



20170403000892

JOHNSON, JEFFER PLAT 157.00
PAGE 001 OF 004 VOL 277 PG 042
04/03/2017 14:53
KING COUNTY, WA

277/042

INNESWOOD ESTATES

SHEET 1 OF 4

A PORTION OF THE SE 1/4 OF THE NW 1/4,
SECTION 28, 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 (EXCLUDING ANY PRIVATE ROADS SHOWN ON THIS PLAT) 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.

INNESWOOD ESTATES LLC
A WASHINGTON LIMITED LIABILITY COMPANY
(AS OWNER OF TRACT A)
BY: [Signature]
ITS: MANAGING MEMBER

FARMERS AND MERCHANTS BANK OF LONG BEACH
(AS LENDER-ONLY)
BY: [Signature]
ITS: SENIOR VICE PRESIDENT

SUMMIT INNESWOOD ESTATES, LLC
A WASHINGTON LIMITED LIABILITY COMPANY
(AS OWNER OF PARCEL A)
BY: [Signature]
ITS: OPERATING MANAGER
BY: [Signature]
ITS: BRYAN WHITE
MANAGER

CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 12 DAY OF MARCH 2017
[Signature]
LUCY SLOMAN, LAND DEVELOPMENT MANAGER

EXAMINED AND APPROVED THIS 28th DAY OF MARCH 2017
[Signature]
SHELDON LYNNE, PUBLIC WORKS ENGINEERING DIRECTOR

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 28th DAY OF MARCH 2017

[Signature]
CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 28th DAY OF MARCH 2017

[Signature] ATTEST: [Signature]
FRED BUTLER CLERK OF THE CITY OF ISSAQUAH
MAYOR, CITY OF ISSAQUAH

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS THIRD DAY OF APRIL 2017
[Signature]
KING COUNTY ASSESSOR

[Signature]
DEPUTY KING COUNTY ASSESSOR

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 ON ANY OF THE PROPERTIES HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE ARE PAID IN FULL.
THIS 3rd DAY OF APRIL 2017

[Signature]
MANAGER, FINANCE DIVISION

[Signature] DEPUTY

RECORDING CERTIFICATE

FILED FOR RECORD THIS 3rd DAY OF April 2017 AT 2:53 PM IN BOOK Plats of 277
AT PAGE 012-016 AT THE REQUEST OF: Glen R. Sprague
[Signature]
COUNTY AUDITOR

LEGAL DESCRIPTION

PARCEL A AND TRACT A, CITY OF ISSAQUAH SHORT PLAT NO. SP13-00002, RECORDED UNDER RECORDING NUMBER 2014111990003, IN KING COUNTY, WASHINGTON.

REFERENCE SURVEY

CITY OF ISSAQUAH SHORT PLAT NO. SP13-00002, RECORDED UNDER RECORDING NUMBER 2014111990003, IN KING COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF INNESWOOD ESTATES, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT ALL COURSES AND DISTANCES 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.

[Signature] DATE 04/03/17
GLEN R. SPRAGUE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 41299
STATE OF WASHINGTON



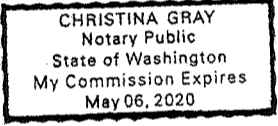
CORE DESIGN
ENGINEERING • PLANNING • SURVEYING
JOB NO. 11111S
14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
COUNTY OF King } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Robert P. Wenzl IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE managing member OF INNESWOOD ESTATES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

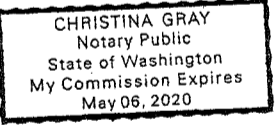
DATED: March 10, 2017
[Signature]
PRINTED NAME: Christina Gray
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Renton, WA
MY APPOINTMENT EXPIRES 5/16/20



STATE OF WASHINGTON }
COUNTY OF King } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRYAN WHITE S THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF SUMMIT HOMES OF WASHINGTON, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE OPERATING MANAGER OF SUMMIT INNESWOOD ESTATES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: March 7, 2017
[Signature]
PRINTED NAME: Christina Gray
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Renton, WA
MY APPOINTMENT EXPIRES 5/16/20



A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON MARCH 6, 2017 BEFORE ME, KAYO FUJIOKA YOSHIKAWA NOTARY PUBLIC,

PERSONALLY APPEARED LUIS G. GARCIA, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) 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
SIGNATURE [Signature]
NAME KAYO FUJIOKA YOSHIKAWA
MY COMMISSION NO. IS 2076955
MY COMMISSION EXPIRES AUG. 7, 2018
PRINCIPAL COUNTY OF BUSINESS ORANGE

INNESWOOD ESTATES

A PORTION OF THE SE 1/4 OF THE NW 1/4,
SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

EASEMENT PROVISIONS

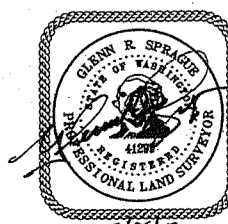
1. A PRIVATE DRY UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, CENTURY LINK, COMCAST, INNESWOOD ESTATES, LLC (A WASHINGTON LIMITED LIABILITY COMPANY), SUMMIT INNESWOOD ESTATES, LLC (A WASHINGTON LIMITED LIABILITY COMPANY) AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER, UNDER AND UPON TRACT D/ROAD A. THE EASEMENT IS 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. 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 PUBLIC WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER, AND UPON THOSE PORTIONS OF LOTS 9 AND 10 AS SHOWN HEREON AND UPON TRACT D/ROAD A. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC IMPROVEMENTS WITHIN THE EASEMENT AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES TOGETHER WITH THE RIGHT TO REASONABLY ENTER SAID LOTS TO EXERCISE SAID EASEMENT.
3. A PUBLIC SEWER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER, AND UPON TRACT D/ROAD A. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC IMPROVEMENTS WITHIN THE EASEMENT AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.
4. A 20.00 FOOT WIDE PUBLIC EMERGENCY VEHICULAR TURN-AROUND EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS UPON LOTS 7 AND 8 AS SHOWN HEREON. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC IMPROVEMENTS WITHIN THE EASEMENT AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES. THE PICKERING ESTATES HOA SHALL KEEP THE EASEMENT AREA FREE OF OBSTRUCTIONS THAT WOULD PREVENT THE USE OF THE TURN-AROUND EASEMENT AT ALL TIMES.
5. A 10.00 FOOT WIDE 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 THE EAST 10 FEET OF THE WEST 15 FEET OF LOTS 9 AND 10, TOGETHER WITH THE SOUTH 10.00 FEET OF LOT 10 LYING EAST OF THE PREVIOUSLY DESCRIBED EASEMENT AS SHOWN HEREON. THE PICKERING ESTATES HOA SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR AND CONSTRUCTION OF SAID TRAIL AND SIGNAGE FACILITIES LYING WITHIN SAID EASEMENT.
6. A PUBLIC TRAIL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH FOR PUBLIC PEDESTRIAN PURPOSES OVER THE PUBLIC TRAIL, AS CONSTRUCTED, WITHIN A PORTION OF TRACT A, THE CENTERLINE OF WHICH IS APPROXIMATELY SHOWN HEREON. THE PICKERING ESTATES HOA IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRAIL FACILITIES WITHIN SAID EASEMENT.
7. A PUBLIC ACCESS AND UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH, ITS SUCCESSORS AND ASSIGNS OVER, UNDER AND UPON TRACT D/ROAD A. 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. MAINTENANCE OF THE ACCESS FACILITIES WITHIN SAID TRACT SHALL BE THE RESPONSIBILITY OF THE PICKERING ESTATES HOA.
8. PRIVATE CRITICAL AREA SIGNAGE EASEMENTS OVER AND UPON PORTIONS OF TRACT D/ROAD A/ROAD A AND LOTS 1 THROUGH 10 AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE PICKERING ESTATES HOA AND ITS SUCCESSORS AND ASSIGNS. SAID EASEMENTS ARE 5' X 5' SQUARE, CENTERED UPON THE POSTS, AS INSTALLED. SAID HOA SHALL HAVE THE RIGHT TO OPERATE, MAINTAIN, REPAIR AND REPLACE THE SIGNAGE WITHIN SAID EASEMENT TOGETHER WITH THE RIGHT TO ACCESS SAID EASEMENT AREA FOR SUCH PURPOSES.
9. THE PRIVATE STORM DRAINAGE EASEMENT AS SHOWN ON LOTS 1 THROUGH 9 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 STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
10. THE PRIVATE ACCESS EASEMENT AS SHOWN ON LOT 9 IS FOR THE BENEFIT OF LOT 10. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS FACILITIES THEY HAVE THE BENEFIT OF USE.
11. THE PRIVATE WATER EASEMENT AS SHOWN ON LOT 6 IS FOR THE BENEFIT OF LOT 5. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE WATER FACILITIES THEY HAVE THE BENEFIT OF USE.
12. THE PRIVATE WATER EASEMENT AS SHOWN ON LOT 9 IS FOR THE BENEFIT OF LOT 10. THE OWNER OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE WATER FACILITIES THEY HAVE THE BENEFIT OF USE.

PLAT NOTES

1. NO EXISTING LOT OR TRACT IN THE PLAT SHALL BE DIVIDED OR CHANGED WHERE THE ALLOWABLE DEVELOPMENT, AS DEFINED BY APPLICABLE CITY CODE AND ZONING REGULATION, IS EXCEEDED.
2. 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 PICKERING ESTATES HOA.
3. TRACT A IS HEREBY CONVEYED TO THE PICKERING ESTATES HOA UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF TREE RETENTION, STEEP SLOPE CRITICAL AREAS AND NATIVE GROWTH PROTECTION EASEMENT. THE CRITICAL AREA TRACT CONVEYS TO THE CITY A BENEFICIAL INTEREST IN THE LAND WITHIN THE SENSITIVE AREA TRACT. THIS INTEREST INCLUDES THE PRESERVATION OF NATIVE VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE CRITICAL AREA TRACT IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE LAND SUBJECT TO THE TRACT THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY OF ISSAQUAH, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT. THE VEGETATION WITHIN THE TRACT SHALL NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT APPROVAL IN WRITING FROM THE CITY OF ISSAQUAH OR ITS SUCCESSOR AGENCY, UNLESS OTHERWISE PROVIDED BY LAW. DEMONSTRATED HEALTH AND SAFETY CONCERNS SHALL BE CONSIDERED BY THE CITY WHEN PERMITTING THE CUTTING OR REMOVAL OF LIVING OR DEAD VEGETATION. THE PICKERING ESTATES HOA SHALL HAVE RESPONSIBILITY FOR REMOVAL OF IDENTIFIED HAZARD TREES, FOR CONTROL OF INVASIVE PLANT SPECIES TO PROTECT THE VIABILITY OF NATIVE VEGETATION, FOR REMOVAL OF GARBAGE AND DEBRIS IN THE TRACT AND TRAIL MAINTENANCE.
4. TRACT D IS HEREBY CONVEYED TO THE PICKERING ESTATES HOA UPON THE RECORDING OF THIS PLAT FOR THE PURPOSES OF LANDSCAPE BUFFER, ACCESS AND UTILITIES. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE BUFFER, ACCESS, AND UTILITY FACILITIES WITHIN SAID TRACT.
5. NO STRUCTURES ARE ALLOWED IN THE 15-FOOT BUILDING SETBACK FROM THE STEEP SLOPE BUFFER ON LOTS 2, 3, 5, 6, 8, AND 9, AS SHOWN ON SHEET 4 OF 4.
6. STREET LIGHTING FIXTURES SHALL BE SELECTED TO MINIMIZE LIGHT AND GLARE IMPACTS ON ADJACENT PROPERTIES.

RESTRICTIONS OF RECORD

1. THIS SITE IS SUBJECT TO DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20160509000374. AFFECTS PARCEL A.
2. THIS SITE IS SUBJECT TO ASSIGNMENT OF LEASES AND/OR RENTS AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20160509000375. AFFECTS PARCEL A.
3. THIS SITE IS SUBJECT TO TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES AND ENCROACHMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS) RECORDED UNDER RECORDING NO. 20060412900001. AFFECTS PARCEL A AND TRACT A.
4. THIS SITE IS SUBJECT TO A NOTICE OF DECISION PERTAINING TO SAID LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 20060414000914. AFFECTS PARCEL A AND TRACT A.
5. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT NO. SP13-00002 RECORDED UNDER RECORDING NUMBER 20141119000003. AFFECTS PARCEL A AND TRACT A.
6. THIS SITE IS SUBJECT TO STORM SEWER EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 20150930002226. SHOWN HEREON. AFFECTS TRACT A.
7. THIS SITE IS SUBJECT TO STORM SEWER EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 20150930002227. SHOWN HEREON. AFFECTS TRACT A.
8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION AND GRANT OF TEMPORARY CONSTRUCTION EASEMENT" RECORDED UNDER RECORDING NUMBER 20150930002228. AFFECTS TRACT A. NOT SHOWN HEREON. EASEMENT IS BLANKET IN NATURE.
9. 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; RECORDED UNDER RECORDING NO. 20151120000387. AFFECTS PARCEL A.
10. THIS SITE IS SUBJECT TO PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE INNESWOOD ESTATES HOMEOWNERS ASSOCIATION, AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION. AFFECTS PARCEL A.



20170403000892
 JOHNSON, JEFFER, PLAT 157.00
 PAGE 003 OF 004 VOL 277 PG 042
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277/044

INNESWOOD ESTATES

SHEET 3 OF 4

A PORTION OF THE SE 1/4 OF THE NW 1/4,
 SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
 CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

BASIS OF BEARINGS

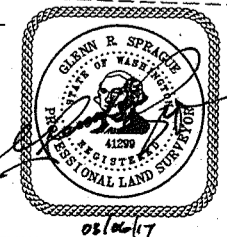
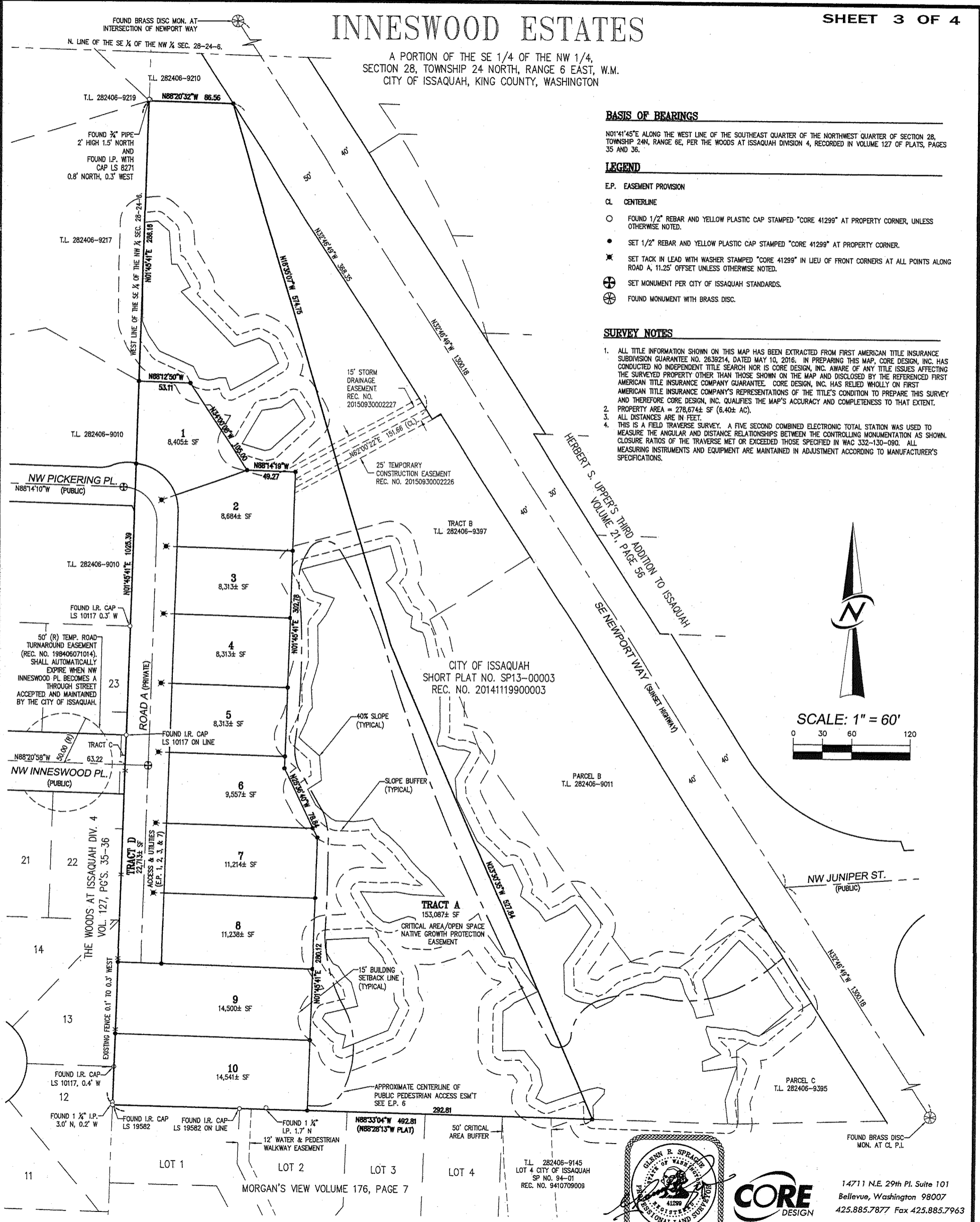
N01°41'45"E ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 24N, RANGE 6E, PER THE WOODS AT ISSAQUAH DIVISION 4, RECORDED IN VOLUME 127 OF PLATS, PAGES 35 AND 36.

LEGEND

- E.P. EASEMENT PROVISION
- CL CENTERLINE
- FOUND 1/2" REBAR AND YELLOW PLASTIC CAP STAMPED "CORE 41299" AT PROPERTY CORNER, UNLESS OTHERWISE NOTED.
- SET 1/2" REBAR AND YELLOW PLASTIC CAP STAMPED "CORE 41299" AT PROPERTY CORNER.
- ✱ SET TACK IN LEAD WITH WASHER STAMPED "CORE 41299" IN LIEU OF FRONT CORNERS AT ALL POINTS ALONG ROAD A, 11.25' OFFSET UNLESS OTHERWISE NOTED.
- ⊕ SET MONUMENT PER CITY OF ISSAQUAH STANDARDS.
- ⊙ FOUND MONUMENT WITH BRASS DISC.

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE SUBDIVISION GUARANTEE NO. 2639214, DATED MAY 10, 2016. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY'S GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. PROPERTY AREA = 278,674± SF (6.40± AC).
3. ALL DISTANCES ARE IN FEET.
4. THIS IS A FIELD TRAVERSE SURVEY. A FIVE SECOND COMBINED 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 ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

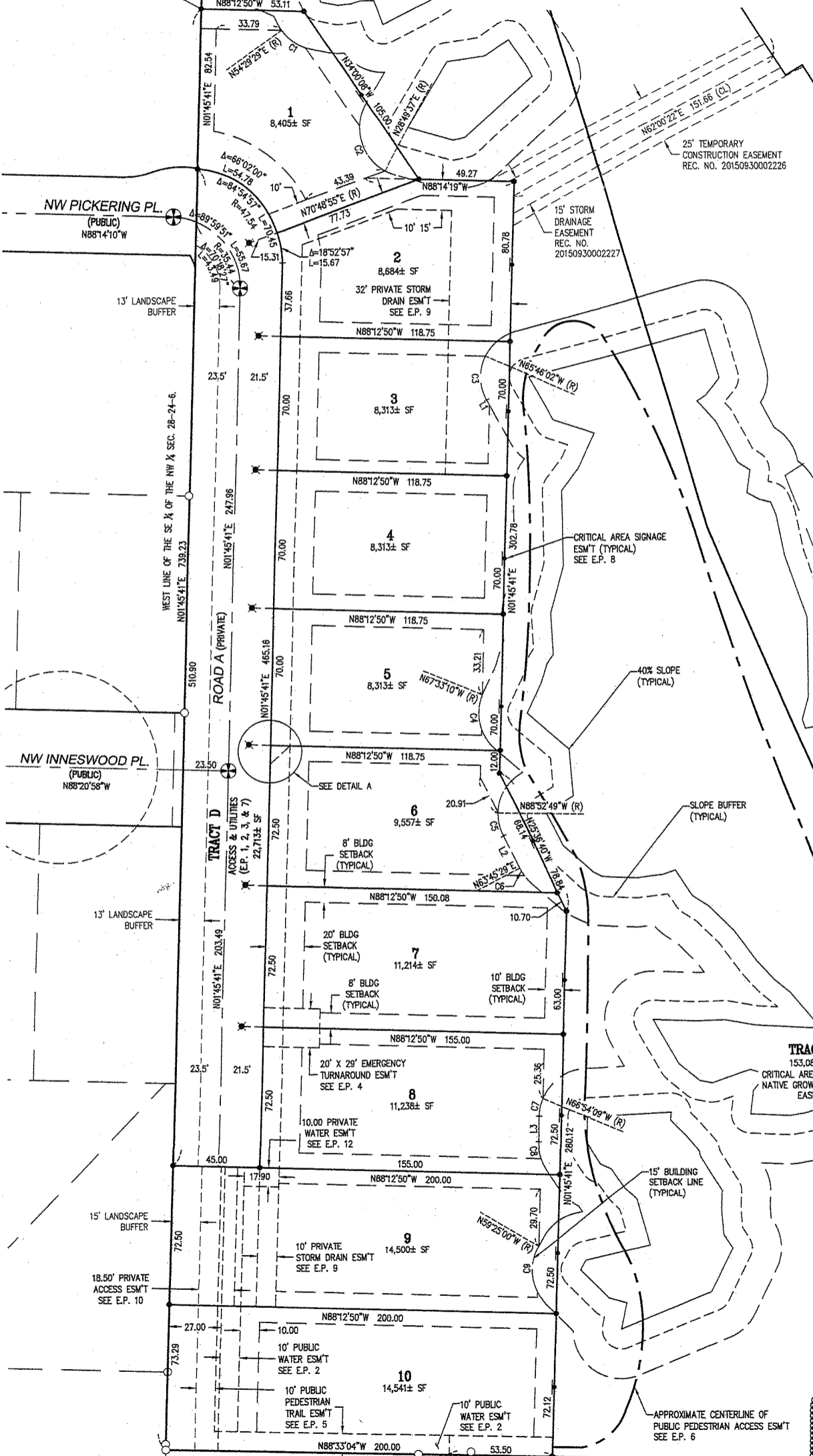


CORE DESIGN
 ENGINEERING • PLANNING • SURVEYING
 JOB NO. 111115
 14711 N.E. 29th Pl. Suite 101
 Bellevue, Washington 98007
 425.885.7877 Fax 425.885.7963

277/045

INNESWOOD ESTATES

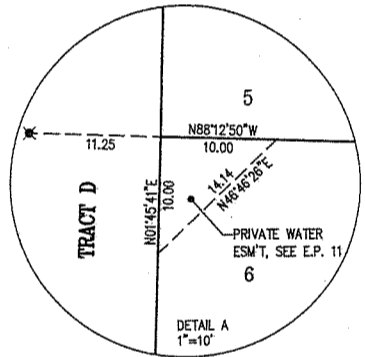
A PORTION OF THE SE 1/4 OF THE NW 1/4,
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 CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



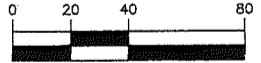
LINE TABLE			CURVE TABLE			
LINE #	BEARING	LENGTH	CURVE #	RADIUS	DELTA	LENGTH
L1	N28°43'50"W	3.01	C1	25.00	35°29'51"	15.49
L2	N27°14'46"W	18.26	C2	25.00	63°14'46"	27.60
L3	N01°26'12"E	13.19	C3	25.00	55°26'17"	24.19
			C4	25.00	41°22'19"	18.05
			C5	25.00	28°21'57"	12.38
			C6	25.00	22°18'34"	9.73
			C7	25.00	21°39'38"	9.45
			C8	25.00	20°24'52"	8.91
			C9	25.00	57°27'25"	25.07

LEGEND

- E.P. EASEMENT PROVISION
- CL CENTERLINE
- FOUND 1/2" REBAR AND YELLOW PLASTIC CAP STAMPED "CORE 41299" AT PROPERTY CORNER, UNLESS OTHERWISE NOTED.
- SET 1/2" REBAR AND YELLOW PLASTIC CAP STAMPED "CORE 41299" AT PROPERTY CORNER.
- ✱ SET TACK IN LEAD WITH WASHER STAMPED "CORE 41299" IN LIEU OF FRONT CORNERS AT ALL POINTS ALONG ROAD A, 11.25' OFFSET UNLESS OTHERWISE NOTED.
- ⊕ SET MONUMENT PER CITY OF ISSAQUAH STANDARDS.
- † APPROXIMATE LOCATION OF CRITICAL AREA SIGNAGE.



SCALE: 1" = 40'



CORE DESIGN
 ENGINEERING • PLANNING • SURVEYING
 JOB NO. 111115
 14711 N.E. 29th Pl. Suite 101
 Bellevue, Washington 98007
 425.885.7877 Fax 425.885.7963