

309/38

MINE HILL CREEK

A PLAT COMMUNITY

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER,
SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.,
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS BINDING SITE PLAN FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, HEREBY WAIVE AND RELEASE, FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ALL CLAIMS, DEMANDS, AND/OR CAUSES OF ACTION OF ANY KIND OR CHARACTER WHATSOEVER AGAINST THE CITY OF ISSAQUAH, AND ITS EMPLOYEES, OFFICERS, AGENTS, SUCCESSORS AND ASSIGNS, INCLUDING THOSE WHICH MAY RESULT FROM THE ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF ROADS, DRAINAGE SYSTEMS, OR OTHER AREAS DEDICATED TO THE PUBLIC WITHIN THE LAND HEREBY SUBDIVIDED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF ISSAQUAH, AND ITS EMPLOYEES, OFFICERS, AGENTS, SUCCESSORS AND ASSIGNS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, AND/OR CAUSES OF ACTION OF ANY KIND OR CHARACTER WHATSOEVER, INCLUDING THOSE RESULTING FROM ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THE LAND HEREBY SUBDIVIDED OR FROM THE ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF ROADS, DRAINAGE SYSTEMS, OR OTHER AREAS DEDICATED TO THE PUBLIC WITHIN THE LAND HEREBY SUBDIVIDED, WHETHER BROUGHT BY THE UNDERSIGNED OWNERS OR A THIRD PARTY.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

THE UNDERSIGNED OWNER OR OWNERS OF INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED MINE HILL CREEK, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW, AND LOTS 4 THROUGH 20 AND TRACTS A, B, C AND D ARE RESTRICTED BY THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MINE HILL CREEK, RECORDED UNDER KING COUNTY RECORDING NO. _____

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS:

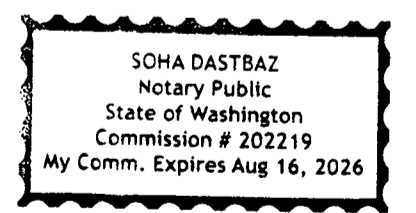
345 MINE HILL LLC,
A WASHINGTON LIMITED LIABILITY COMPANY
BY: Ali R. M. Dadgar
ITS: Managing Member
DATE: 1/19/2026
COLLEEN PETERSEN
DATE: 1-20-26

DONALD MCFERON
DATE: 1-20-26
NANCY MCFERON
DATE: 1-20-26

ACKNOWLEDGMENTS

STATE OF WA
COUNTY OF King
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ali R. Dadgar IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATING THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Managing member OF 345 MINE HILL 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.

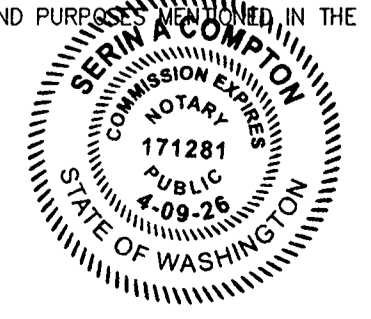
DATED: Jan 19th 2026
SIGNATURE OF NOTARY PUBLIC: [Signature]
PRINTED NAME OF NOTARY PUBLIC: Soha Dastbaz
RESIDING AT Kirkland
MY APPOINTMENT EXPIRES Aug 16th 2026



STATE OF WASHINGTON)
COUNTY OF KING) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT COLLEEN PETERSEN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USED AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED January 20, 2026
SIGNATURE OF NOTARY PUBLIC [Signature]
TITLE Notary Public
MY APPOINTMENT EXPIRES 4/9/26



ACKNOWLEDGMENTS (CONTINUED)

STATE OF WASHINGTON)
COUNTY OF KING) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DONALD MCFERON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USED AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED January 20, 2026
SIGNATURE OF NOTARY PUBLIC [Signature]
TITLE Notary Public
MY APPOINTMENT EXPIRES 4/9/26



STATE OF WASHINGTON)
COUNTY OF KING) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT NANCY MCFERON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USED AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED January 20, 2026
SIGNATURE OF NOTARY PUBLIC [Signature]
TITLE Notary Public
MY APPOINTMENT EXPIRES 4/9/26



LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ALLAN R.M. DADGAR AND FARIBA RONNASI, HUSBAND AND WIFE ON JANUARY 19, 2026. I HEREBY CERTIFY THAT THIS MAP FOR "MINE HILL CREEK" IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

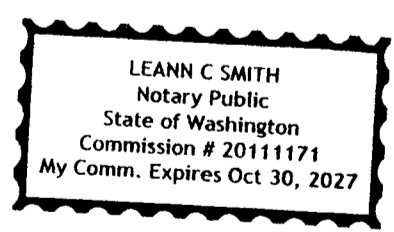
J.C. Ruff
JAMES G. REICHHOFF, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 50708
620 R. STRONG CONSULTING ENGINEERS
D.R. STRONG CONSULTING ENGINEERS
620 7TH AVENUE
KIRKLAND, WASHINGTON 98033
PHONE: (425) 827-3063

LAND SURVEYOR'S ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF KING) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES G. REICHHOFF IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USED AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED January 19, 2026
SIGNATURE OF NOTARY PUBLIC [Signature]
TITLE Admin Manager
MY APPOINTMENT EXPIRES 10/30/27



SHEET INDEX:

- SHEET 1: DEDICATION, ACKNOWLEDGMENT, APPROVALS AND SHEET INDEX
- SHEET 2: LEGAL DESCRIPTION, SURVEYOR'S NOTES, TITLE RESTRICTIONS, REFERENCES, TRACT NOTES, NOTES AND RESTRICTIONS, HOMEOWNERS ASSOCIATION COVENANT AND AREA TABLE
- SHEET 3: EASEMENT PROVISIONS
- SHEET 4: MAP SHEET
- SHEET 5: EASEMENT MAP SHEET



D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 7TH AVENUE KIRKLAND, WA, 98033
O 425.827.3063 F 425.827.2423
www.drstrong.com

CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 23 DAY OF January, 2026
[Signature]
COMMUNITY PLANNING AND DEVELOPMENT DIRECTOR

EXAMINED AND APPROVED THIS 23 DAY OF January, 2026
[Signature]
CPD ENGINEER, 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 23rd DAY OF January, 2026
[Signature]
CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 23rd DAY OF January, 2026
[Signature] MAYOR, CITY OF ISSAQUAH
ATTEST: [Signature] CLERK OF THE CITY OF ISSAQUAH

KING COUNTY APPROVALS KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 28 DAY OF JAN, 2026
[Signature] JOHN WILSON, KING COUNTY ASSESSOR
[Signature] DEPUTY KING COUNTY ASSESSOR
ACCOUNT NUMBERS: 332406-9036 & 332406-9039

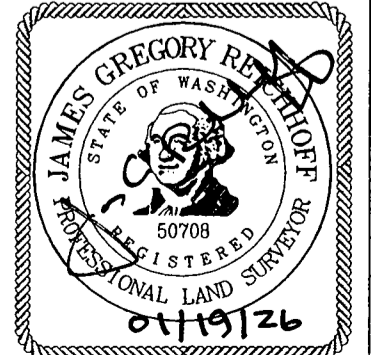
FINANCE DIVISION CERTIFICATE

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 28th DAY OF January, 2026
[Signature] NORA BENNETT, MANAGER, FINANCE DIVISION
[Signature] DEPUTY

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH THIS 5th DAY OF FEBRUARY 2026 AT 41 MINUTES PAST 11 A.M., AND RECORDED IN VOLUME 309 OF PLATS, PAGE 38-42 RECORDS OF KING COUNTY, WASHINGTON.
COUNTY RECORDING NUMBER _____
[Signature] SUPERINTENDENT OF RECORDS
[Signature] Alex Drummond



A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. CITY OF ISSAQUAH, KING COUNTY, WASHINGTON		
DWN. BY	DATE	PROJECT NO.
JGR	01/19/26	14118
CHKD. BY	SCALE	SHEET
JGR	N/A	1 OF 5

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PLAT 5
Rec: 423.50
2/5/2026 11:41 AM
KING COUNTY, WA

309/39

MINE HILL CREEK

A PLAT COMMUNITY

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER,
SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.,
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION:

PARCEL A:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,407.01 FEET SOUTH OF AND 1,348.14 FEET WEST OF THE NORTHEAST CORNER OF SECTION 33;
THENCE SOUTH 01°24'15" WEST 132 FEET;
THENCE SOUTH 89°00'00" EAST 644.95 FEET;
THENCE NORTH 02°20'00" WEST 132.24 FEET;
THENCE NORTH 89°00'00" WEST 636.35 FEET TO THE POINT OF BEGINNING.

PARCEL B:
A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,209.51 FEET SOUTH OF AND 1,320.29 FEET WEST OF THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, SAID POINT BEING THE SOUTHWESTERLY CORNER OF A TRACT OF LAND SOLD TO W.C. JENKS;
THENCE NORTH 88°54'25" WEST 23.01 FEET;
THENCE SOUTH 1°24'15" EAST 198 FEET;
THENCE SOUTH 89°00'00" EAST 636.35 FEET;
THENCE NORTH 3°21' EAST 103.68 FEET;
THENCE SOUTH 88°54'25" EAST 176.57 FEET TO THE MOST EASTERLY POINT OF THIS TRACT;
THENCE NORTH 61°23' WEST 106.01 FEET;
THENCE NORTH 29°30' WEST 51.50 FEET;
THENCE NORTH 88°54'25" WEST ALONG THE SOUTHERLY BOUNDARY OF THE W.C. JENKS TRACT 672.63 FEET TO THE PLACE OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF ISSAQUAH BY RECORDING NUMBER 9408260846, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION LYING EASTERLY OF THE WEST LINE OF MINE HILL ROAD SOUTHWEST.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TITLE RESTRICTIONS:

- THIS SITE IS SUBJECT TO AN EASEMENT AND RIGHTS INCIDENTAL THERETO GRANTED TO PUGET SOUND POWER & LIGHT COMPANY FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2775300 THE LEGAL DESCRIPTION CONTAINED WITHIN SAID INSTRUMENT IS INSUFFICIENT TO DETERMINE THE EASEMENT'S EXACT LOCATION WITHIN THE SITE.
- THIS SITE IS SUBJECT TO THE RESERVATIONS AND RECITALS CONTAINED IN THE DEED RECORDED UNDER RECORDING NUMBERS 2920690 AND 4150032.
- THIS SITE IS SUBJECT TO MATTERS DISCLOSED BY A SURVEY OF SAID PREMISES BY D.R. STRONG CONSULTING ENGINEERS, DATED JUNE 22, 2021, UNDER JOB NO. 14118, AS FOLLOWS:
 - GRAVEL DRIVE APPURTENANT TO SOUTHERLY ADJOINER OVER A SOUTHEASTERLY PORTION OF SAID PREMISES. (AS SHOWN HEREON)
 - UTILITY VAULT ON AN EASTERLY PORTION OF SAID PREMISES. (SAID UTILITY VAULT IS LOCATED WITHIN THE AREA TO BE DEDICATED FOR PUBLIC ROAD RIGHT OF WAY)
 - OVERHEAD POWERLINE SERVING SOUTHERLY ADJOINER OVER A SOUTHEASTERLY PORTION OF SAID PREMISES. (AS SHOWN HEREON)
- THIS SITE IS SUBJECT TO RESERVATIONS AND EXCEPTIONS CONTAINED IN DEEDS RECORDED UNDER RECORDING NUMBERS 2957010 AND 4150032.
- THIS SITE IS SUBJECT TO A QUIT CLAIM DEED AND THE TERMS AND CONDITIONS THEREOF, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9408260846.
- THIS SITE IS SUBJECT TO AN EASEMENT AND RIGHTS INCIDENTAL THERETO GRANTED TO THE CITY OF ISSAQUAH TO INSTALL MAINTAIN AND OPERATE IMPROVEMENTS ON THE LAND AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9709080408, AS SHOWN HEREON.
- THIS SITE IS SUBJECT TO MATTERS DISCLOSED BY A SURVEY OF SAID PREMISES BY D.R. STRONG CONSULTING ENGINEERS, DATED JUNE 22, 2021, UNDER JOB NO. 14118, AS FOLLOWS:
 - FENCE CORNER 0.4 FEET SOUTH OF NORTH PROPERTY LINE. (AS SHOWN HEREON)
 - CULVERT INLET HEADWALL LIES SOUTH OF EASEMENT AREA GRANTED IN EASEMENT 9709080408. (AS SHOWN HEREON)
 - UTILITY POLE, STREET LIGHT, GUY WIRE, AND OVERHEAD POWERLINES ON EASTERLY PORTIONS OF SAID PREMISES. (AS SHOWN HEREON)
 - EDGE OF PAVEMENT FOR MINE HILL RD. SW OVER EASTERLY PORTIONS OF SAID PREMISES. (SAID PAVEMENT IS LOCATED WITHIN THE AREA TO BE DEDICATED FOR PUBLIC ROAD RIGHT OF WAY)
 - WATERLINE OVER EASTERLY PORTION OF SAID PREMISES. (SAID UTILITIES ARE LOCATED WITHIN THE AREA TO BE DEDICATED FOR PUBLIC ROAD RIGHT OF WAY)

HOMEOWNERS ASSOCIATION COVENANT

THE MINE HILL CREEK HOMEOWNERS ASSOCIATION WAS FILED WITH THE WASHINGTON SECRETARY OF STATE ON OCTOBER 22, 2025.

MEMBERSHIP IN THE MINE HILL CREEK HOMEOWNERS ASSOCIATION AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP OF LOTS 4 THROUGH 20 ONLY, AND SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT (LOTS 4 THROUGH 20 ONLY).

LOTS 4 THROUGH 20 ONLY, WITHIN THIS PLAT ARE SUBJECT TO, AMONG OTHER THINGS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE MINE HILL CREEK HOMEOWNERS ASSOCIATION (HOA) RECORDED ON _____, 20____ AS INSTRUMENT NO. _____ IN THE OFFICIAL RECORDS OF KING COUNTY, WASHINGTON. SHOULD THE HOA BECOME INACTIVE OR DISSOLVE, THE OWNERS OF EACH LOT (LOTS 4 THROUGH 20 ONLY) SHALL BE EQUALLY RESPONSIBLE FOR ITS PROPORTIONATE SHARE OF THE MAINTENANCE AND EXPENSE PERTAINING TO COMMON FACILITIES, INCLUDING BUT NOT LIMITED TO STORM DRAINAGE TRACTS, SENSITIVE AREA TRACTS, RECREATION TRACTS AND STREET LIGHTING EXPENSES (OWED TO PUGET SOUND ENERGY AND ITS SUCCESSORS) AND MAINTENANCE, PRIVATE ROAD AND ROADWAYS WITHIN THE RIGHT OF WAY.

THE COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOA, THE OWNERS OF LOTS 4 THROUGH 20 ONLY WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS.

TRACT NOTES:

- TRACT A, A CRITICAL AREAS AND RECREATION TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT, TO THE MINE HILL CREEK HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE MINE HILL CREEK HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, OR IN THE EVENT THE MINE HILL CREEK HOMEOWNERS ASSOCIATION IS DISSOLVED, TERMINATED, OR OTHERWISE CEASES TO EXIST, OWNERSHIP OF SAID TRACT SHALL VEST EQUALLY IN THE OWNERS OF LOTS 4 THROUGH 20 OF THIS PLAT, WHO SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND UPKEEP OF THE CRITICAL AREA FACILITIES WITHIN SAID TRACT.
- TRACT B, A STORM DRAINAGE, OPEN SPACE AND RECREATION TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT, TO THE MINE HILL CREEK HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE MINE HILL CREEK HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, OR IN THE EVENT THE MINE HILL CREEK HOMEOWNERS ASSOCIATION IS DISSOLVED, TERMINATED, OR OTHERWISE CEASES TO EXIST, OWNERSHIP OF SAID TRACT SHALL VEST EQUALLY IN THE OWNERS OF LOTS 4 THROUGH 20 OF THIS PLAT, WHO SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND UPKEEP OF THE STORM DRAINAGE AND OPEN SPACE FACILITIES WITHIN SAID TRACT.
- TRACT C, A TYPE IV STREAM TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT, TO THE MINE HILL CREEK HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE MINE HILL CREEK HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, OR IN THE EVENT THE MINE HILL CREEK HOMEOWNERS ASSOCIATION IS DISSOLVED, TERMINATED, OR OTHERWISE CEASES TO EXIST, OWNERSHIP OF SAID TRACT SHALL VEST EQUALLY IN THE OWNERS OF LOTS 4 THROUGH 20 OF THIS PLAT, WHO SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND UPKEEP OF THE STREAM FACILITIES WITHIN SAID TRACT.
- TRACT D, A PRIVATE ACCESS AND UTILITIES TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT, TO THE MINE HILL CREEK HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE MINE HILL CREEK HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, OR IN THE EVENT THE MINE HILL CREEK HOMEOWNERS ASSOCIATION IS DISSOLVED, TERMINATED, OR OTHERWISE CEASES TO EXIST, OWNERSHIP OF SAID TRACT SHALL VEST EQUALLY IN THE OWNERS OF LOTS 4 THROUGH 20 OF THIS PLAT, WHO SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND UPKEEP OF THE ACCESS AND UTILITY FACILITIES WITHIN SAID TRACT. A PRIVATE ACCESS EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH, ITS SUCCESSORS AND ASSIGNS, OVER THE ENTIRETY OF TRACT D FOR UTILITY MAINTENANCE.

NOTES AND RESTRICTIONS:

- NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CATV, FIRE OR POLICE SIGNALS, OR FOR OTHER PURPOSES, SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OUTSIDE THE BUILDINGS THEREON UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO THE BUILDING.
 - THE MINE HILL CREEK HOMEOWNERS ASSOCIATION WAS CREATED ON OCTOBER 22, 2025.
 - IF THE EXISTING HOME ON LOT 1 OR LOT 3 IS DAMAGED OR DESTROYED FOR ANY REASON OTHER THAN AN ACCIDENT, ACT OF NATURE, OR SIMILAR INVOLUNTARY OCCURRENCE, IT MUST BE RECONSTRUCTED OUTSIDE OF THE CRITICAL AREA BUFFERS.
 - CONSTRUCTION OF STRUCTURES ON LOTS 2 AND 3 WITHIN THE MODERATE COAL MINE HAZARD AREA SHALL FOLLOW THE RECOMMENDATIONS IN THE FINAL GEOTECHNICAL REPORT AND/OR COAL MINE HAZARD ASSESSMENT PREPARED BY ICICLE CREEK ENGINEERS, INC.
 - LOTS 1, 2 AND 3 OF THIS PLAT ARE EXPRESSLY EXCLUDED FROM THE MINE HILL CREEK HOMEOWNERS ASSOCIATION AND ARE EXEMPTED FROM THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE HOMEOWNERS ASSOCIATION COVENANT AS STATED HEREON.
 - NOTICE IS HEREBY GIVEN THAT LOTS 4 THROUGH 20 OF THE MINE HILL CREEK PLAT ARE SUBJECT TO A TWO-PART RESTRICTION PACKAGE RECORDED CONTEMPORANEOUSLY HEREWITH:
 - A DEED RESTRICTION, WHICH RESTRICTS TRANSFER OF LOTS 4 THROUGH 20 UNTIL COMPLETION OF SITE WORK REQUIRED BY CLEAR & GRADING PERMIT #SW22-00013 ISSUED BY THE CITY OF ISSAQUAH. THE DEED RESTRICTION WAS RECORDED ON JANUARY 16, 2026, AS INSTRUMENT NO. 2026016000776 IN THE OFFICIAL RECORDS OF KING COUNTY, WASHINGTON.
 - A RELEASE OF DEED RESTRICTION, TO BE EXECUTED BY THE CITY OF ISSAQUAH UPON CONFIRMATION OF SATISFACTORY COMPLETION AND ACCEPTANCE OF SITE WORK REQUIRED BY CLEAR & GRADING PERMIT #SW22-00013 ISSUED BY THE CITY OF ISSAQUAH. THE RELEASE OF DEED RESTRICTION IS ANTICIPATED TO BE RECORDED IN 2026.
- THIS NOTICE IS INTENDED TO PROVIDE CROSS-REFERENCE AND INDEXING, SO THAT BOTH THE RESTRICTION AND RELEASE MAY BE LOCATED TOGETHER IN THE OFFICIAL RECORDS OF KING COUNTY, WASHINGTON.

MAINTENANCE AND BOND OBLIGATIONS

- THE MINE HILL CREEK HOMEOWNERS ASSOCIATION (HOA), ITS SUCCESSORS AND ASSIGNS, SHALL MAINTAIN IN PERPETUITY TRACT A, TRACT C, AND ALL REQUIRED LANDSCAPING AND OPEN SPACE SHOWN ON THIS PLAT EXCEPT ANY LANDSCAPING LOCATED ON LOTS 1, 2, AND 3.
- FOR A PERIOD OF FIVE (5) YEARS BEGINNING ONLY UPON THE CITY OF ISSAQUAH'S WRITTEN APPROVAL OF THE COMPLETION OF ALL CRITICAL AREA MITIGATION REQUIRED BY LANDSCAPE PERMIT #LAN25-00012:
 - THE HOA SHALL MAINTAIN, MONITOR, AND POST SECURITY FOR TRACT A, TRACT C, AND ALL CRITICAL AREA MITIGATION LOCATED ON LOTS 1, 2, AND 3.
 - UPON EXPIRATION OF THE FIVE-YEAR PERIOD AND THE CITY OF ISSAQUAH'S RELEASE OF THE HOA'S SECURITY, THE OWNER OF EACH OF LOTS 1, 2, AND 3, AND THEIR SUCCESSORS AND ASSIGNS, SHALL BE SOLELY RESPONSIBLE FOR ONGOING MAINTENANCE AND COMPLIANCE OF THE CRITICAL AREAS ON THEIR RESPECTIVE LOT.
- FOR A PERIOD OF THREE (3) YEARS BEGINNING ONLY UPON THE CITY OF ISSAQUAH'S WRITTEN APPROVAL OF THE COMPLETION OF ALL REQUIRED LANDSCAPE AND OPEN SPACE IMPROVEMENTS REQUIRED BY LANDSCAPE PERMIT #LAN25-00012:
 - THE HOA SHALL MAINTAIN AND POST SECURITY FOR ALL REQUIRED LANDSCAPING AND OPEN SPACE, EXCEPT ANY LANDSCAPING LOCATED ON LOTS 1, 2, AND 3. ALL LANDSCAPING ON LOTS 1, 2, AND 3 SHALL BE THE SOLE RESPONSIBILITY OF THE RESPECTIVE LOT OWNER FROM THE DATE OF PLAT RECORDING.
- THESE OBLIGATIONS SHALL RUN WITH THE LAND AND BE BINDING UPON THE HOA, THE OWNERS OF LOTS 1 THROUGH 3, AND ALL SUCCESSORS AND ASSIGNS.

SURVEYOR'S NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 0279563-16 UPDATE SECOND, DATED OCTOBER 07, 2025. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 23, 2016. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JANUARY, 2016.
- PROPERTY AREA = 213,341± SQUARE FEET (4.8976± ACRES).
- ALL DISTANCES ARE IN U.S. SURVEY FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A LEICA 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.

REFERENCES:

- SECTION SUBDIVISION AND BOUNDARY MAP OF ISSAQUAH MINE NO. 1 BAGLEY SEAM BY THE PACIFIC COAST COAL COMPANY ON FILE WITH THE WASHINGTON STATE DEPARTMENT OF NATURAL RECOURSES.

AREA TABLE			
LOT #	AREA (S.F.)	AREA (ACRES)	TOTAL IMPERVIOUS AREA (SF)
1	16,177	0.3714	2,180
2	8,437	0.1937	4,400
3	16,343	0.3752	3,793
4	11,466	0.2632	4,400
5	7,345	0.1686	4,400
6	2,415	0.0554	2,050
7	2,415	0.0554	2,050
8	2,415	0.0554	2,050
9	2,415	0.0554	2,050
10	2,415	0.0554	2,050
11	2,415	0.0554	2,050
12	2,415	0.0554	2,050
13	2,415	0.0554	2,050
14	4,417	0.1014	4,400
15	5,583	0.1282	2,050
16	3,946	0.3946	2,050
17	3,951	0.3951	2,050
18	3,956	0.3956	2,050
19	3,961	0.3961	2,050
20	4,630	0.4630	2,050
TRACT A	55,626	1.2770	2,437
TRACT B	14,078	0.3232	2,060
TRACT C	3,299	0.0757	0
TRACT D	24,178	0.5551	21,882
BOUNDARY (EXCLUDING R.O.W. DEDICATION)	206,713	4.7455	78,652

NOTE: TOTAL IMPERVIOUS AREA DOES NOT EXCEED THE MAXIMUM IMPERVIOUS AREA.



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A PORTION OF		
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. CITY OF ISSAQUAH, KING COUNTY, WASHINGTON		
DWN. BY	DATE	PROJECT NO.
JGR	01/19/26	14118
CHKD. BY	SCALE	SHEET
JGR/DAS	N/A	2 OF 5

309/40

MINE HILL CREEK

A PLAT COMMUNITY

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER,
 SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.,
 CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

PRIVATE EASEMENT PROVISIONS

THE OWNER(S) OF LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE OWNER(S) OF LOTS BENEFITED AS STATED IN THE EASEMENT NOTES OR ANY OTHER PRIVATE EASEMENT SHOWN AND THEIR ASSIGNS A PERPETUAL EASEMENT FOR THE STATED UTILITIES. THESE EASEMENTS AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS, AND ASSIGNS OF THE OWNER(S) OF LAND HEREBY BENEFITED. THE OWNER(S) OF LOT BENEFITED AND ITS ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW AT SUCH TIME AS MAY BE NECESSARY TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID UTILITIES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR: PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE ONE BENEFITED. THE OWNER(S) OF THE BURDENED LOT SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES.

HOWEVER, THE OWNER(S) OF THE BURDENED LOT SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. THE PLANTING OF TREES SHRUBS OR VEGETATION IS PERMITTED WITHIN TRACT 'A', EXCEPT FOR WITHIN THOSE EASEMENTS SHOWN ON SHEET 5. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREAS IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE OWNER(S) OF LOT BENEFITED PURSUANT TO ITS RESTORATION DUTIES HEREIN.

1. THE PRIVATE STORM DRAINAGE EASEMENTS OVER, UNDER AND UPON ALL OF TRACT D, AND THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE TRACT D STREET FRONTAGE OF LOTS 4 THROUGH 20, AS SHOWN HEREON, ARE HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 4 THROUGH 20 WITHIN THIS PLAT BENEFITING FROM THE PRIVATE STORM DRAINAGE FACILITIES LOCATED WITHIN SAID EASEMENTS. THE OWNERS OF SAID LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE FACILITIES THEY BENEFIT FROM, EXCEPT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM SEWER LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.

NO FILL, STRUCTURES, FENCES, WALLS, RIP RAP, BUILDINGS OR OTHER SIMILAR OBSTRUCTIONS TO ACCESS OR RESTRICTIONS TO THE FLOW OF WATER MAY BE PLACED WITHIN THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE DIRECTOR. OBSTRUCTIONS PLACED WITHIN AN EASEMENT AREA IN VIOLATION OF THIS RESTRICTION MAY BE REMOVED BY THE CITY OF ISSAQUAH AT THE SOLE EXPENSE OF THE PROPERTY OWNER(S), AND THE PROPERTY OWNER(S) SHALL REIMBURSE THE CITY OF ISSAQUAH FOR THE COST OF REMOVAL.

2. THE PUBLIC STORM DRAINAGE EASEMENT OVER, UNDER AND UPON ALL OF TRACT B AND A PORTION OF TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSES OF A PUBLIC 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.

3. AN ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 4 THROUGH 20, THE CITY OF ISSAQUAH AND ALL PROVIDERS OF EMERGENCY VEHICLES AND SERVICES OVER AND ACROSS THE ROADWAY IN TRACT D. THE ACCESS EASEMENT ESTABLISHED IN TRACT D SHALL ALSO ALLOW ACCESS TO BENEFIT THE ADJACENT PARCEL TO THE SOUTH AND ALLOW FOR FUTURE ROAD CONSTRUCTION BY OTHERS TO EXTEND ROAD B SOUTHWARD.

4. LOTS 1, 2, AND 3 SHALL GRANT ACCESS TO ALLOW FOR THE INSTALLATION AND INSPECTIONS OF REQUIRED MITIGATION IN ACCORDANCE WITH THE APPROVED MITIGATION PLAN UNTIL THE BONDS EXPIRE OR ARE RELEASED.

UTILITY EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH, PUGET SOUND ENERGY COMPANY, THE REGIONAL TELEPHONE COMPANY, THE REGIONAL CABLE TELEVISION COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON ALL OF TRACT D AND THOSE EASEMENTS IDENTIFIED AS PUBLIC UTILITY EASEMENTS, THE EXTERIOR 10 FEET, PARALLEL WITH AND ADJOINING THE TRACT D FRONTAGE OF LOTS 4 THROUGH 20, IN WHICH TO LAY, INSTALL, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDER GROUND CONDUITS, MAINS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC TELEPHONE, T.V. AND GAS SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED, THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY THE UTILITY. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, TELEPHONE, OR CABLE T.V. SHALL BE PLACED OR BE PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

PUBLIC PEDESTRIAN TRAIL EASEMENT PROVISION

THE PUBLIC PEDESTRIAN TRAIL EASEMENT OVER TRACTS A AND B, AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH FOR PUBLIC ACCESS TO THE WALKWAY CONTAINED THEREIN. THE MINE HILL CREEK HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC PEDESTRIAN TRAIL FACILITIES WITHIN SAID EASEMENT. IF THE MINE HILL CREEK HOMEOWNERS ASSOCIATION FAILS TO PROPERLY MAINTAIN SAID FACILITIES, THE OWNERS OF LOTS 4 THROUGH 20 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC PEDESTRIAN TRAIL FACILITIES WITHIN SAID EASEMENT.

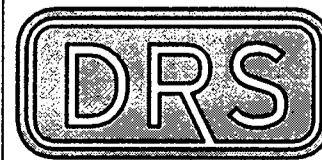
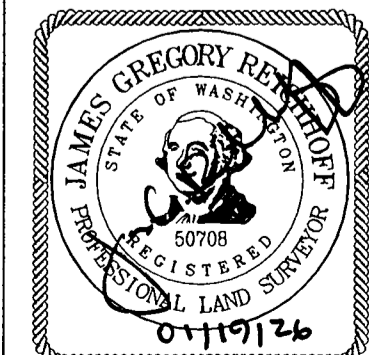
NGPE TRACT/EASEMENT NOTE

THE NATIVE GROWTH PROTECTION EASEMENT ("EASEMENT") IS GRANTED TO THE CITY OF ISSAQUAH WITHIN ALL OF TRACTS A AND C AND A PORTION OF LOTS 1, 2 AND 3, AS SHOWN HEREON, IS FOR 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. THIS EASEMENT PROHIBITS, IN PERPETUITY, THE DEVELOPMENT AND ALTERATION OF THE TRACT, OR THE DISTURBANCE OF TREES AND OTHER VEGETATION WITHIN THE TRACT EXCEPT FOR PURPOSES OF HABITAT ENHANCEMENT AS PART OF AN ENHANCEMENT PROJECT WITH PRIOR WRITTEN APPROVAL FROM THE CITY, AND ANY OTHER AGENCY WITH JURISDICTION OVER SUCH ACTIVITY. THIS EASEMENT IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE MINE HILL CREEK PLAT THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT. THE TREES AND OTHER VEGETATION WITHIN THE CRITICAL AREA SHALL NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT PRIOR APPROVAL IN WRITING FROM THE CITY, UNLESS OTHERWISE PROVIDED BY LAW. DEMONSTRATED HEALTH AND SAFETY CONCERN SHALL BE CONSIDERED BY THE CITY WHEN PERMITTING THE CUTTING, PRUNING OR REMOVAL OF LIVING OR DEAD TREES AND OTHER VEGETATION. THE BOUNDARY OF THE NATIVE GROWTH PROTECTION EASEMENT SHALL BE DELINEATED BY PERMANENT SURVEY MARKERS, PERMANENT SIGNAGE, AND OTHER DEVICES SUCH AS FENCING AS REQUIRED BY THE CITY, WHICH SHALL REMAIN IN PLACE IN PERPETUITY. THE OWNER OF THE RESPECTIVE LOT OR TRACT UPON WHICH THE NATIVE GROWTH PROTECTION EASEMENT IS LOCATED SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL NGPE FACILITIES WITHIN SAID LOT OR TRACT.

CITY OF ISSAQUAH PUBLIC WATER AND SEWER EASEMENT PROVISION

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED, UPON THE RECORDING OF THIS PLAT, TO THE CITY OF ISSAQUAH OR ITS SUCCESSORS AND ASSIGNS, OVER, UNDER, THROUGH AND UPON THE EASEMENTS SHOWN ON THIS PLAT DESCRIBED AS "PUBLIC SEWER EASEMENT" AND "PUBLIC WATER EASEMENT" IN WHICH TO INSTALL, LAY, CONSTRUCT, MAINTAIN, INSPECT, REPLACE, REPAIR, REMOVE, RENEW, USE, AND OPERATE WATER AND SEWER SYSTEMS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES WITH ALL NECESSARY MAINTENANCE AND CONSTRUCTION EQUIPMENT FOR THE PURPOSES STATED. THE GRANTOR COVENANTS THAT NO STRUCTURES SHALL BE CONSTRUCTED OR ERECTED OVER, UPON OR WITHIN THESE EASEMENTS, INCLUDING FENCES OR ROCKERIES, AND NO TREES, BUSHES OR OTHER SHRUBBERY SHALL BE PLANTED IN THE AREA OF GROUND FOR WHICH THE EASEMENT IN FAVOR OF THE CITY OF ISSAQUAH HAS BEEN APPROVED.

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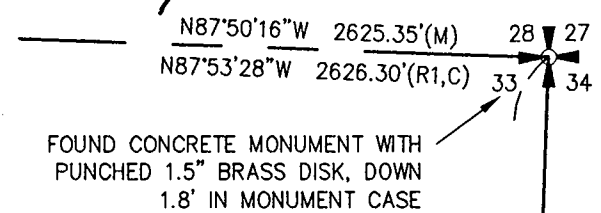
 <p>D.R. STRONG CONSULTING ENGINEERS ENGINEERS PLANNERS SURVEYORS 620 7TH AVENUE KIRKLAND, WA. 98033 O 425.827.3063 F 425.827.2423 www.drststrong.com</p>		A PORTION OF			
		THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. CITY OF ISSAQUAH, KING COUNTY, WASHINGTON			
DWN. BY	JGR	DATE	01/19/26	PROJECT NO.	14118
CHKD. BY	JGR	SCALE	N/A	SHEET	3 OF 5

309/41

MINE HILL CREEK

A PLAT COMMUNITY

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER,
 SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.,
 CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

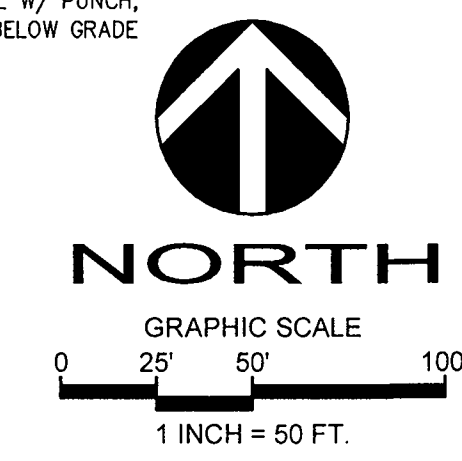
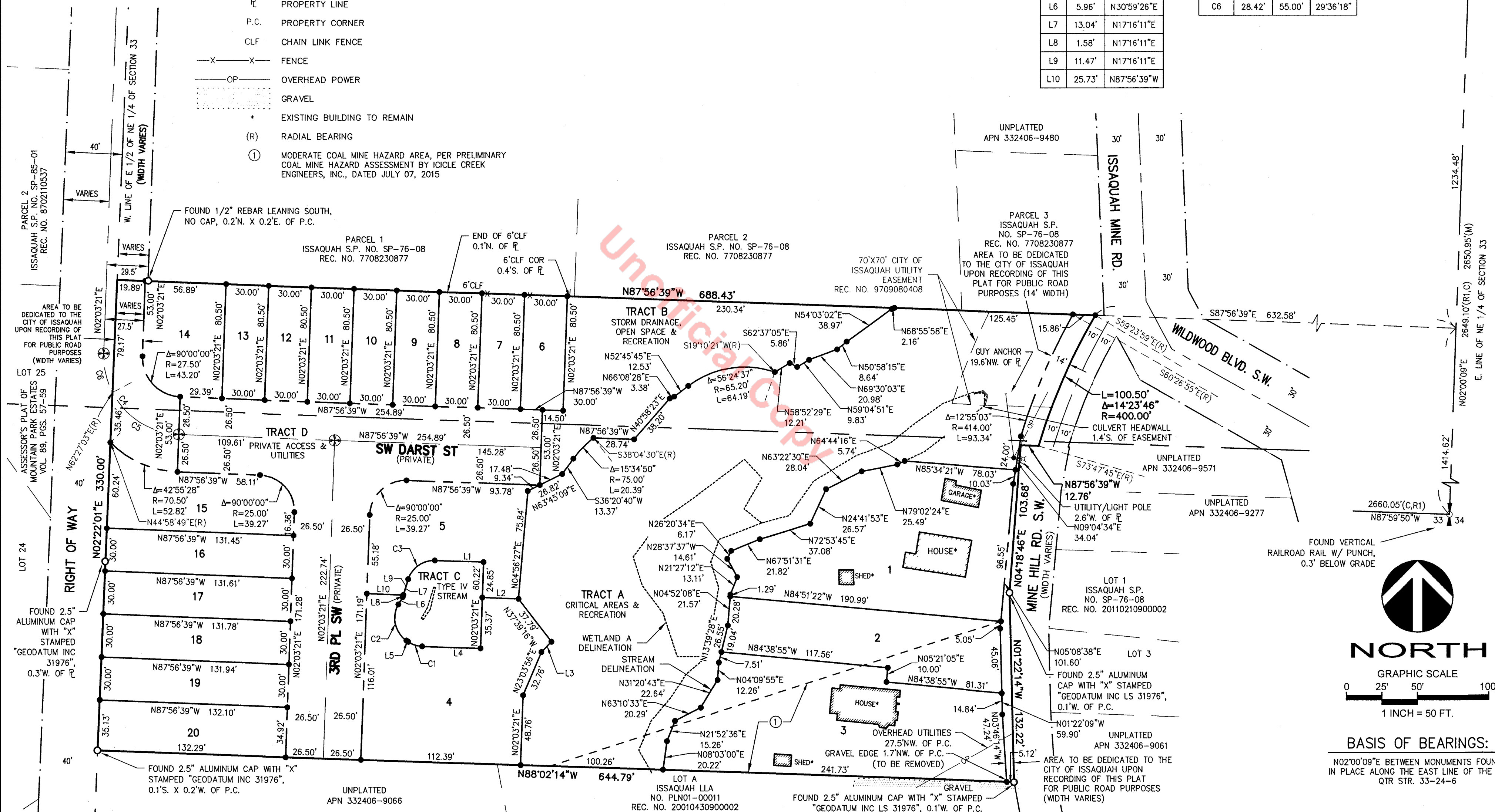


LEGEND:

- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER CORNER MONUMENT AS NOTED
- FOUND CORNER MONUMENT AS NOTED
- SET STANDARD CITY OF ISSAQUAH MONUMENT WITH BRASS DISK STAMPED "DRS 50708", IN MONUMENT CASE
- SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "DRS LS 50708"
- PROPERTY LINE
- PROPERTY CORNER
- CHAIN LINK FENCE
- FENCE
- OVERHEAD POWER
- GRAVEL
- EXISTING BUILDING TO REMAIN
- RADIAL BEARING
- MODERATE COAL MINE HAZARD AREA, PER PRELIMINARY COAL MINE HAZARD ASSESSMENT BY ICICLE CREEK ENGINEERS, INC., DATED JULY 07, 2015

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	34.39'	N87°52'38"W
L2	25.49'	N87°56'39"W
L3	10.02'	N44°18'11"E
L4	41.10'	N87°56'39"W
L5	1.53'	N56°05'17"W
L6	5.96'	N30°59'26"E
L7	13.04'	N17°16'11"E
L8	1.58'	N17°16'11"E
L9	11.47'	N17°16'11"E
L10	25.73'	N87°56'39"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	10.42'	18.75'	31°51'22"
C2	28.50'	18.75'	87°04'43"
C3	24.50'	18.75'	74°51'11"
C4	86.39'	55.00'	90°00'00"
C5	57.97'	55.00'	60°23'42"
C6	28.42'	55.00'	29°36'18"



BASIS OF BEARINGS:
 N02°00'09"E BETWEEN MONUMENTS FOUND IN PLACE ALONG THE EAST LINE OF THE NE QTR STR. 33-24-6

<p>D.R. STRONG CONSULTING ENGINEERS ENGINEERS PLANNERS SURVEYORS 620 7TH AVENUE KIRKLAND, WA 98033 O 425.827.3063 F 425.827.2423 www.drstrong.com</p>	<p>JAMES GREGORY REINHARDT STATE OF WASHINGTON 50708 REGISTERED PROFESSIONAL LAND SURVEYOR 0119126</p>	A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. CITY OF ISSAQUAH, KING COUNTY, WASHINGTON		
		DWN. BY JGR	DATE 01/19/26	PROJECT NO. 14118
CHKD. BY JGR	SCALE 1"=50'	SHEET 4 OF 5		

309/42

MINE HILL CREEK

A PLAT COMMUNITY

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER,
 SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.,
 CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

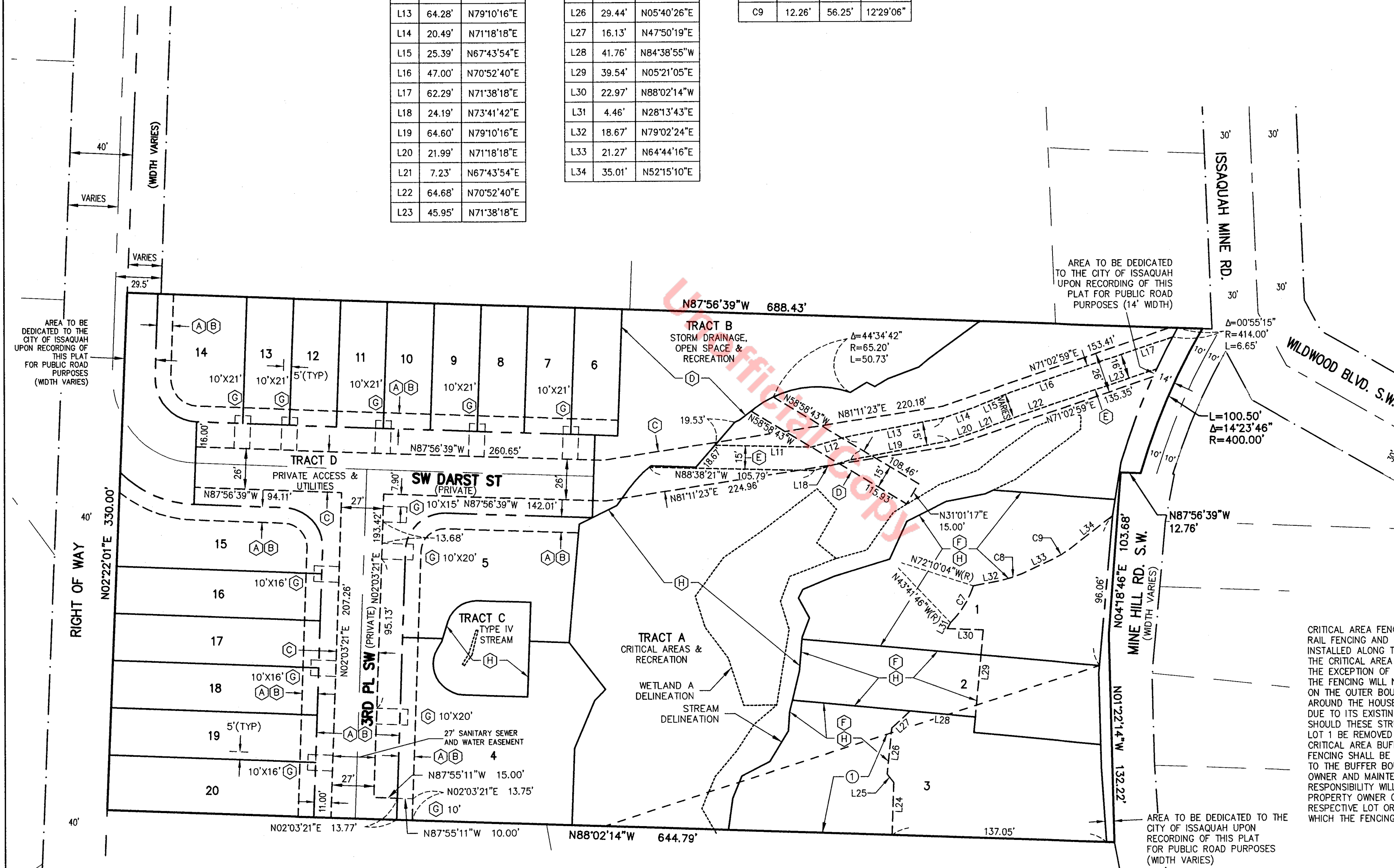
EASEMENT LINE TABLE		
LINE	LENGTH	DIRECTION
L11	61.66'	N88°38'21"W
L12	22.58'	N73°41'42"E
L13	64.28'	N79°10'16"E
L14	20.49'	N71°18'18"E
L15	25.39'	N67°43'54"E
L16	47.00'	N70°52'40"E
L17	62.29'	N71°38'18"E
L18	24.19'	N73°41'42"E
L19	64.60'	N79°10'16"E
L20	21.99'	N71°18'18"E
L21	7.23'	N67°43'54"E
L22	64.68'	N70°52'40"E
L23	45.95'	N71°38'18"E

EASEMENT LINE TABLE		
LINE	LENGTH	DIRECTION
L24	33.30'	N01°57'46"E
L25	6.71'	N37°42'29"W
L26	29.44'	N05°40'26"E
L27	16.13'	N47°50'19"E
L28	41.76'	N84°38'55"W
L29	39.54'	N05°21'05"E
L30	22.97'	N88°02'14"W
L31	4.46'	N28°13'43"E
L32	18.67'	N79°02'24"E
L33	21.27'	N64°44'16"E
L34	35.01'	N52°15'10"E

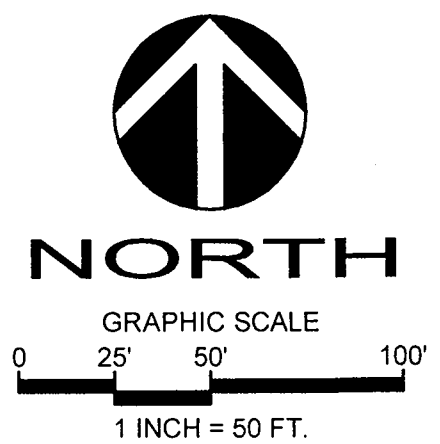
EASEMENT CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	27.95'	56.25'	28°28'17"
C8	14.04'	56.25'	14°18'08"
C9	12.26'	56.25'	12°29'06"

- LEGEND:**
- (R) RADIAL BEARING
 - (I) MODERATE COAL MINE HAZARD AREA, PER PRELIMINARY COAL MINE HAZARD ASSESSMENT BY IOICLE CREEK ENGINEERS, INC., DATED JULY 07, 2015



- EASEMENT KEY**
- (A) 10 FOOT (UNLESS OTHERWISE NOTED) JOINT UTILITY EASEMENT; SEE UTILITY EASEMENT PROVISION, SHEET 3
 - (B) 10 FOOT (UNLESS OTHERWISE NOTED) PRIVATE UTILITY EASEMENT; SEE EASEMENT PROVISION NO. 1, SHEET 3
 - (C) CITY OF ISSAQUAH WATER AND SEWER EASEMENT; SEE CITY OF ISSAQUAH PUBLIC WATER AND SEWER EASEMENT PROVISION, SHEET 3
 - (D) 15 FOOT (UNLESS OTHERWISE NOTED) PUBLIC STORM DRAINAGE EASEMENT; SEE EASEMENT PROVISION NO. 2, SHEET 3
 - (E) 15/16 FOOT PUBLIC PEDESTRIAN TRAIL EASEMENT; SEE PUBLIC PEDESTRIAN TRAIL EASEMENT PROVISION, SHEET 3
 - (F) ACCESS EASEMENT; SEE EASEMENT PROVISION NO. 4, SHEET 3
 - (G) CITY OF ISSAQUAH WATER EASEMENT; SEE CITY OF ISSAQUAH PUBLIC WATER AND SEWER EASEMENT PROVISION, SHEET 3
 - (H) NPG EASEMENT; SEE NPG TRACT/EASEMENT NOTE, SHEET 3



CRITICAL AREA FENCING: SPLIT RAIL FENCING AND SIGNS SHALL BE INSTALLED ALONG THE BORDER OF THE CRITICAL AREA BUFFER, WITH THE EXCEPTION OF LOT 1 WHERE THE FENCING WILL NOT BE PLACED ON THE OUTER BOUNDARY, BUT AROUND THE HOUSE AND GARAGE, DUE TO ITS EXISTING LOCATION. SHOULD THESE STRUCTURES ON LOT 1 BE REMOVED FROM THE CRITICAL AREA BUFFER, THE FENCING SHALL BE RELOCATED TO THE BUFFER BOUNDARY. OWNER AND MAINTENANCE RESPONSIBILITY WILL BE ON THE PROPERTY OWNER OF THE RESPECTIVE LOT OR TRACT ON WHICH THE FENCING IS LOCATED.



BASIS OF BEARINGS:
 N02°00'09"E BETWEEN MONUMENTS FOUND IN PLACE ALONG THE EAST LINE OF THE NE QTR STR. 33-24-6

 <p>D.R. STRONG CONSULTING ENGINEERS ENGINEERS PLANNERS SURVEYORS 620 7TH AVENUE KIRKLAND, WA. 98033 O 425.827.3063 F 425.827.2423 www.drstrong.com</p>	 <p>JAMES GREGORY REGISTER STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR 50708 01119126</p>	A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. CITY OF ISSAQUAH, KING COUNTY, WASHINGTON		
		DWN. BY JGR	DATE 01/19/26	PROJECT NO. 14118
CHKD. BY JGR	SCALE 1"=50'	SHEET 5 OF 5		