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.
18. THE 10.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 29 AND 30 IS FOR THE BENEFIT OF LOTS 28 AND 29. 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.
19. THE 10.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 32 AND 33 IS FOR THE BENEFIT OF LOTS 31 AND 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.
20. THE 10.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOT 34 IS FOR THE BENEFIT OF LOT 35. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
21. THE 10.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 36 AND 37 IS FOR THE BENEFIT OF LOTS 37 AND 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.

22. THE 10.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 39 AND 40 IS FOR THE BENEFIT OF LOTS 40 AND 41. 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.
23. THE 10.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 43 THROUGH 45 IS FOR THE BENEFIT OF LOTS 42 THROUGH 44. 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 10.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 47 AND 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.
25. THE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOT 50 IS FOR THE BENEFIT OF LOT 49. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
26. THE 7.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON TRACT E IS FOR THE BENEFIT OF LOT 49. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
27. THE 10.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOT 51 IS FOR THE BENEFIT OF LOT 50. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
28. THE 10.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOT 52 IS FOR THE BENEFIT OF LOT 53. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
29. THE 10.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 54 THROUGH 56 IS FOR THE BENEFIT OF LOTS 55 THROUGH 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.
30. THE 10.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 58 AND 59 IS FOR THE BENEFIT OF LOTS 59 AND 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. T
31. HE 10.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 61 AND 62 IS FOR THE BENEFIT OF LOTS 62 AND 63. 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 10.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOT 65 IS FOR THE BENEFIT OF LOT 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.
33. THE 7.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON TRACT F IS FOR THE BENEFIT OF LOT 65 AND 66. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
34. THE 10.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 70 THROUGH 72 IS FOR THE BENEFIT OF LOTS 71 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.
35. THE 5.00 FOOT WIDE PRIVATE WATER EASEMENT AS SHOWN ON LOTS 43 THROUGH 45 IS FOR THE BENEFIT OF LOTS 42 THROUGH 44. 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 WATER EASEMENT AS SHOWN ON LOT 48 IS FOR THE BENEFIT OF LOT 49. 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 WATER EASEMENT AS SHOWN ON LOTS 66 AND 67 IS FOR THE BENEFIT OF LOTS 65 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.
38. THE SITE DISTANCE EASEMENTS SHOWN ON LOTS 1, 72 AND TRACTS B AND C ARE HEREBY RESERVED FOR AND GRANTED TO ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION. SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR INSURING THAT THE AREA WITHIN THE SIGHT DISTANCE EASEMENT SHALL BE KEPT CLEAR OF ANY OBSTRUCTION FROM 3 TO 8 FEET OFF THE GROUND.
39. A PRIVATE WALL EASEMENT OVER THE WALLS, GEOGRID AND WALL DRAINAGE FACILITIES UPON LOTS 1, 20, 23, 24, 25, 26, 34, 35 AND 55 THROUGH 64 IS FOR THE BENEFIT OF SAID LOTS AND UPON TRACT A AND LOTS 21 THROUGH 41 FOR THE BENEFIT OF SAID LOTS. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE WALLS, GEOGRID 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. 20131227001074.
40. A PUBLIC ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON TRACTS D, E AND F FOR THE PURPOSES OF PUBLIC ACCESS.

## GENERAL NOTES

1. A SCHOOL MITIGATION PAYMENT IN THE AMOUNT OF ONE THOUSAND THREE HUNDRED NINETY SIX AND NO/100 DOLLARS (\$1,396) PER SINGLE FAMILY DWELLING UNITY, OR FIVE HUNDRED SEVENTY THREE AND NO/100 DOLLARS (\$573) PER MULTI-FAMILY DWELLING UNIT, SHALL BE PAID TO ISSAQUAH SCHOOL DISTRICT NO. 411 AT THE TIME THE BUILDING PERMIT FOR EACH DWELLING UNIT IN THE PLAT IS ISSUED PER INSTRUMENT RECORDED UNDER RECORDING NUMBER 9508160202.
2. 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.
3. 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.
4. 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.
5. TRACT A IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, PRIVATE UTILITIES, PUBLIC PEDESTRIAN ACCESS AND CRITICAL AREA (STEEP SLOPE). THE IHCA SHALL HAVE THE RIGHT TO ALLOCATE MAINTENANCE COSTS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HIGH STREET CENTER AT ISSAQUAH HIGHLANDS UNDER REC. NO. 20131227001074.
6. TRACT B IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, PUBLIC 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, RESTRICTIONS AND EASEMENTS FOR HIGH STREET CENTER AT ISSAQUAH HIGHLANDS UNDER REC. NO. 20131227001074.
7. TRACT C IS HEREBY CONVEYED TO THE CITY OF ISSAQUAH UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, RECREATION, PUBLIC AND/OR PRIVATE UTILITIES, AND PUBLIC PEDESTRIAN ACCESS. THE CITY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM VAULT AND PUBLIC UTILITIES WITHIN SAID TRACT. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE, RECREATION AND ACCESS FACILITIES AND PRIVATE UTILITIES WITHIN SAID TRACT.
8. TRACT D IS A JOINT USE DRIVEWAY TRACT FOR THE PURPOSE OF PRIVATE ACCESS AND PRIVATE UTILITIES FOR THE BENEFIT OF THE OWNERS OF LOTS 42, 43 AND 44 AND PUBLIC ACCESS. THE OWNERS OF LOTS 42, 43 AND 44 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC AND PRIVATE ACCESS FACILITIES, PRIVATE UTILITIES AND LANDSCAPING WITHIN SAID TRACT. STREET TREES AND LANDSCAPING WITHIN THE TRACT CANNOT BE REMOVED OR ALTERED WITHOUT WRITTEN APPROVAL FROM THE CITY OF ISSAQUAH. OWNERSHIP OF SAID LOTS 42, 43 AND 44 IS INTENDED TO INCLUDE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT D AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT UNLESS STATED OTHERWISE HEREIN. CONVEYANCE OF SAID LOTS 42, 43 AND 44 MUST INCLUDE AN EQUAL AND UNDIVIDED INTEREST IN SAID TRACT D.
9. TRACT E IS A JOINT USE DRIVEWAY TRACT FOR THE PURPOSES OF PRIVATE ACCESS AND PRIVATE UTILITIES FOR THE BENEFIT OF THE OWNERS OF LOTS 48 AND 49 AND PUBLIC ACCESS. THE OWNERS OF LOTS 48 AND 49 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC AND PRIVATE ACCESS FACILITIES, PRIVATE UTILITIES AND LANDSCAPING WITHIN SAID TRACT. STREET TREES AND LANDSCAPING WITHIN THE TRACT CANNOT BE REMOVED OR ALTERED WITHOUT WRITTEN APPROVAL FROM THE CITY OF ISSAQUAH. OWNERSHIP OF SAID LOTS 48 AND 49 IS INTENDED TO INCLUDE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT E AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT UNLESS STATED OTHERWISE HEREIN. CONVEYANCE OF SAID LOTS 48 AND 49 MUST INCLUDE AN EQUAL AND UNDIVIDED INTEREST IN SAID TRACT E.
10. TRACT F IS A JOINT USE DRIVEWAY TRACT FOR THE PURPOSES OF PRIVATE ACCESS AND PRIVATE UTILITIES FOR THE BENEFIT OF THE OWNERS OF LOTS 65, 66, AND 67 AND PUBLIC ACCESS. THE OWNERS OF LOTS 65, 66, AND 67 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC AND PRIVATE ACCESS FACILITIES, PRIVATE UTILITIES AND LANDSCAPING WITHIN SAID TRACT. STREET TREES AND LANDSCAPING WITHIN THE TRACT CANNOT BE REMOVED OR ALTERED WITHOUT WRITTEN APPROVAL FROM THE CITY OF ISSAQUAH. OWNERSHIP OF SAID LOTS 65, 66, AND 67 IS INTENDED TO INCLUDE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT F AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT UNLESS STATED OTHERWISE HEREIN. CONVEYANCE OF SAID LOTS 65, 66 AND 67 MUST INCLUDE AN EQUAL AND UNDIVIDED INTEREST IN SAID TRACT F.
11. TRACT G IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, PUBLIC AND PRIVATE UTILITIES AND PUBLIC PEDESTRIAN ACCESS. THE IHCA SHALL HAVE THE RIGHT TO ALLOCATE MAINTENANCE COSTS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HIGH STREET CENTER AT ISSAQUAH HIGHLANDS UNDER REC. NO. 20131227001074.



**CORE**  
DESIGN

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JOB NO. 13128S

PERMIT # FP16-00004

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Bellevue, Washington 98007  
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# Westridge South at Issaquah Highlands

A PORTION OF THE NW 1/4 OF THE SE 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 GUARANTEE NO. 2771606, THIRD REPORT DATED MARCH 31, 2017. 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 SOKKIA 5 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

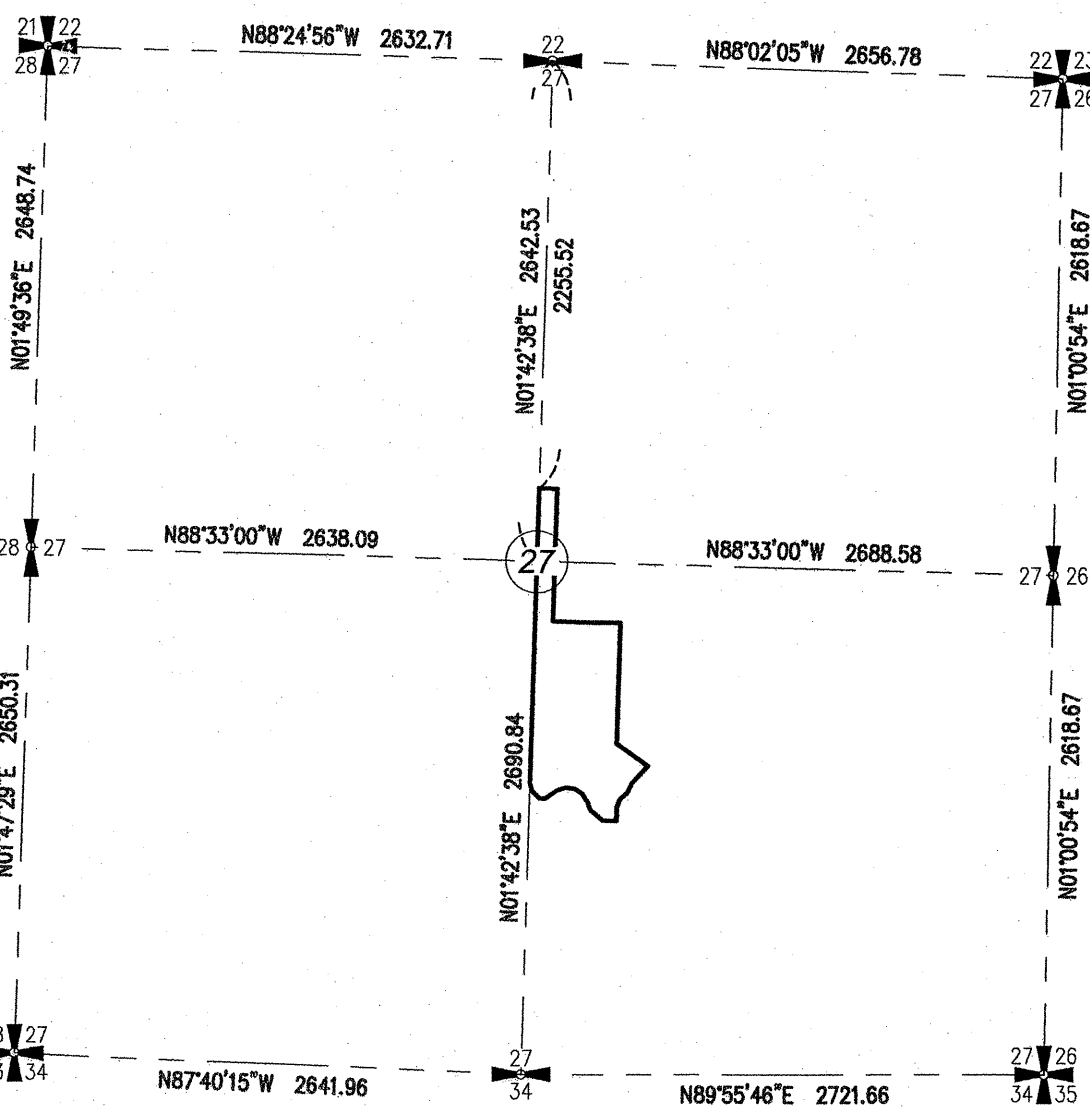
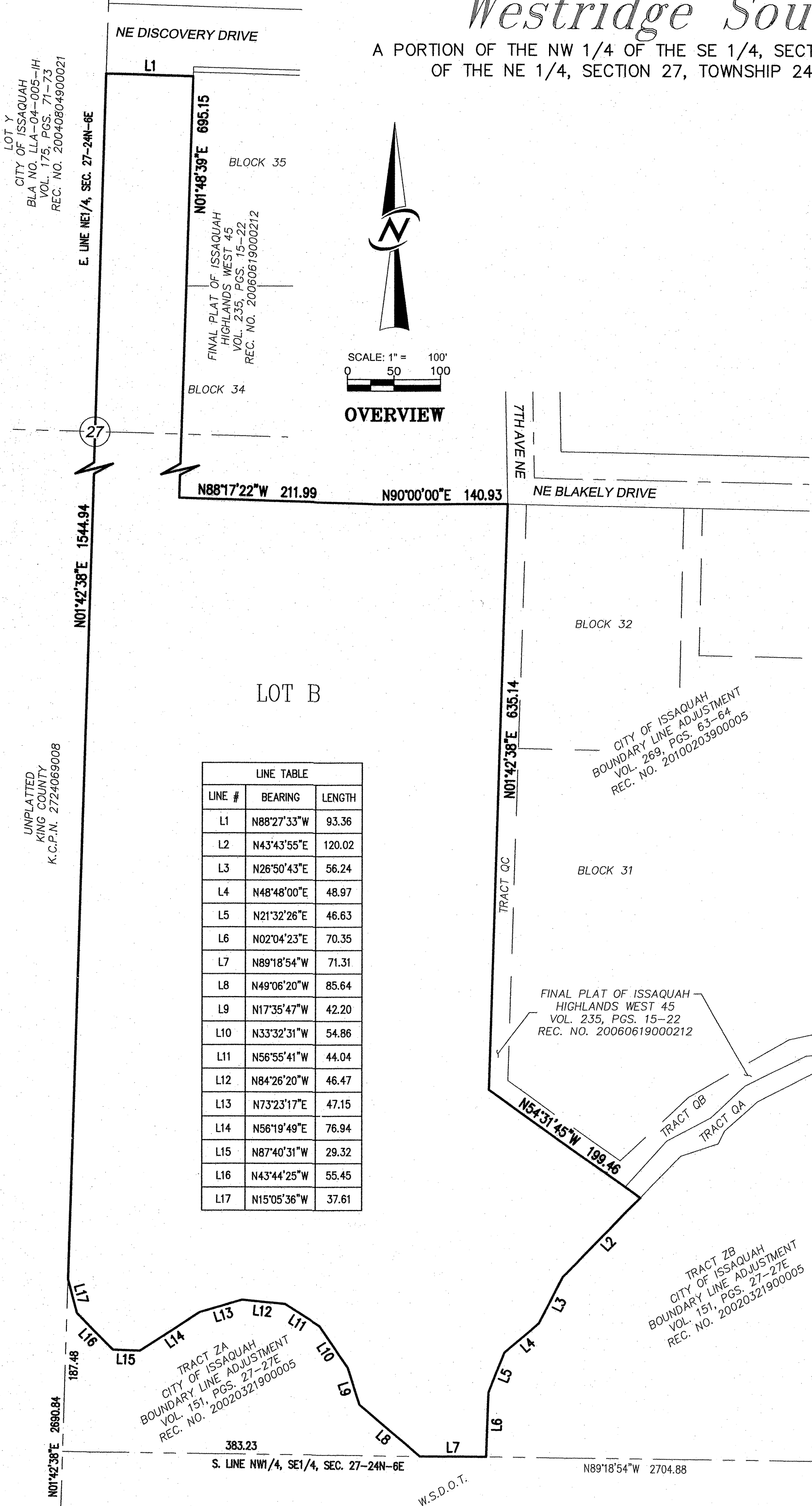
1. ISSAQUAH BLA NO. LLA14-00002, RECORDED UNDER RECORDING NUMBER 20140804900004.
2. FINAL PLAT OF ISSAQUAH HIGHLANDS WEST 45, VOLUME 235 OF PLATS, PAGES 15-22, RECORDED UNDER RECORDING NUMBER 20060619000212.

## 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 ISSAQUAH HIGHLANDS WEST 45, REC. NO. 20060619000212, IN KING COUNTY, WASHINGTON.

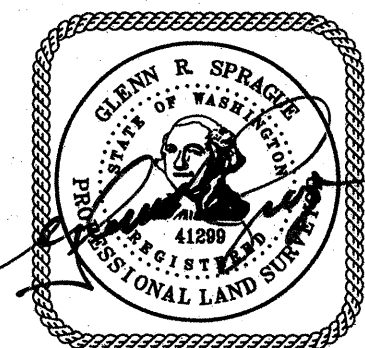
## GENERAL NOTES

12. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION WAS CREATED ON APRIL 24, 1997.
13. FOR LOTS 10 AND 11, ALL FENCING OR LANDSCAPE HEDGING ADJACENT TO THE PARK PROPERTY (TRACT C) MUST BE NO GREATER THAN 42" IN HEIGHT AND RETAINING WALLS ARE LIMITED TO 4 FEET IN HEIGHT.
14. FOR LOTS 21 THROUGH 49, REAR YARD FENCES SHALL NOT EXCEED 6 FEET IN HEIGHT. NO MORE THAN THE BOTTOM 4 FEET OF THE FENCE MAY BE SOLID OR OPAQUE; AT LEAST THE UPPER 2 FEET OF THE FENCE MUST BE OPEN STYLE, E.G. LATTICE OR SIMILAR.
15. FOR LOTS 49 THROUGH 65 THE FOLLOWING RESTRICTIONS APPLY. FOR THE PURPOSES OF THIS NOTE, THE TERM "OFF-SITE" REFERS TO TRACT QC IMMEDIATELY ADJACENT TO SAID LOTS.
  - A. AVERAGE BUILDING HEIGHTS SHALL NOT EXCEED 40 FEET
  - B. BLANK WALLS SHALL BE AVOIDED, ESPECIALLY WHERE VISIBLE FROM OFF-SITE; IF NECESSARY, ARTICULATION OR OTHER FEATURES WILL BE PROVIDED. ARTICULATION WOULD INCORPORATE TIERING, BUILDING OFFSETS, AND/OR OTHER MEANS TO SOFTEN THE BUILDING'S FORM. APPROPRIATE FEATURES WOULD INCLUDE DOORS, WINDOWS, BUILDING ARTICULATION, AND/OR OTHER ARCHITECTURAL FEATURES TO CREATE A VISUALLY INTERESTING ENVIRONMENT.
  - C. THE VISIBLE SIDE OF THE HOMES MAY HAVE OPEN-STYLE FENCES OR VARIED HEDGES UP TO 4 FT IN HEIGHT. A COVENANT OR OTHER MECHANISM, ACCEPTABLE TO THE RESPONSIBLE OFFICIAL, SHALL BE RECORDED TO ENSURE THAT IF A HEDGE IS USED IT IS MAINTAINED AT 4 FT. 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 OFF-SITE. SOLID FENCES OR UNVARIED SHRUBBERY PLANTINGS (SUCH AS A WALL OF ONLY ARBORVITAE) WILL NOT BE PERMITTED.
  - D. THE PROMINENT FINISH OF BUILDING FACADES VISIBLE FROM OFF-SITE SHALL BE MUTED, NON-REFLECTIVE MATERIAL INCORPORATING NEUTRAL TO DARK EARTH TONES.
  - E. WALLS OR FENCES ALONG THE COMMON BOUNDARY OF SAID LOTS AND TRACT QC SHALL BE LIMITED TO 4 FEET IN HEIGHT.
16. FOR LOTS 37 THROUGH 49, THE FOLLOWING CONDITIONS APPLY PER A CRITICAL (STEEP SLOPE) AREA STUDY WAS PERFORMED BY EARTH SOLUTIONS NW, LLC DATED AUGUST 4, 2015 & REVISED OCTOBER 7, 2015 AND MARCH 24, 2017 UNDER JOB NO. ES-2953.04. THE BUFFER AND BUILDING SETBACK LINES SHOWN HEREON ARE PER SAID CRITICAL AREA STUDY.
  - A. LOTS MUST BE GRADED TO DIRECT OR OTHERWISE CONVEY SURFACE WATER AWAY FROM THE TOP OF STEEP SLOPES. DRAINAGE SYSTEMS FOR THE PROPOSED STRUCTURE MUST ENSURE WATER IS CONVEYED AWAY FROM THE STEEP SLOPES ADJACENT TO THE PROPERTY.
  - B. ALL WATER COLLECTED IN DRAINAGE SYSTEMS MUST DISCHARGE TO AN APPROVED STORM SYSTEM.
  - C. THE APPLICABLE RECOMMENDATIONS INCLUDED IN THE REFERENCED GEOTECHNICAL ENGINEERING STUDY MUST ALSO BE COMPLIED WITH. (EARTH SOLUTIONS NW, LLC, GEOTECHNICAL ENGINEERING STUDY - MICROSOFT PROPERTY, ISSAQUAH, WA. ES-2953.01, DATED MARCH 11, 2014)
  - D. THE PROTECTION MECHANISMS THAT ARE DETAILED IN THE ISSAQUAH HIGHLANDS DEVELOPMENT AGREEMENT UNDER SECTION 24 MUST BE INCLUDED IN THE SITE DESIGNS.



SCALE: 1" = 1000'  
0 500 1000'

**SECTION SUBDIVISION**  
PER REFERENCE 1



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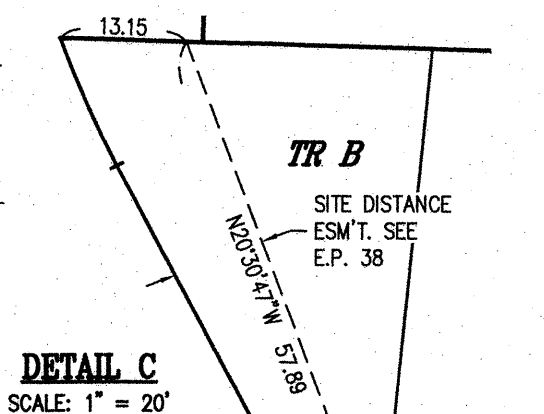
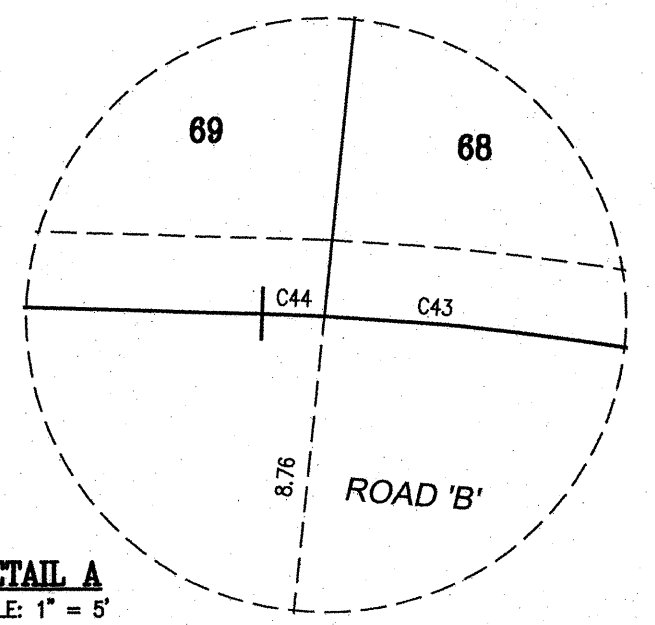
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# Westridge South at Issaquah Highlands

A PORTION OF THE NW 1/4 OF THE SE 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 5



7TH AVE. NE

NE BLAKELY DR.

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	33.00	89°59'14"	51.83
C2	16.00	96°21'27"	26.91
C3	125.00	21°18'38"	46.49
C4	125.00	8°15'27"	18.02
C34	77.00	8°24'17"	11.30
C35	77.00	29°36'30"	38.79
C36	77.00	89°59'14"	120.94
C37	27.00	37°10'52"	17.52
C38	77.00	13°29'47"	18.14

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C39	45.00	37°10'52"	29.20
C40	45.00	32°46'30"	25.74
C41	45.00	4°24'22"	3.46
C42	77.00	6°23'53"	8.60
C43	77.00	30°52'33"	41.49
C44	77.00	1°12'14"	1.62
C45	16.00	60°25'08"	16.87
C46	100.00	8°26'51"	14.74

LINE TABLE		
LINE #	BEARING	LENGTH
L18	N11°47'19"E	5.20
L19	N88°17'22"W	20.53
L20	N73°59'29"E	34.68
L25	N81°41'52"E	6.99
L26	N27°52'13"W	1.41
L49	N52°50'15"E	11.69
L50	N52°50'15"E	13.55
L62	N88°17'22"W	14.89

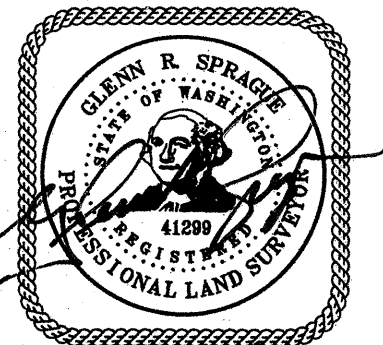
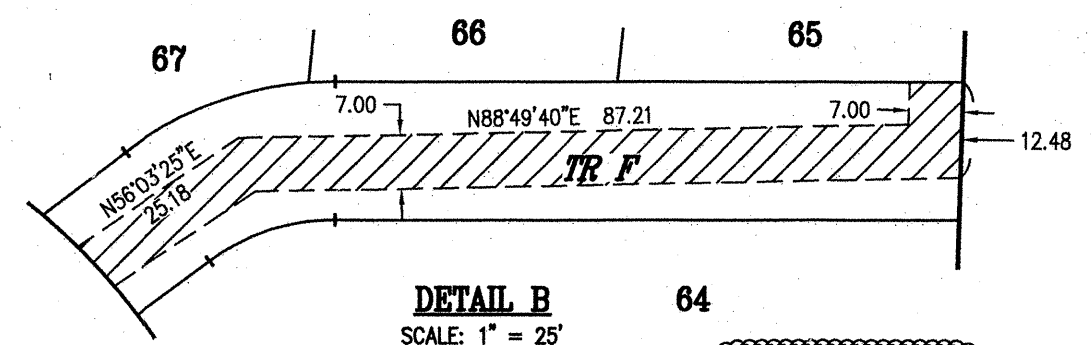
MONUMENT PER FINAL PLAT OF ISSAQUAH HIGHLANDS WEST 45, VOL. 235, PGS. 15-22, REC. NO. 20060619000212.

## EASEMENTS

- PRIVATE STORM DRAIN EASEMENT. SEE E.P. #10-34.
- PRIVATE DRY UTILITY EASEMENT. SEE E.P. 1, SHEET 2.
- PUBLIC SIDEWALK MAINT. ACCESS EASEMENT. SEE E.P. 2, SHEET 2.
- PUBLIC UTILITY EASEMENT. SEE E.P. 3, SHEET 2.
- PRIVATE WALL EASEMENT. SEE E.P. 39, SHEET 2.
- PUBLIC ACCESS EASEMENT. SEE E.P. 40, SHEET 2.
- EXISTING EASEMENT (SEE BELOW).

## EXISTING EASEMENTS

- DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS REC. NO. 20020520001673 AND AMENDED UNDER REC. NO. 20020924000360.
- PUBLIC INFILTRATION SYSTEM EASEMENT (VARIABLE WIDTH) REC. NO. 20020516000845.
- 20' PUBLIC SUBSURFACE INFILTRATION EASEMENT REC. NO. 20020516000846.
- PUBLIC EMERGENCY ACCESS AND UTILITY EASEMENT OVER PROPOSED ROADWAYS AS DESCRIBED IN DOCUMENT REC. NO. 20030620001131.



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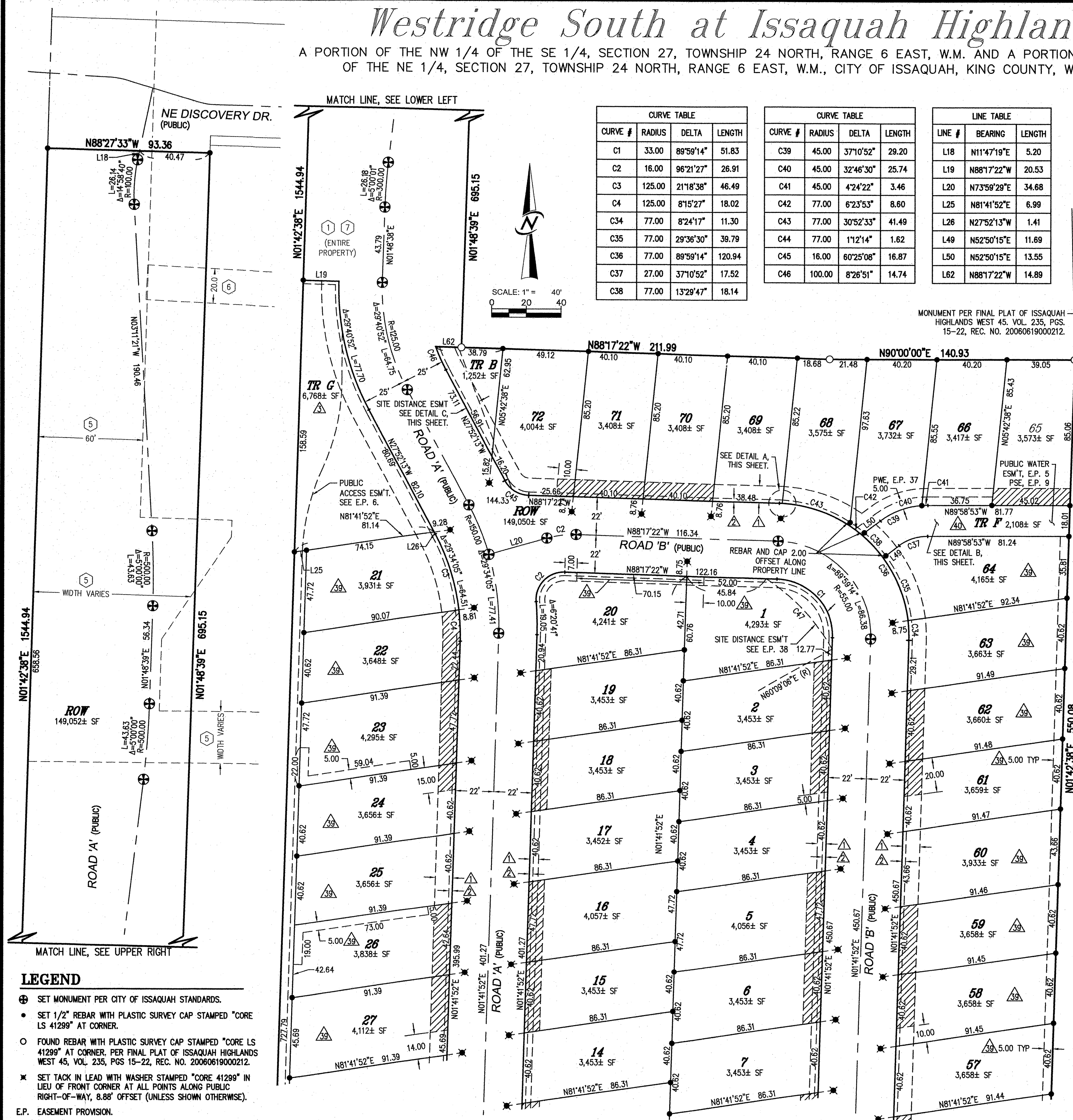
JOB NO. 13128S

SEE PAGE 5

PERMIT # FP16-00004

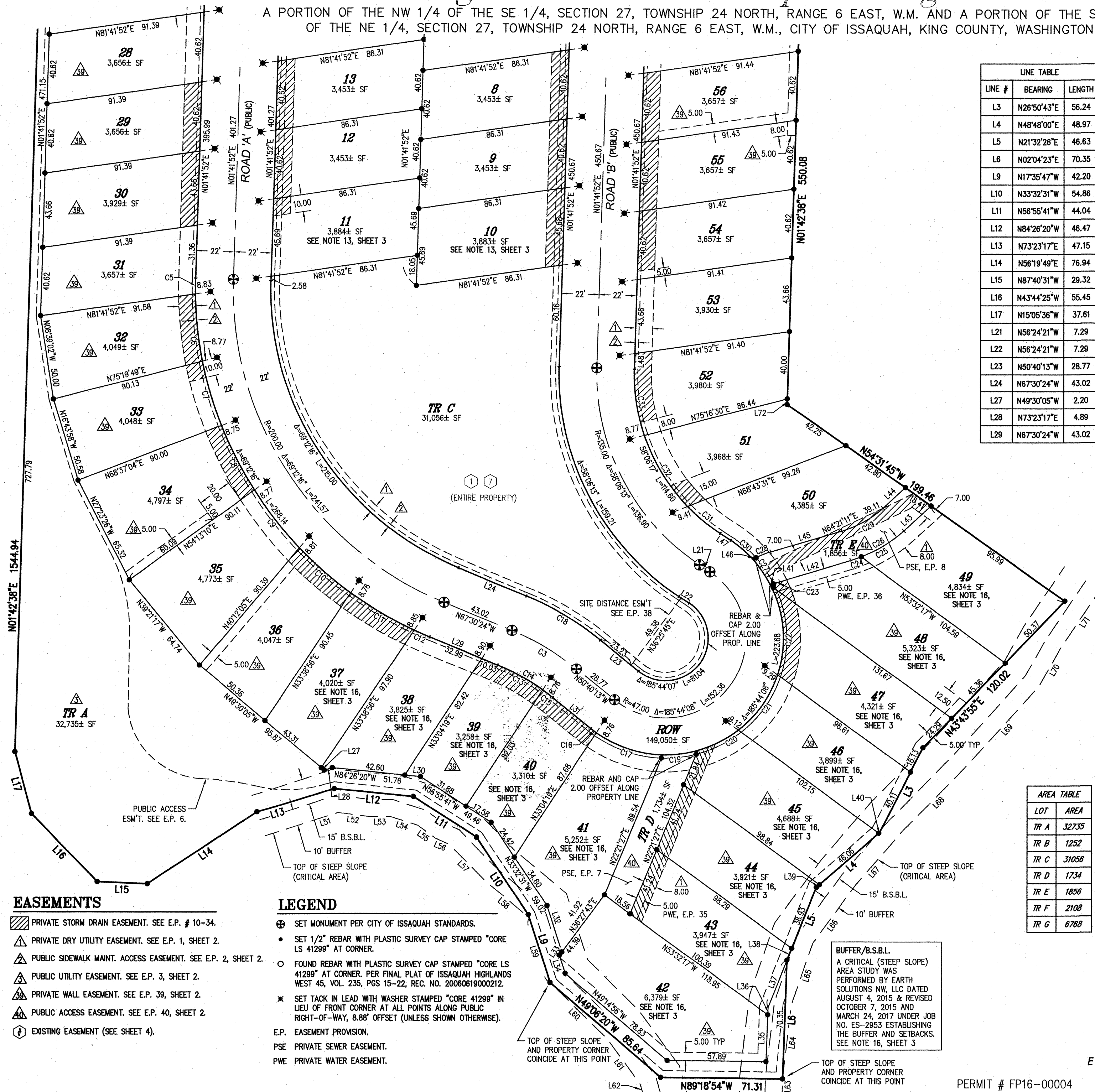
## LEGEND

- SET MONUMENT PER CITY OF ISSAQUAH STANDARDS.
- 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. PER FINAL PLAT OF ISSAQUAH HIGHLANDS WEST 45, VOL. 235, PGS 15-22, REC. NO. 20060619000212.
- SET TACK IN LEAD WITH WASHER STAMPED "CORE 41299" IN LIEU OF FRONT CORNER AT ALL POINTS ALONG PUBLIC RIGHT-OF-WAY, 8.88' OFFSET (UNLESS SHOWN OTHERWISE).
- E.P. EASEMENT PROVISION.
- PSE PRIVATE SEWER EASEMENT.
- PWE PRIVATE WATER EASEMENT.



# Westridge South at Issaquah Highlands

A PORTION OF THE NW 1/4 OF THE SE 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



LINE #	BEARING	LENGTH
L3	N26°50'43"E	56.24
L4	N48°48'00"E	48.97
L5	N21°32'26"E	46.63
L6	N02°04'23"E	70.35
L9	N17°35'47"W	42.20
L10	N33°32'31"W	54.86
L11	N56°55'41"W	44.04
L12	N84°26'20"W	46.47
L13	N73°23'17"E	47.15
L14	N56°19'49"E	76.94
L15	N87°40'31"W	29.32
L16	N43°44'25"W	55.45
L17	N15°05'36"W	37.61
L21	N56°24'21"W	7.29
L22	N56°24'21"W	7.29
L23	N50°40'13"W	28.77
L24	N67°30'24"W	43.02
L27	N49°30'05"W	2.20
L28	N73°23'17"E	4.89
L29	N67°30'24"W	43.02

LINE #	BEARING	LENGTH
L30	N84°26'20"W	9.16
L31	N50°40'13"W	28.77
L32	N17°35'47"W	28.85
L33	N36°27'43"E	2.47
L34	N17°35'47"W	11.33
L35	N02°04'23"E	27.98
L36	N02°04'23"E	4.32
L37	N21°32'26"E	30.01
L38	N21°32'26"E	7.70
L39	N48°48'00"E	2.44
L40	N48°48'00"E	0.47
L41	N62°58'18"E	0.39
L42	N73°25'02"E	43.44
L43	N47°39'20"E	21.60
L44	N47°39'20"E	17.71
L45	N73°25'02"E	43.44
L46	N62°58'18"E	2.78
L47	N56°24'21"W	7.29
L48	N01°41'52"E	9.18
L72	N01°42'38"E	3.36

CURVE #	RADIUS	DELTA	LENGTH
C5	222.00	2°23'01"	9.24
C6	222.00	10°20'53"	40.09
C7	222.00	10°20'54"	40.10
C8	222.00	11°03'02"	42.82
C9	222.00	11°03'08"	42.82
C10	222.00	10°21'01"	40.10
C11	222.00	11°07'54"	43.13
C12	222.00	2°32'26"	9.84
C13	128.00	13°33'12"	30.28
C14	128.00	16°50'11"	37.61
C15	128.00	31°6'59"	7.33
C16	69.00	3°24'32"	4.11
C17	69.00	34°36'47"	41.68
C18	172.00	16°50'11"	50.54
C19	69.00	17°16'12"	20.80
C20	69.00	22°14'06"	26.78
C21	69.00	33°42'38"	40.60
C22	69.00	45°07'14"	54.34
C23	29.00	10°26'42"	5.29
C24	80.00	4°44'34"	6.62
C25	80.00	21°01'08"	29.35
C26	80.00	25°45'42"	35.97
C27	69.00	15°07'18"	18.21
C28	47.00	10°26'43"	8.57
C29	62.00	25°45'41"	27.88
C30	69.00	14°15'21"	17.17
C31	113.00	12°39'07"	24.95
C32	113.00	25°03'20"	49.42
C33	113.00	20°23'50"	40.23

## TOP OF 40% SLOPE LINE

LINE #	BEARING	LENGTH
L51	N72°10'12"E	44.80
L52	S82°25'49"E	18.59
L53	N89°33'46"E	12.10
L54	S71°40'14"E	16.75
L55	S54°02'02"E	12.91
L56	S66°38'22"E	8.84
L57	S44°10'25"E	30.25
L58	S49°47'24"E	33.70
L59	S17°35'47"E	40.22
L60	S45°03'34"E	46.85
L61	S35°55'04"E	33.52
L62	S15°06'13"E	22.72
L63	N01°21'48"E	9.91
L64	N06°42'45"E	44.19
L65	N18°47'16"E	38.85
L66	N35°58'50"E	42.13
L67	N40°28'18"E	42.41
L68	N44°26'33"E	53.78
L69	N41°46'17"E	63.56
L70	N29°04'37"E	25.23
L71	N34°03'22"E	41.23

AREA TABLE	LOT	AREA
TR A	32735	
TR B	1252	
TR C	31056	
TR D	1734	
TR E	1856	
TR F	2108	
TR G	6768	

## EASEMENTS

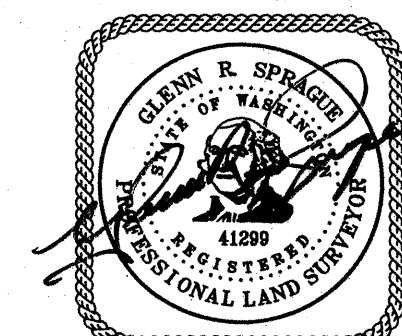
- PRIVATE STORM DRAIN EASEMENT. SEE E.P. # 10-34.
- PRIVATE DRY UTILITY EASEMENT. SEE E.P. 1, SHEET 2.
- PUBLIC SIDEWALK MAINT. ACCESS EASEMENT. SEE E.P. 2, SHEET 2.
- PUBLIC UTILITY EASEMENT. SEE E.P. 3, SHEET 2.
- PRIVATE WALL EASEMENT. SEE E.P. 39, SHEET 2.
- PUBLIC ACCESS EASEMENT. SEE E.P. 40, SHEET 2.
- EXISTING EASEMENT (SEE SHEET 4).

## LEGEND

- SET MONUMENT PER CITY OF ISSAQUAH STANDARDS.
- 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. PER FINAL PLAT OF ISSAQUAH HIGHLANDS WEST 45, VOL. 235, PGS 15-22, REC. NO. 20060619000212.
- SET TACK IN LEAD WITH WASHER STAMPED "CORE 41299" IN LIEU OF FRONT CORNER AT ALL POINTS ALONG PUBLIC RIGHT-OF-WAY, 8.88' OFFSET (UNLESS SHOWN OTHERWISE).
- E.P. EASEMENT PROVISION.
- PSE PRIVATE SEWER EASEMENT.
- PWE PRIVATE WATER EASEMENT.

**BUFFER/B.S.B.L.**  
A CRITICAL (STEEP SLOPE) AREA STUDY WAS PERFORMED BY EARTH SOLUTIONS NW, LLC DATED AUGUST 4, 2015 & REVISED OCTOBER 7, 2015 AND MARCH 24, 2017 UNDER JOB NO. ES-2953 ESTABLISHING THE BUFFER AND SETBACKS. SEE NOTE 16, SHEET 3

SCALE: 1" = 40'



**CORE DESIGN**

ENGINEERING • PLANNING • SURVEYING  
JOB NO. 13128S

PERMIT # FP16-00004

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