

zHome

A REPLAT OF VISTA PARK BLOCK 9C
A PORTION OF THE SE 1/4 OF THE SE 1/4 SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

BLOCK 9C OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA08-001HD, ACCORDING TO THE SURVEY RECORDED SEPTEMBER 11, 2008 IN VOLUME 252 OF SURVEYS AT PAGE 288, UNDER RECORDING NO. 20080911900005, 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, EASEMENTS AND RIGHTS OF WAY WHICH ARE SHOWN HEREON. ALSO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS 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.

HOWLAND DEVELOPMENT ISSAQUAH LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: Matt Howland
ITS: member

ACKNOWLEDGEMENT

STATE OF WASHINGTON

COUNTY OF KING

ON THIS 16 DAY OF May, 2010 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED MATT HOWLAND TO ME KNOWN TO BE THE PRESIDENT OF HOWLAND DEVELOPMENT ISSAQUAH LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THAT HE EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Seattle, WA
MY APPOINTMENT EXPIRES September 19, 2013
PRINT NAME Angela M. Fritz

Notary Public
State of Washington
ANGELA M. FRITZ
MY COMMISSION EXPIRES
September 19, 2013

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS 18th DAY OF May, 2010
Clark Hara Alan Walker
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

KING COUNTY FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT 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 AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 18th DAY OF May, 2010

FINANCE DIVISION

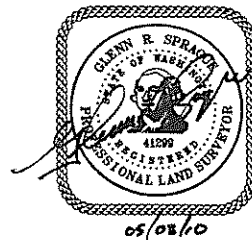
Scott Matheson
MANAGER, KING COUNTY FINANCE DIVISION

DEPUTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF ZHOME, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT ALL COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE LOT AND TRACT CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

Glenn R. Sprague
GLENN R. SPRAGUE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 41299
STATE OF WASHINGTON
CORE DESIGN, INC.
14711 N.E. 29TH PL., #101
BELLEVUE, WA 98007
PHONE NO.
(425) 885-7877



CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 17 DAY OF MAY, 2010

Keith Niven
KEITH NIVEN, PROGRAM MANAGER, CITY OF ISSAQUAH M.D.R.T.

EXAMINED AND APPROVED THIS 17th DAY OF May, 2010

Bob Brock
BOB BROCK, 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 17th DAY OF MAY, 2010

Jim Blake
JIM BLAKE, CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 17th DAY OF May, 2010
Ava Frisinger Angela Fritz
AVA FRISINGER, MAYOR, CITY OF ISSAQUAH CLERK OF THE CITY OF ISSAQUAH

RESTRICTIONS AND NOTES

1. THIS SITE IS SUBJECT TO FACILITY CHARGES FOR SEWER WATER AND PUBLIC FACILITIES OF SAMMANISH PLATEAU WATER AND SEWER DISTRICT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080126001770.

2A. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SCHOOL MITIGATION AGREEMENT BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) AND THE GLACIER RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), BOTH LIMITED PARTNERSHIPS RECORDED AUGUST 16, 1995 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9508160202 AND MODIFICATION AND/OR AMENDMENT RECORDED DECEMBER 12, 1997 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9712121468.

2B. A SCHOOL MITIGATION PAYMENT IN THE AMOUNT OF NINE HUNDRED AND FORTY EIGHT AND NO/100 DOLLARS (\$948.00) PER SINGLE 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.

2C. THIS SITE IS SUBJECT TO THE PAYMENT OF ALL CITY OF ISSAQUAH MUNICIPAL IMPACT FEES CONSISTENT WITH THE ISSAQUAH MUNICIPAL CODE.

3. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS OF COOPERATION" RECORDED DECEMBER 20, 1995 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9512201313 INCLUDING MODIFICATION AND/OR AMENDMENT BY INSTRUMENT AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9609191192, 9705161550 AND 20010328001057 (WHICH IS A RE-RECORD AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20010116001293).

4. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS AND NOTED IN CONNECTION WITH "DECLARANTS AFFIRMATION OF AMENDMENTS" RECORDED UNDER RECORDING NO. 20021210001157.

5. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 9704281807 AND AS MODIFIED BY AMENDMENTS.

6. THIS SITE IS SUBJECT TO PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION, AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION.

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

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS" BY INSTRUMENT RECORDED FEBRUARY 4, 2004 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20040204000499 AND AS MODIFIED.

9. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF LIEN FOR RESIDENTIAL ASSOCIATION ASSESSMENTS" BY INSTRUMENT RECORDED SEPTEMBER 26, 2008 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20080926000563.

10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF MINERAL RESOURCE LAND" BY INSTRUMENT RECORDED NOVEMBER 14, 2005 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20051114001849.

11. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT RECORDED UNDER RECORDING NO. 20021028900001, UNLESS MODIFIED BY THIS PLAT.

12. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT NO. SP02-001H, RECORDED UNDER RECORDING NO. 20021028900001, UNLESS MODIFIED BY THIS PLAT.

13. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY FINAL PLAT OF ISSAQUAH HIGHLANDS VISTA PARK RECORDED IN VOLUME 231 OF PLATS, PAGES 30-33, UNLESS MODIFIED BY THIS PLAT.

14. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT NO. SP06-002H, RECORDED UNDER RECORDING NO. 20060517900002, UNLESS MODIFIED BY THIS PLAT.

15. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR VIEW PROTECTION" BY INSTRUMENT RECORDED FEBRUARY 15, 2008 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080215001940.

SEE SHEET 2 FOR CONTINUATION



ENGINEERING & PLANNING • SURVEYING

JOB NO. 07213H

SHEET 1 OF 3

CITY FILE NO.: FP08-001HD

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A REPLAT OF VISTA PARK BLOCK 9C
A PORTION OF THE SE 1/4 OF THE SE 1/4 SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

BASIS OF BEARINGS

N88°02'05"W ALONG THE SOUTH LINE OF THE SOUTHEAST
QUARTER OF SECTION 22-24-6 PER CITY OF ISSAQUAH
SHORT PLAT NO. SP-02-001-IH, REC. NO. 20021028900001.

HORIZONTAL DATUM

NAD 1983/91

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN
EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE
COMPANY THIRD COMMITMENT ORDER NO. 4209-1554668,
DATED MARCH 25, 2010. 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 COMMITMENT. 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

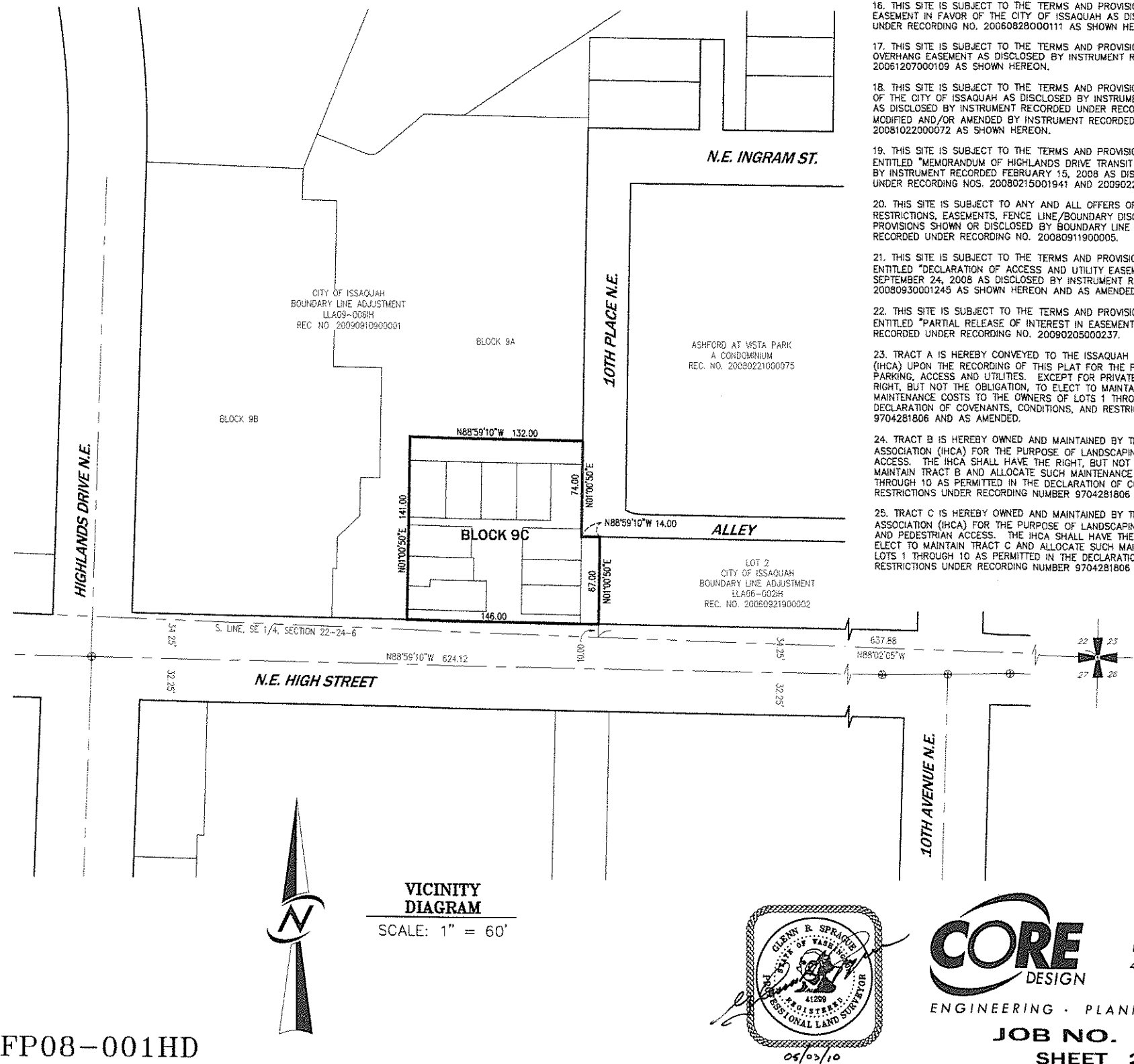
1. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT
NO. LLA06-002IH
VOLUME 212, PAGE 122
RECORDING NO. 20060921900002
2. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT
NO. LLA08-001HD
VOLUME 252, PAGE 288
RECORDING NO. 20080911900005
3. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT
NO. LLA09-006IH
VOLUME 265, PAGES 237-238
RECORDING NO. 20090910900001

SITE AREAS

LOTS 1-10:	11,198± S.F.
TRACT A:	5,038± S.F.
TRACT B:	938± S.F.
TRACT C:	2,376± S.F.
BLOCK 9C:	19,550± S.F. (0.4488± ACRES)

APPROVED ADDRESSING PLAN

LOT 1:	1715 9TH PLACE N.E.
LOT 2:	1719 9TH PLACE N.E.
LOT 3:	1723 9TH PLACE N.E.
LOT 4:	1711 9TH PLACE N.E.
LOT 5:	1707 9TH PLACE N.E.
LOT 6:	1703 9TH PLACE N.E.
LOT 7:	1739 9TH PLACE N.E.
LOT 8:	1735 9TH PLACE N.E.
LOT 9:	1731 9TH PLACE N.E.
LOT 10:	1727 9TH PLACE N.E.



CITY FILE NO.: FP08-001HD



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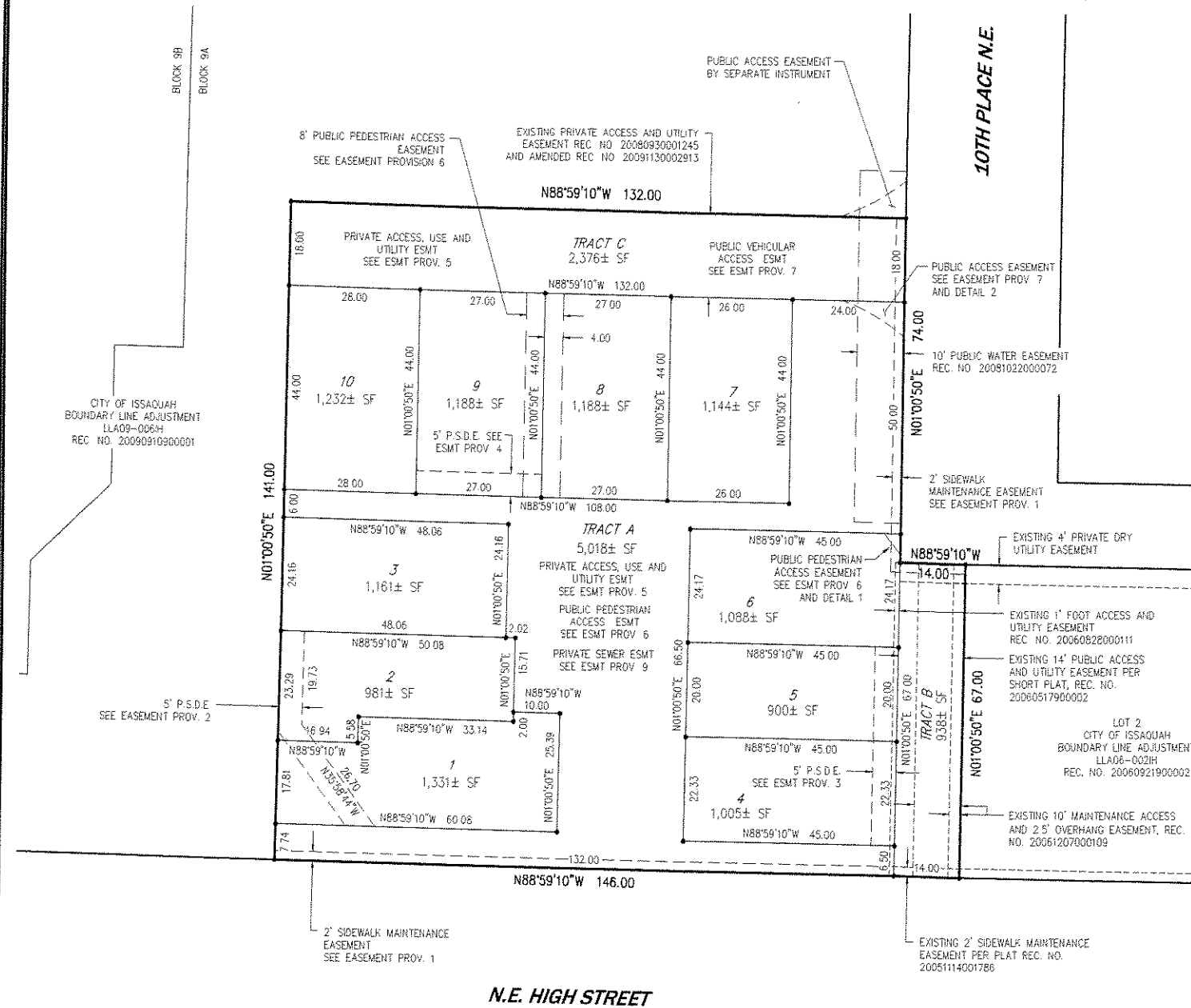
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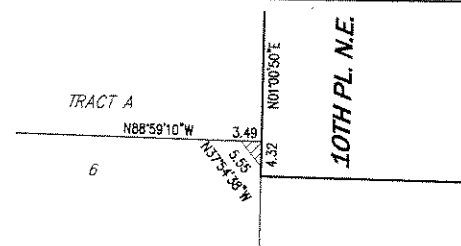
SHEET 2 OF 3

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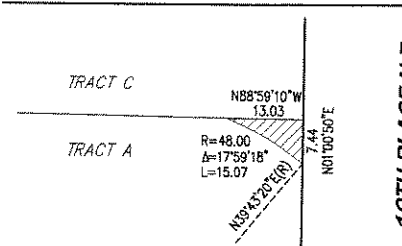
A REPLAT OF VISTA PARK BLOCK 9C
A PORTION OF THE SE 1/4 OF THE SE 1/4 SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



DETAIL 1 - PUBLIC PEDESTRIAN ACCESS EASEMENT



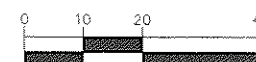
DETAIL 2 - PUBLIC ACCESS EASEMENT



LEGEND

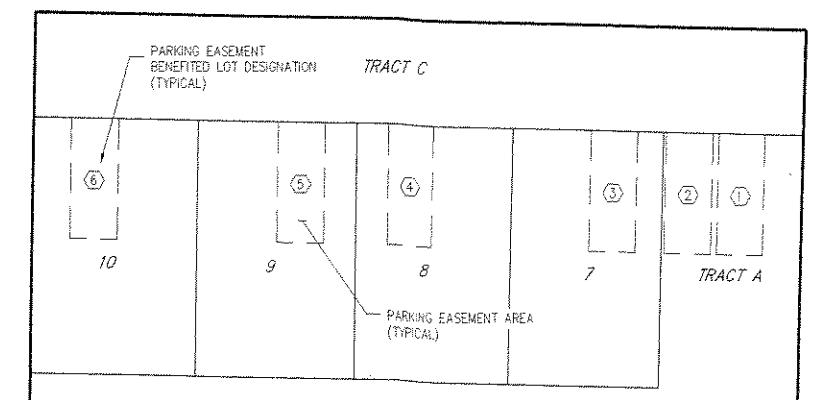
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 41299" OR TACK-BL LEAD WITH WASHER STAMPED "CORE 41299"
- P.S.D.E. PRIVATE STORM DRAINAGE EASEMENT

SCALE: 1" = 20'

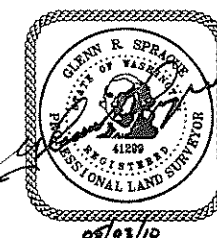


EASEMENT PROVISIONS

- A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON A 2.00 FOOT WIDE STRIP OF PRIVATE LAND LYING PARALLEL WITH AND ADJACENT TO THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS. 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. NO STRUCTURES (EXCEPT ROCKERIES OR WALLS WITH PRIOR APPROVAL OF THE CITY OF ISSAQUAH) OR PERMANENT OR ONGOING USE SHALL BE MADE IN THE EASEMENT.
- A 5-FOOT PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 1 AND 2 IS FOR THE BENEFIT OF LOTS 2 AND 3. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE. THE 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, AND RESTRICTIONS AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9704281806, AND AS AMENDED.
- A 5-FOOT PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 4 AND 5 IS FOR THE BENEFIT OF LOTS 5 AND 6. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE. THE 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, AND RESTRICTIONS AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9704281806, AND AS AMENDED.
- A 5-FOOT PRIVATE STORM DRAINAGE EASEMENT OVER LOT 9 IS FOR THE BENEFIT OF LOT 10. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE. 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, AND RESTRICTIONS AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9704281806, AND AS AMENDED.
- A PRIVATE ACCESS, USE AND UTILITY EASEMENT UNDER, OVER AND UPON TRACTS A AND C IS HEREBY GRANTED TO LOTS 1 THROUGH 10. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES, WALLS, PARKING FACILITIES, PATHWAYS, RAINGARDENS, PLANTERS, RILL, SOLAR FACILITIES, GROUND SOURCE WELLS AND ANY OTHER FEATURES WITHIN SAID TRACTS THEY HAVE BENEFIT OF USE. THE IHCA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9704281806, AND AS AMENDED.
- A PUBLIC PEDESTRIAN ACCESS EASEMENT OVER AND UPON TRACTS A AND C AND AS SHOWN ON LOTS 6, 8 AND 9 IS HEREBY RESERVED FOR PUBLIC PEDESTRIAN USE AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS.
- A PUBLIC VEHICULAR ACCESS EASEMENT OVER AND UPON A PORTION OF TRACT A AND ALL OF TRACT C IS HEREBY RESERVED FOR PUBLIC VEHICULAR USE AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS.
- A PRIVATE PARKING EASEMENT OVER AND UPON LOTS 7 THROUGH 10 AND TRACT A IS HEREBY GRANTED TO LOTS 1 THROUGH 6 AS SHOWN AND DESIGNATED IN DETAIL 3 BELOW. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE PARKING FACILITY THEY HAVE BENEFIT OF USE. DETAILS OF SAID RESPONSIBILITIES, ACTUAL LOCATION AND FURTHER RESTRICTIONS SHALL BE NOTED WITHIN THE COVENANTS, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH THIS PLAT. THE EASEMENT AREA SHOWN HEREON IS APPROXIMATE AND DOES NOT CONSTITUTE THE LIMITS OF THE EASEMENT AREA.
- A PRIVATE SEWER EASEMENT UNDER, OVER AND UPON TRACT A IS FOR THE BENEFIT OF LOTS 1 THROUGH 10. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY THEY HAVE BENEFIT OF USE.



DETAIL 3 - PARKING EASEMENT



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DESIGN

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SHEET 3 OF 3

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