

20050411000372

227/057

Final Plat of Issaquah Highlands Division 46

A PORTION OF THE SW 1/4 OF THE SE 1/4 SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

DIV. 46 OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA 03-001 IH, ACCORDING TO SURVEY RECORDED APRIL 7, 2003 IN VOLUME 159 OF SURVEYS AT PAGE(S) 28 AND 28A, UNDER RECORDING NO. 20030407900006, 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 (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.

GRAND-GLACIER, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: PORT BLAKELY COMMUNITIES, INC., A WASHINGTON CORPORATION
ITS: MANAGER

Judd Kirk
Judd Kirk
President

ACKNOWLEDGEMENTS

STATE OF WASHINGTON

COUNTY OF KING

ON THIS 9th DAY OF March, 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED Judd Kirk TO ME KNOWN TO BE THE President OF PORT BLAKELY COMMUNITIES, INC, A WASHINGTON CORPORATION, THE CORPORATION WHICH IS MANAGER OF GRAND-GLACIER LLC, A WASHINGTON LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

Claudia S. Nelson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Bellevue
MY APPOINTMENT EXPIRES 8-1-06
PRINT NAME Claudia S. Nelson



EASEMENT PROVISIONS

1. A PRIVATE DRY UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, QWEST, COMCAST, GRAND GLACIER, LLC (A LIMITED LIABILITY COMPANY), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 5.00 FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET AND ALLEY FRONTAGE OF ALL LOTS AND TRACTS AS SHOWN ON SHEET 4. FURTHER EASEMENTS ARE RESERVED OVER PRIVATE LANDS FOR VAULTS, PEDESTALS AND RELATED FACILITIES ("VAULT EASEMENTS") ADJACENT TO THE 5-FOOT WIDE PRIVATE UTILITY EASEMENTS RESERVED IN THE PRECEDING SENTENCE AS FOLLOWS: THE VAULT EASEMENT MAY OCCUPY UP TO AN ADDITIONAL 5.00 FEET IN WIDTH (FOR A TOTAL WIDTH OF 10.00 FEET) 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 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, THESE ENTITIES ARE 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. THESE EASEMENTS 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 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 ROAD FRONTAGE OF ALL LOTS AND TRACTS SA AND SB. THE EASEMENT IS FOR THE PURPOSE OF CITY ACCESS TO ANY PUBLIC IMPROVEMENT WITHIN THE RIGHT-OF-WAY WHICH ADJAINS 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 AND SHALL INDEMNIFY THE OWNER FOR ANY DAMAGE OR LOSS.

3. THE 10-FOOT AND 20-FOOT PRIVATE STORM EASEMENT WITHIN LOTS 2 THROUGH 5 IS FOR THE BENEFIT OF LOTS 2 THROUGH 5. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM FACILITY THEY HAVE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM FACILITY USED IN COMMON. 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

4. THE PRIVATE WATER EASEMENT ALONG THE WESTERLY SIDE OF TRACT SA IS FOR THE BENEFIT OF LOTS 5 THROUGH 7. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITY 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

5. THE PRIVATE WATER EASEMENT ALONG THE EASTERLY SIDE OF TRACT SA IS FOR THE BENEFIT OF LOTS 1 THROUGH 4. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITY 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 UNDER RECORDING NO. 9704281806 AS AMENDED AND SHALL HAVE A RIGHT OF ACCESS THEREON FOR SAID PURPOSES.

CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 29 DAY OF MARCH 2005

Keith Raven
KEITH RAVEN, PROGRAM MANAGER, CITY OF ISSAQUAH M.D.R.T.

EXAMINED AND APPROVED THIS 30th DAY OF March 2005

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 30th DAY OF MARCH 2005

James S. Blake
CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 30th DAY OF March 2005

Ava Frisinger
AVA FRISINGER, CLERK OF THE CITY OF ISSAQUAH
Christine J. Guy
MAYOR, CITY OF ISSAQUAH

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS 7th DAY OF APRIL 2005

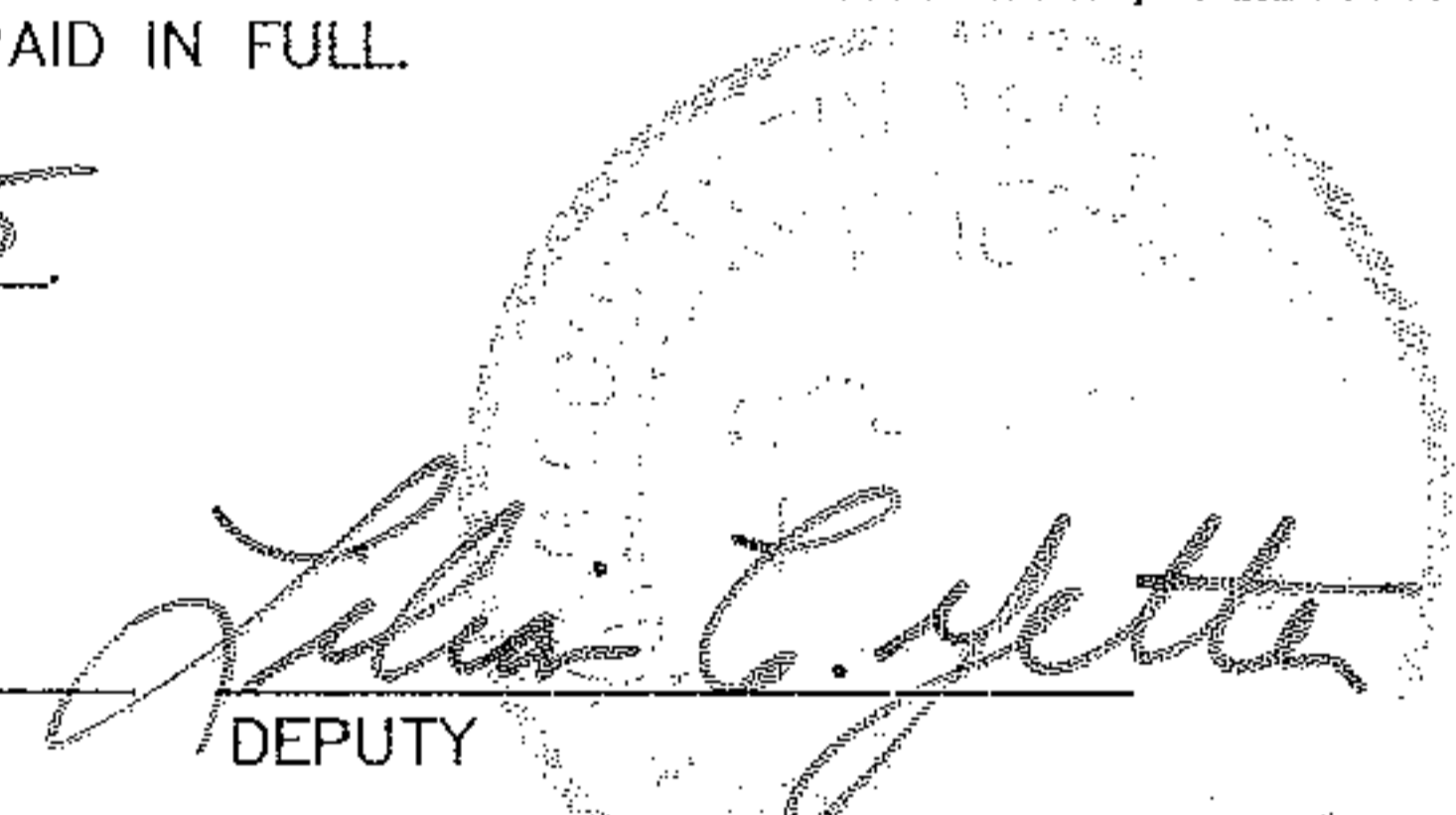
Scott Noble
SCOTT NOBLE, KING COUNTY ASSESSOR
Ann E. O'Connell
ANN E. O'CONNEL, DEPUTY KING COUNTY ASSESSOR 362988-0180

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 OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 11th DAY OF April 2005

Ken Guy
KEN GUY, MANAGER, KING COUNTY FINANCE DIVISION



RECORDING CERTIFICATE

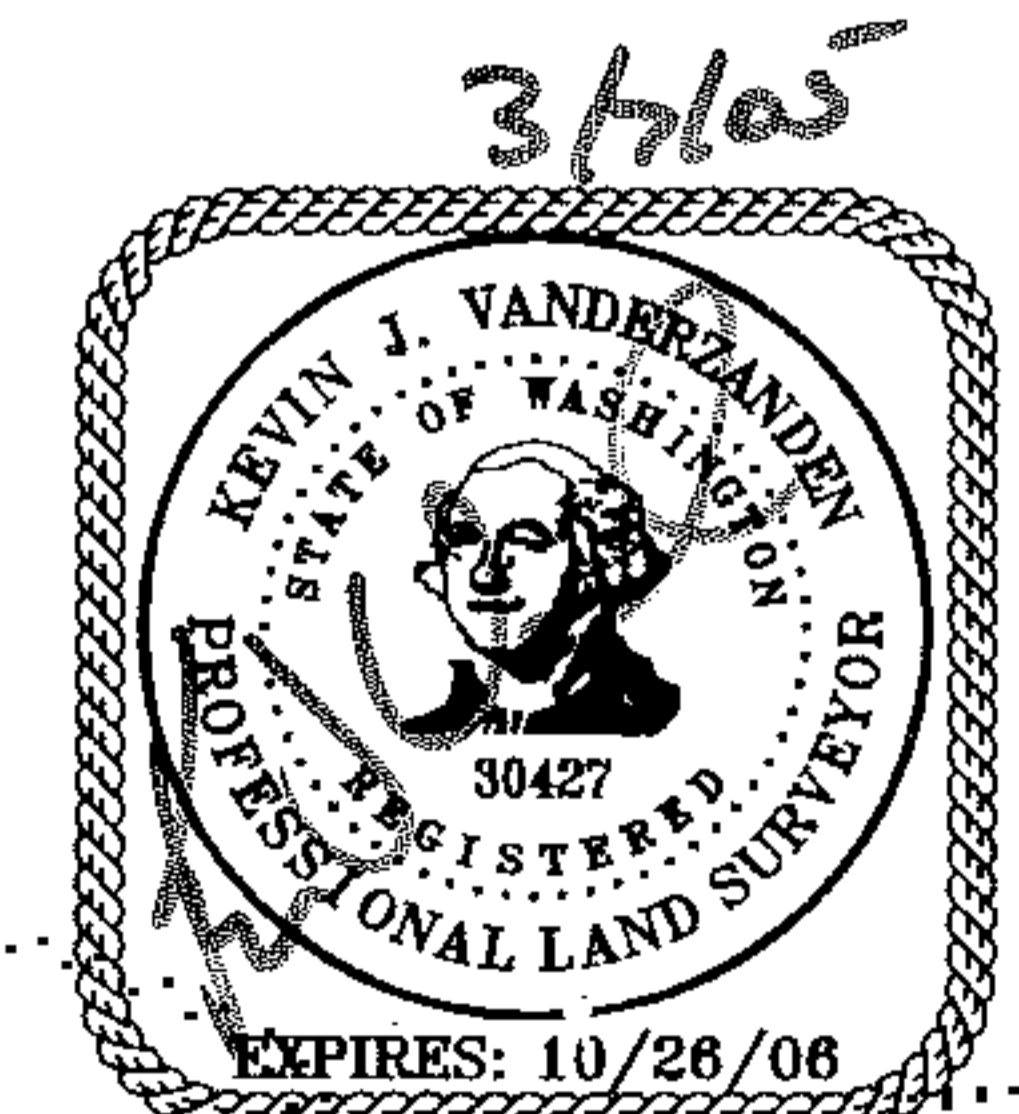
RECORDING NO. 20050411000372
FILED FOR RECORD THIS 11 DAY OF April, 2005 AT
10:00 A.M. IN VOLUME 227 OF PLATS, PAGES 057 THROUGH 060
RECORDS OF KING COUNTY, WASHINGTON AT THE REQUEST OF

DIVISION OF RECORDS AND ELECTIONS
Diana M. Hubert
DIANA M. HUBERT, SUPERINTENDENT OF RECORDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISION 46, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, 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 BLOCK 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.

Kevin J. Vanderzanden
KEVIN J. VANDERZANDEN, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 30427
STATE OF WASHINGTON
CORE DESIGN, INC.
14711 N.E. 29th PL., #101
BELLEVUE, WA 98007
PHONE NO. (425) 885-7877



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

ENGINEERING PLANNING SURVEYING

JOB NO. 04098
SHEET 1 OF 4

CITY FILE NO.: FP-05-001IH

20050411000372

227/058

Final Plat of Issaquah Highlands Division 46

A PORTION OF THE SW 1/4 OF SE 1/4 SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

NOTES AND RESTRICTIONS

1. NO EXISTING LOT, DIVISION, TRACT OR PARCEL IN THIS 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.
2. UNLESS SPECIFICALLY DESCRIBED IN THE EASEMENT NOTES, (SHEET 1 AND 2 OF 4) ALL FUTURE PRIVATE UTILITY STUB-OUTS AND EASEMENTS AS SHOW HEREON, SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER AND/OR ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION.
3. FUTURE FOUNDATIONS OF ANY STRUCTURES MAY NOT EXTEND BEYOND THE BUILDING SETBACK LINES (B.S.B.L.), EXCEPT MINOR STRUCTURAL INTRUSIONS MAY BE PERMITTED AS DEFINED IN THE ISSAQUAH HIGHLANDS CRITICAL AREA DEVELOPMENT STANDARDS UPON APPROVAL OF THE CITY OF ISSAQUAH.
4. 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 UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.
- 5A. A SCHOOL MITIGATION PAYMENT IN THE AMOUNT OF ONE THOUSAND THREE HUNDRED NINETY-SIX AND NO/100 DOLLARS (\$1,396.00) PER SINGLE FAMILY DWELLING UNIT OR FIVE HUNDRED SEVENTY THREE AND NO/100 DOLLARS (\$573.00) PER MULTI-FAMILY DWELLING UNIT, SHALL BE PAID TO ISSAQUAH HIGHLANDS SCHOOL DISTRICT NO. 411 AT TIME THE BUILDING PERMIT FOR EACH DWELLING UNIT IN THE PLAT IS ISSUED.
- 5B. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SCHOOL MITIGATION AGREEMENT BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND GRAND RIDGE PARTNERSHIP AND THE GLACIER RIDGE PARTNERSHIP RECORDED AUGUST 16, 1995 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9508180202 AND MODIFIED AND/OR AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9712121488.
6. THIS SITE IS SUBJECT TO A THIRD PARTY DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ISSAQUAH, KING COUNTY, GRAND RIDGE PARTNERSHIP (LP) AND THE GLACIER RIDGE PARTNERSHIP (LP) AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606180756 AND NOTED IN CONNECTION WITH DEED RECORDED UNDER RECORDING NO. 9710221244.
7. THIS SITE IS SUBJECT TO A TWO PARTY DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ISSAQUAH, GRAND RIDGE PARTNERSHIP (LP) AND THE GLACIER RIDGE PARTNERSHIP (LP) AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606251228 AND MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20020118001733.
8. 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.
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 AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 9704281807 AND AS MODIFIED BY AMENDMENTS.
10. THIS SITE IS SUBJECT TO ISSAQUAH HIGHLANDS SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 20011128000873.
11. THIS SITE IS SUBJECT TO A DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 20011128000874.
12. THIS SITE IS SUBJECT TO NOTICE OF LIEN FOR RESIDENTIAL ASSOCIATION ASSESSMENTS AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 20021120001898.
13. THIS SITE IS SUBJECT TO MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM (ISSAQUAH HIGHLANDS), AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 20030218001542.

NOTES AND RESTRICTIONS

14. 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. 20030911002246; SAID INSTRUMENT IS A RE-RECORD OF INSTRUMENT RECORDED UNDER RECORDING NO. 20030520000559 AND HAS BEEN MODIFIED AND/OR AMENDED BY INSTRUMENTS RECORDED UNDER RECORDING NOS. 20030723000761, 2003112100403 AND 20040204000499.
15. 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 RECORDING NO. 9512201313 AND MODIFIED AND/OR AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9609191192.
16. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS FOR A UTILITY EASEMENT AND AGREEMENT BETWEEN LAKESIDE INDUSTRIES AND GRAND RIDGE PARTNERSHIP AND THE GLACIER RIDGE PARTNERSHIP RECORDED DECEMBER 20, 1995 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9512201316 AND MODIFIED AND/OR AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9604191191.
17. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES OR NON-ORGANIC, NON-SLOW RELEASE FERTILIZERS IS PROHIBITED IN THE BUILDING SETBACK AREA. STREAM AND WETLAND BUFFERS IN THIS PLAT AFFECT LOTS 1 THROUGH 7 AND TRACT B.
18. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, DEDICATIONS, AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS) NO. LLA 02-004 IH RECORDED UNDER RECORDING NO. 20021120900007, UNLESS MODIFIED BY THIS PLAT.
19. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, DEDICATIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS) NO. LLA 03-001 IH RECORDED UNDER RECORDING NO. 20030407900006, UNLESS MODIFIED BY THIS PLAT.
20. THIS SITE IS SUBJECT TO THE RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 203 OF PLATS AT PAGE (S) 24 THROUGH 37, INCLUSIVE, IN KING COUNTY, WASHINGTON, RECORDED UNDER RECORDING NO. 20011128000868 AND AMENDED BY AFFIDAVIT OF CORRECTION RECORDED UNDER RECORDING NO. 20021120001266, UNLESS MODIFIED BY THIS PLAT.
21. THIS SITE IS SUBJECT TO AN EASEMENT TO THE CITY OF ISSAQUAH FOR UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030731003364 AND AS SHOWN HEREON.
22. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TEMPORARY CONSTRUCTION EASEMENT" RECORDED UNDER RECORDING NO. 20030801000152, AND MODIFIED OR AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040518001437 AND AS SHOWN HEREON.
23. 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 RECORDED UNDER RECORDING NO. 20030911002246, AND AS RE-RECORDED UNDER RECORDING NO. 20030520000559, AND AS MODIFIED AND/OR AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040204000499.
24. THIS SITE IS SUBJECT TO AN EASEMENT TO THE CITY OF ISSAQUAH FOR SIDEWALKS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040113001075 AND AS SHOWN HEREON.
25. TRACTS SA AND SB ARE HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE AND MAINTAINED LANDSCAPE. THE LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE IHCA. THE IHCA SHALL HAVE THE RIGHT TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED LOT OWNERS (LOTS 1-7) AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER RECORDING NO. 9704281806 AND AS AMENDED.
26. LOT 7 COVERS A PORTION OF A COAL MINE HAZARD AREA. ALL DEVELOPMENT IN THE HAZARD AREA SHALL ADHERE TO AND BE CONSISTENT WITH THE AMENDED (AM00-015IH) APPENDIX B-PART 4, SUPPLEMENTAL DEVELOPMENT MITIGATION ZONES 1, 2, AND 3, OR AS SUBSEQUENTLY MODIFIED, (SEE ACTION MEMO DATED 02/05/03 REGARDING DEVELOPMENT MITIGATION ZONE 0). A NOTICE OF RISK AND CITY-WAIVER FORM MUST BE EXECUTED OR BE ON FILE FOR TRACTS OR LOTS WITHIN THE COAL MINE HAZARD AREA PRIOR TO ISSUANCE OF ANY DEVELOPMENT PERMIT. LOCATION OF COAL MINE HAZARD AREA PROVIDED BY DAVID EVANS AND ASSOCIATES.



ENGINEERING PLANNING SURVEYING

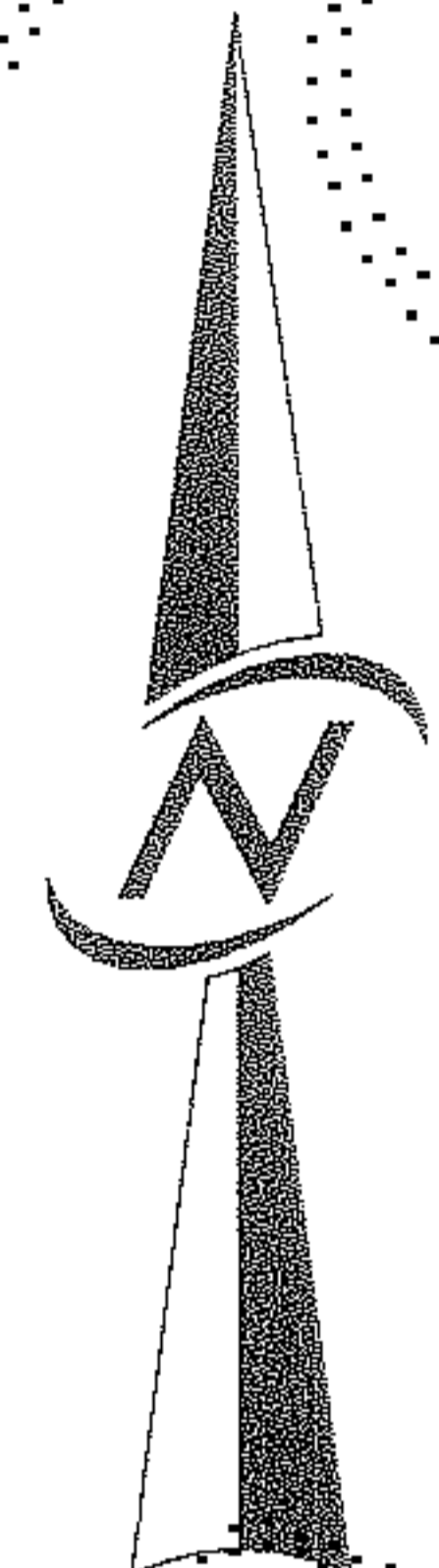
JOB NO. 04098
SHEET 2 OF 4

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CITY FILE NO.: FP-05-001IH

Final Plat of Issaquah Highlands Division 46

A PORTION OF THE SW 1/4 OF THE SE 1/4 SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



BASIS OF BEARINGS

SECTION SUBDIVISION AND BASIS OF BEARINGS PER FINAL PLAT OF ISSAQUAH HIGHLANDS, DIVISIONS 28-33, 35-48, 52, 80, 81, 86 AND 87, RECORDED IN VOLUME 203 OF PLATS, PAGES 24 THROUGH 37, IN KING COUNTY, WASHINGTON.

SURVEY NOTES

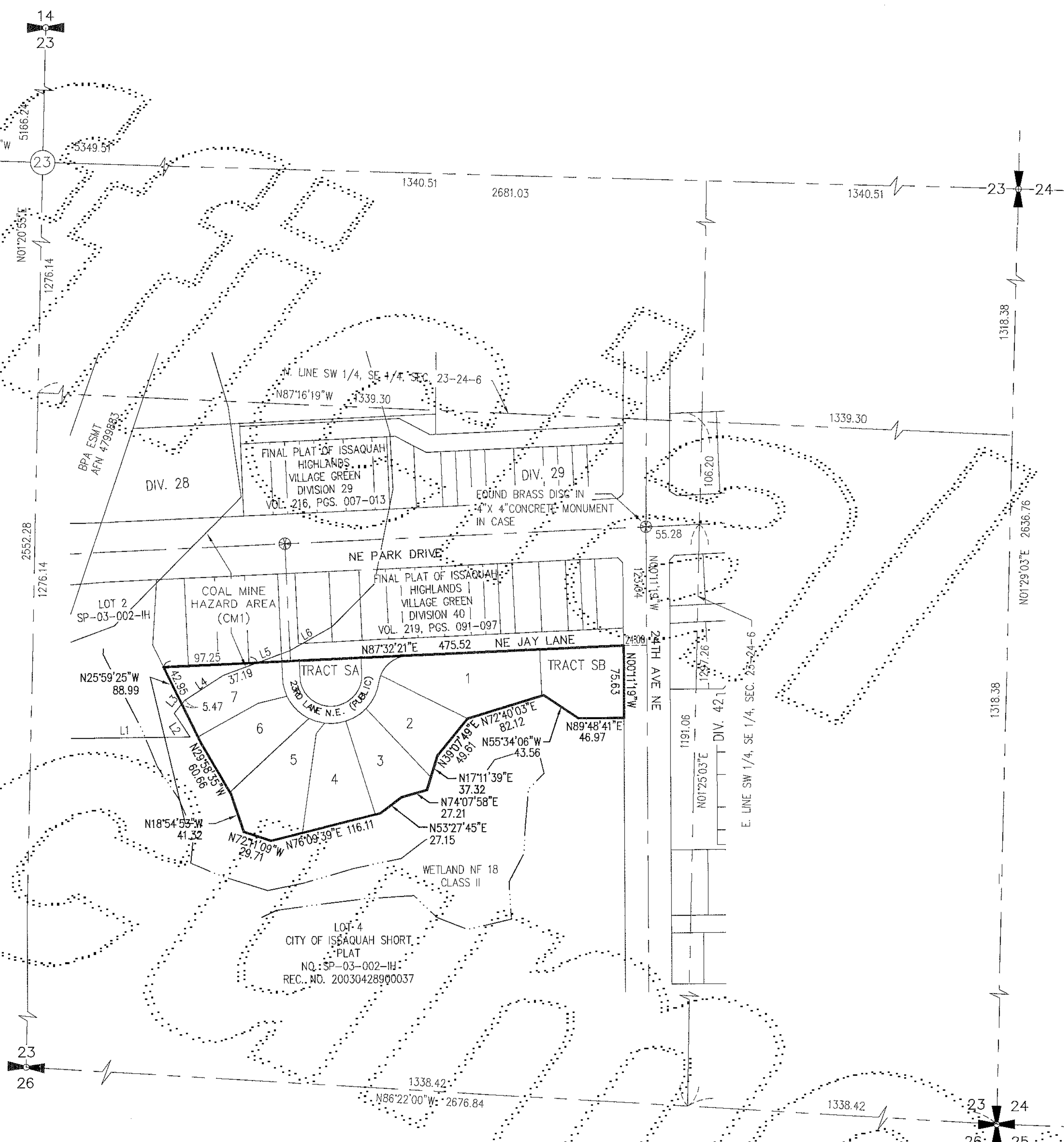
1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE SUBDIVISION GUARANTEE ORDER NO. 4209-456043, DATED SEPTEMBER 21, 2004. IN PREPARING THIS MAP, CORE DESIGN HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN SUBDIVISION 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. DISTANCE MEASURING EQUIPMENT HAS BEEN COMPARED TO AN N.G.S. BASELINE WITHIN ONE YEAR OF THE DATE OF THE SURVEY.
4. ALL MONUMENTS SHOWN PER SECTION SUBDIVISION FROM FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 28-33, 35-48, 52, 80, 81, 86, AND 87. HORIZONTAL CONTROL PROVIDED BY DAVID EVANS AND ASSOCIATES.

LEGEND

- FOUND BRASS DISC IN 4"x4" CONCRETE MONUMENT IN CASE OR BRASS DISC IN 4"x4" CONCRETE MONUMENT IN CASE PER THE FINAL PLAT OF ISSAQUAH HIGHLANDS VILLAGE GREEN DIVISION 40 UNLESS NOTED OTHERWISE
- CM1 COAL MINE MITIGATION ZONE 1, AS DEFINED IN EXHIBIT 3 (SOUTHERN AREA COAL MINE STANDARDS) IN THE MDRT ADMINISTRATIVE MINOR MODIFICATION, #AM00-015H, DATED APRIL 19, 2001. SEE RESTRICTION 26, SHEET 2.

SITE AREAS

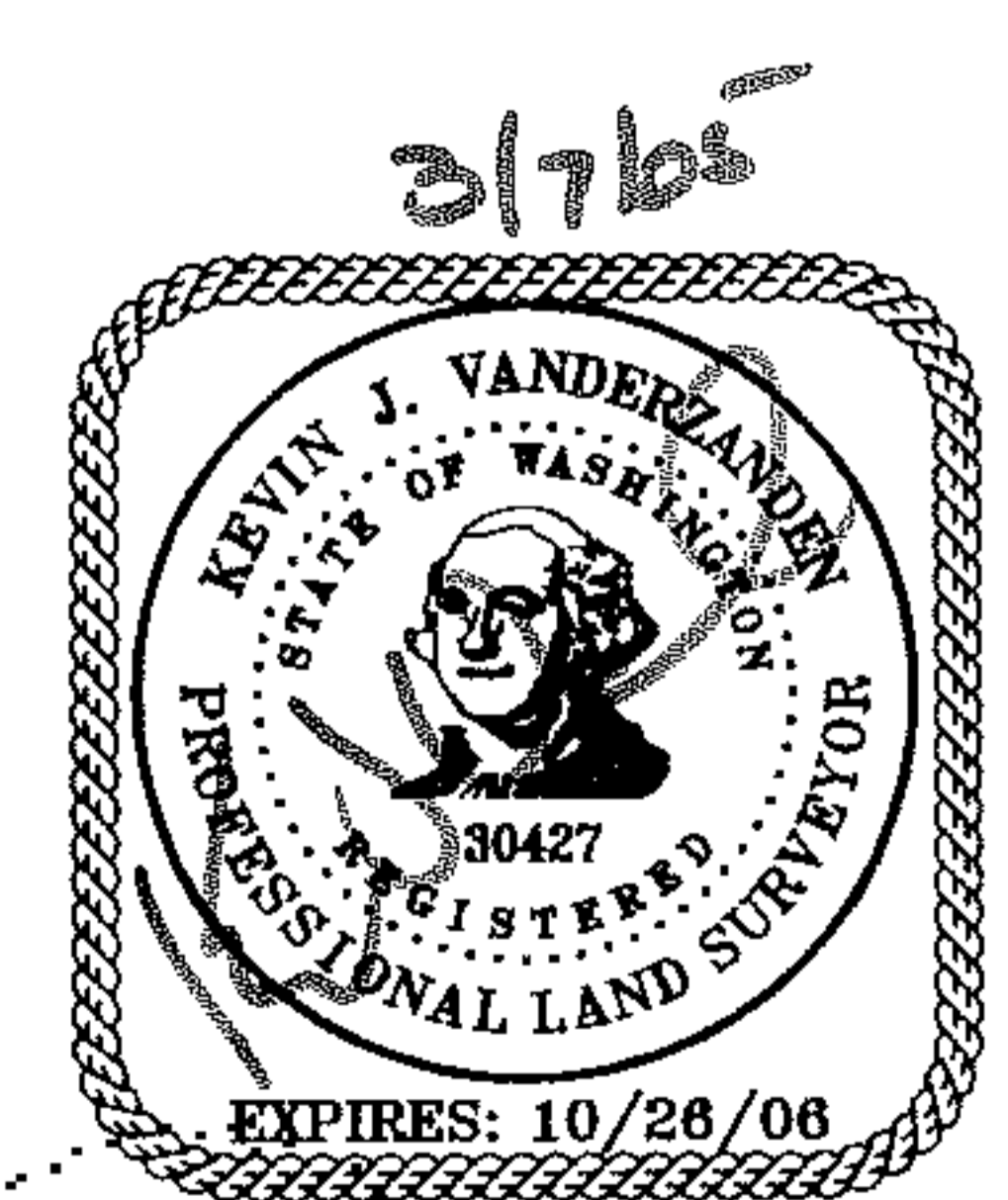
DIVISION 46 = 53,168± SQUARE FEET (1.2206± ACRES)
 LOTS 1-7 = 41,538± SQUARE FEET (0.9535± ACRES)
 TRACTS A & B = 8,514± SQUARE FEET (0.1954± ACRES)
 ROW (WOONERF) = 3,116± SQUARE FEET (0.0715± ACRES)



COAL MINE HAZARD BOUNDARY

LINE	BEARING	DISTANCE
L1	N89°27'25"E	453.09'
L2	N33°33'26"W	29.77'
L3	N39°39'11"E	17.90'
L4	N57°13'59"E	47.52'
L5	N69°46'27"E	71.34'
L6	N60°49'47"E	50.75'

SUBDIVISION DIAGRAM
 SCALE: 1" = 100'



CORE DESIGN
 ENGINEERING PLANNING SURVEYING

14711 N.E. 29th Pl. Ste 101
 Bellevue, Washington 98007
 425.885.7827 Fax 425.885.7963

CITY FILE NO.: FP-05-001IH

JOB NO.: 04098
SHEET 3 OF 4

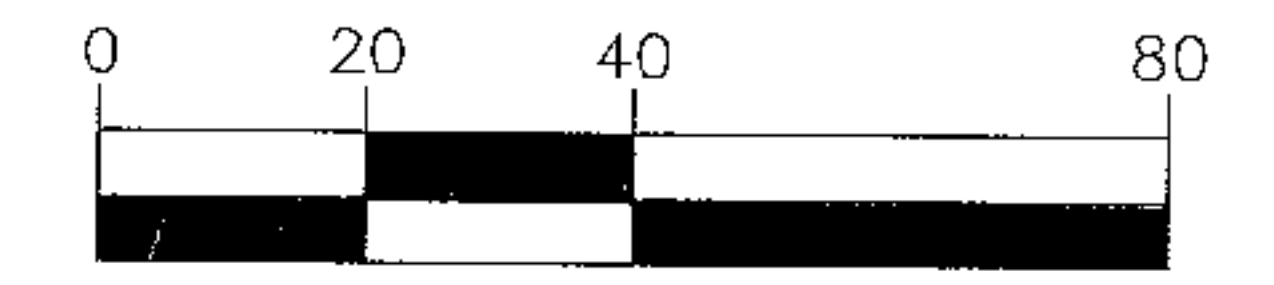
20050411000372

227/060

Final Plat of Issaquah Highlands Division 46

A PORTION OF THE SW 1/4 OF THE SE 1/4 SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SCALE: 1" = 40'



BASIS OF BEARINGS

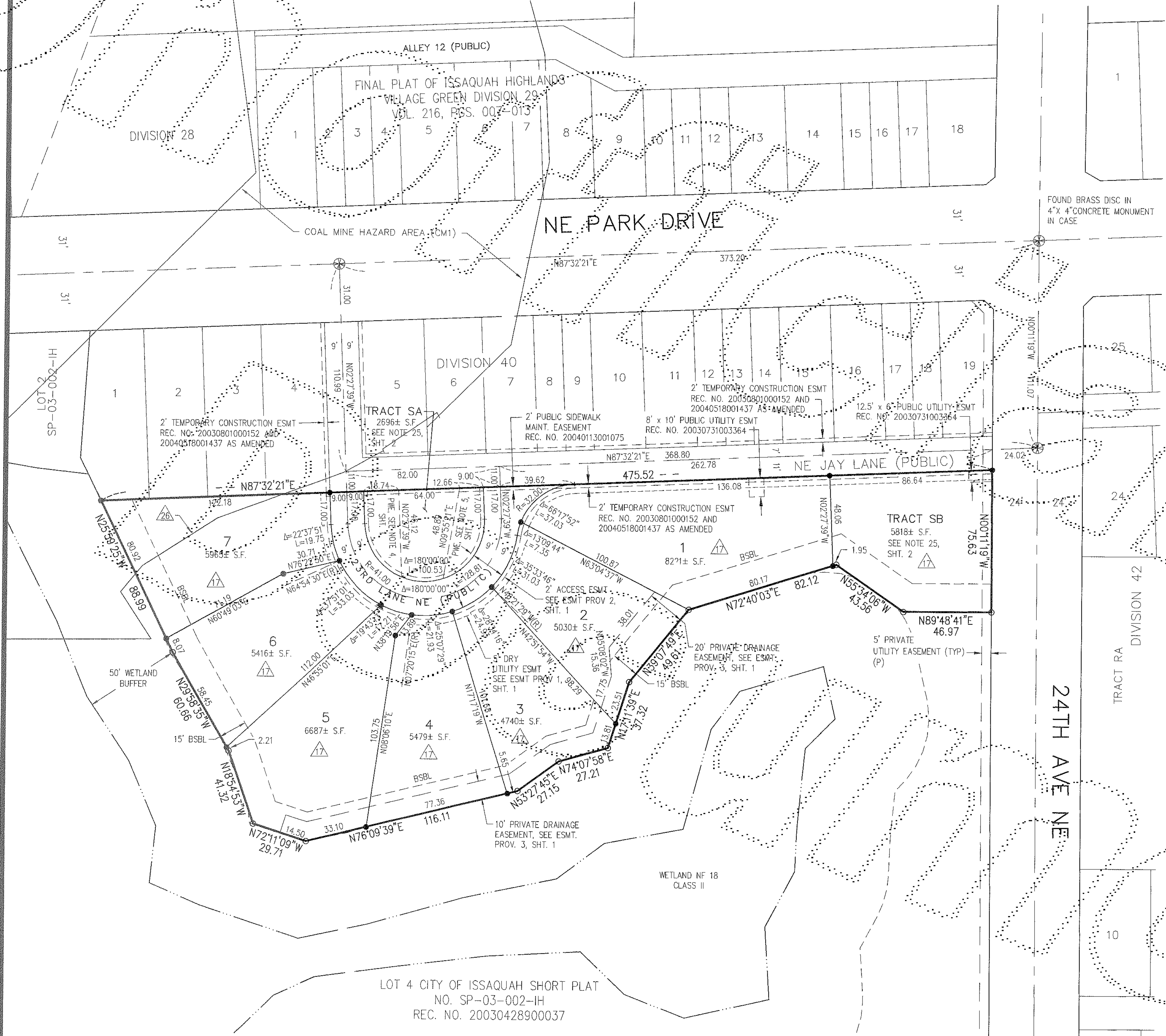
SECTION SUBDIVISION AND BASIS OF BEARINGS PER FINAL PLAT OF ISSAQUAH HIGHLANDS, DIVISIONS 28-33, 35-48, 52, 80, 81, 86 AND 87, RECORDED IN VOLUME 203 OF PLATS, PAGES 24 THROUGH 37, IN KING COUNTY, WASHINGTON.

REFERENCES

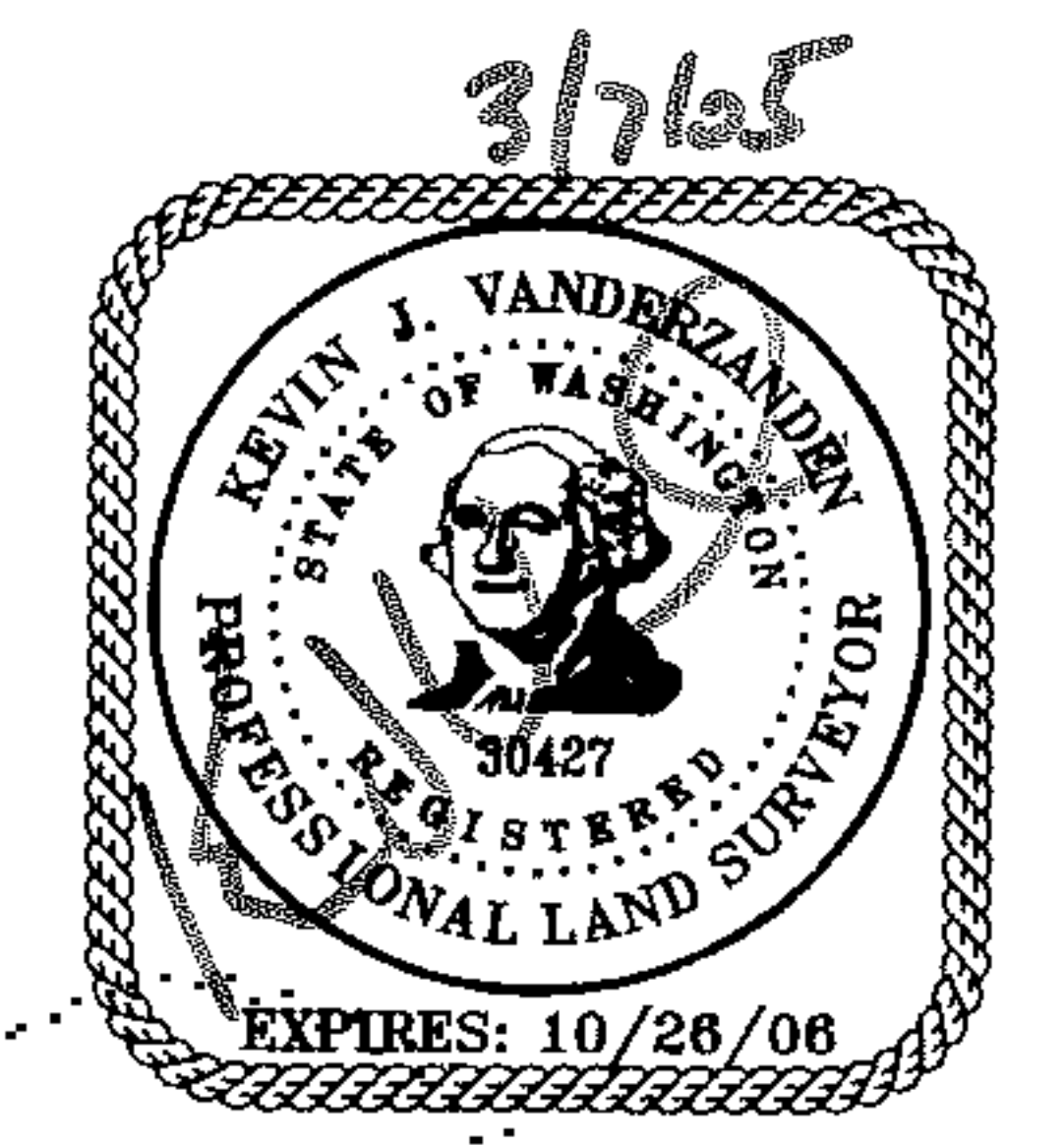
FINAL PLAT OF ISSAQUAH HIGHLANDS VILLAGE GREEN DIVISION 40 VOL. 219 OF PLATS, PGS. 091-097 (P), CITY FILE NO. FP03-0051H
CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA 03-001 IH, REC. NO. 20030407900006 (BLA)

LEGEND

- FOUND BRASS DISC IN 4"x4" CONCRETE MONUMENT IN CASE OR BRASS DISC IN 4"x4" CONCRETE MONUMENT IN CASE PER THE FINAL PLAT OF ISSAQUAH HIGHLANDS VILLAGE GREEN, DIVISION 40, UNLESS OTHERWISE NOTED.
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 30427" AT CORNERS.
- FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "DEA 26252" AT CORNERS.
- BSBL BUILDING SETBACK LINE
- HAZARDOUS OR TOXIC SUBSTANCES PROHIBITED WITHIN BSBL. SEE NOTE 18, SHEET 2
- COAL MINE HAZARD AREA RESTRICTION, SEE NOTE 26, SHEET 2
- (P) PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 28-33, 35-48, 52, 80, 81, 85 & 87 IN VOL. 203 OF PLATS AT PAGES 24-37, RECORDS OF KING COUNTY, WASHINGTON UNDER NO. 2001128000868.
- PWE PRIVATE WATER EASEMENT
- CM1 COAL MINE MITIGATION ZONE 1, AS DEFINED IN EXHIBIT 3 (SOUTHERN AREA COAL MINE STANDARDS) IN THE MDRT ADMINISTRATIVE MINOR MODIFICATION, #AM00-0151H, DATED APRIL 19, 2001. SEE SHEET 3 FOR ZONE DIMENSIONS.



LOT 4 CITY OF ISSAQUAH SHORT PLAT
NO. SP-03-002-IH
REC. NO. 20030428900037



CORE DESIGN
ENGINEERING · PLANNING · SURVEYING

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JOB NO. 04098
SHEET 4 OF 4

CITY FILE NO.: FP-05-001IH