

4/31 P.U.D.

ISSAQUAH CREEK VISTA

A PLANNED UNIT DEVELOPMENT

IN THE NW 1/4 OF THE NE 1/4 OF SEC. 28, T 24 N, R 6 E WM.

CITY OF ISSAQUAH

KING COUNTY, WASHINGTON

GENERAL PROJECT DESCRIPTION:

FEE OWNERS:

- Robert Catterall and Lois H. Catterall. (Lot 2)
- City of Issaquah (Lot 1)

SURVEYOR:

Target Surveyors, Inc.,
1275 12th Avenue Northwest, Suite 14
Issaquah, Washington 98027

TOTAL ACREAGE:

153,692 sq. ft. or 3.528 Acres

NUMBER OF LOTS:

2

STATEMENT OF PURPOSE:

To allow the Short Subdivision of the Subject Property into two parcels, one of which; Lot (2) is the primary use of the property, and Lot (1) is to be used as a municipal well site. And further to provide for their coordinated development and use.

LANDSCAPING AND IMPERVIOUS SURFACE AREA

Landscaping open space in Lot 1 that is in excess of the required minimum 30 percent open space to maximum 70 percent impervious surface ratio required by Title 20 of the Issaquah Municipal Code, will be used and maintained by Lot 2.

The areas as calculated by the City of Issaquah are as follows:

Lot 1		
Total proposed impervious surface	=	4,167 square feet
Open space (to be used and maintained by Lot 1)	=	1,785 square feet
Total	=	5,952 square feet
Total open space transferable to Lot 2	=	29,849 square feet

The easterly 10' only of the 20' ingress-egress easement, shown on sheet 1, is reserved for utilities.

AUTHORIZATIONS AND RESTRICTIONS:

This Planned Unit Development is authorized by City of Issaquah municipal code; Title 20 and City of Issaquah Motion, passed by the Issaquah City Council on July 6, 1987.

The use of this property is restricted to a municipal well site on Lot (1) and a compatible land use on Lot (2), together with restrictions on the use of Lot (2) that might be incompatible with the use of Lot (1) as a municipal well site.

DEDICATION:

Know all men by these presents that we the undersigned owners in fee simple of the land herein described; hereby declare this Planned Unit Development and restrict the use of said property to those uses in such manner as shown hereon.

In witness where of we have hereunto set our hand and seals;

Robert Catterall
ROBERT CATTERALL

Lois H. Catterall
LOIS H. CATTERALL

LEGAL DESCRIPTION

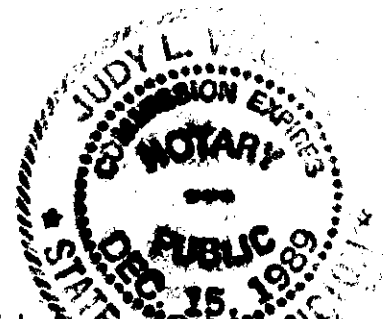
Lot 1 and 2 of Issaquah Short Plat No. 85-04, recorded under Auditor's File No. 8511271163, in King County, Washington. Being a portion of the Northeast Quarter of Section 28, Township 24 North, Range 6 East, W. M., in King County, Washington.

Subject to that certain mutual boundary agreement between Robert and Lois H. Catterall and Lakeside Sand and Gravel Company, Inc. recorded under King County Recorder's No. 8706010867.

Subject to easements, restrictions, reservations and agreements of record. This P.U.D., upon recording, supercedes and extinguishes the easements and conditions contained in Issaquah Short Plat No. 85-04.

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)



On this day personally appeared before me Robert Catterall and Lois H. Catterall to me known to be the individuals described herein and who executed the within foregoing instrument, and acknowledged that they signed the same as a free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 25 day of Sept, 1987.

Judy Wagner
Notary Public in and for the State of Washington

Residing at: Issaquah

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this ____ day of _____, 198__, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared _____ and _____, to me known to be the _____ and _____, respectively, of _____, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington
Residing at: _____

LAND SURVEYORS CERTIFICATE

I hereby certify that the perimeter boundaries of this PUD as represented hereon are true and correct and are based on an actual survey and subdivision of Section 28, Township 24 North, Range 6 East, W.M.; that the courses and distances are shown correctly hereon, and the monuments and all property corners have been staked correctly on the ground.

Gordon S. Rector Aug 3, 1987
Professional Land Surveyor License No. 11691

TREASURER'S CERTIFICATES:

4/31 P.U.D.

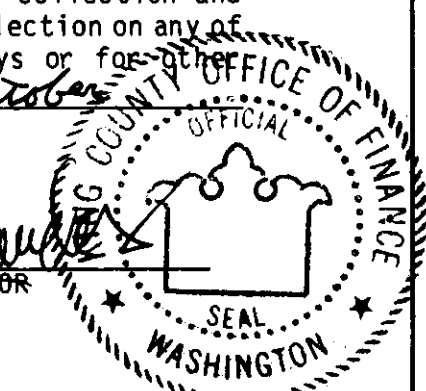
I HEREBY CERTIFY that there are no delinquent special assessments certified to this office for collection and that all special assessments certified to this office for collection on any of the property herein contained, dedicated as streets, alleys or for other public uses, are paid in full this 2 day of OCTOBER, 1987, A.D.

James L. Plaka
FINANCE DIRECTOR, CITY OF ISSAQUAH

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 uses, are paid in full this 15th day of October, 1987, A.D.

D. Lee Detrick
KING COUNTY FINANCE DIRECTOR

Julia K. Smith
DEPUTY FINANCE DIRECTOR



APPROVALS:

I HEREBY CERTIFY that this P.U.D. of Issaquah Creek Vista is Duly Approved by the City of Issaquah Development Commission this 7TH day of OCTOBER 1987, A. D.

Don McHarris
CHAIRMAN, DEVELOPMENT COMMISSION

William D. Kingman
STAFF PLANNER

EXAMINED AND APPROVED This 8 day of October 1987, A.D.

Robert Hilgenberg
DIRECTOR, DEPARTMENT OF DEVELOPMENT REVIEW

EXAMINED AND APPROVED This 12th day of October 1987, A.D.

A. J. Calvey
MAYOR, CITY OF ISSAQUAH

ATTEST: Linda Ruelle
CLERK, CITY OF ISSAQUAH

EXAMINED AND APPROVED This 3rd day of August 1987, A.D.

John W. Compton, P.E.
DIRECTOR OF PUBLIC WORKS (Acting)

EXAMINED AND APPROVED This 15 day of OCTOBER 1987, A.D.

Ruth Rieder
KING COUNTY ASSESSOR

Dee Wenter
DEPUTY COUNTY ASSESSOR

RECORDING CERTIFICATE: 8710160196

Filed for record at the request of the City of Issaquah this 16TH day of OCT 1987, at 27 minutes past 9 A. M., and recorded in Volume 4 of P.U.D.'s pages 30-31; records of King County, Washington, Divisions of Records and Elections.

JANE HAGUE
MANAGER

JANE HAGUE
SUPERINTENDENT OF RECORDS