

**MORGAN'S VIEW**

BEING LOT 3, CITY OF ISSAQUAH SHORT PLAT NUMBER SP-94-01,  
SITUATE IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4)  
OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.,  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON.

**EASEMENT PROVISIONS**

1. AN EASEMENT SHALL BE RESERVED FOR AND GRANTED TO WASHINGTON NATURAL GAS COMPANY, U.S. WEST COMMUNICATIONS AND A CABLE TELEVISION COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 7 FEET (10 FEET PUGET POWER AND LIGHT COMPANY) OF FRONT BOUNDARY LINES OF ALL LOTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE PLAT AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE AND UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED, ALSO HEREBY GRANTED IS THE RIGHT TO USE THE STREETS FOR THE SAME PURPOSES.
2. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON ALL PUBLIC AND PRIVATE STREETS, AVENUES AND PLACES WHICH ARE HEREIN DEDICATED AND UPON THE EASEMENTS SHOWN ON THE PLAT AND DESCRIBED HEREIN FOR "UTILITIES", "SANITARY SEWER EASEMENT", AND "SIDEWALK EASEMENT." THE CITY OF ISSAQUAH SHALL HAVE THE RIGHT TO CONSTRUCT, MAINTAIN, REPLACE, REPAIR AND OPERATE UTILITIES AND SANITARY SEWER MAINS AND APPURTENANCES WITHIN AND TOGETHER WITH THE RIGHT TO ENTER UPON, SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR EASEMENT. THE SURFACE OF SAID EASEMENT MAY BE USED BY THE PROPERTY OWNER IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR MAINTENANCE OF THE SEWER MAIN OR OTHER UTILITIES.
3. A WATERLINE AND PEDESTRIAN WALKWAY EASEMENT IS HEREBY RESERVED TO THE BENEFIT OF THE CITY OF ISSAQUAH FOR THE PURPOSE OF WATER CONVEYANCE FACILITIES AND AND PEDESTRIAN ACCESS. MAINTENANCE OF SAID FACILITIES ARE THE RESPONSIBILITY OF THE CITY OF ISSAQUAH. THE EASEMENT IS LOCATED ALONG THE WESTERLY TWELVE (12) FEET OF LOT 2
4. WATERLINE AND PEDESTRIAN WALKWAY EASEMENT RESTRICTIONS: STRUCTURES, FILL, OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS OR OVERHANGS) SHALL NOT BE PERMITTED WITHIN THE WATERLINE AND PEDESTRIAN WALKWAY EASEMENTS. ADDITIONALLY, GRADING AND CONSTRUCTION OF FENCING SHALL NOT BE ALLOWED WITHIN THESE EASEMENTS UNLESS OTHERWISE APPROVED BY THE CITY OF ISSAQUAH. THE WATERLINE AND PEDESTRIAN WALKWAY EASEMENT MAY NOT BE USED FOR VEHICLE ACCESS NORTH OF THE PLAT.
5. A 20-FOOT WIDE "TREE PRESERVATION EASEMENT" SHALL BE ESTABLISHED ALONG THE WESTERLY BOUNDARY OF LOT 1. ONLY THOSE TREES CONSIDERED DISEASED OR DANGEROUS SHALL BE REMOVED WITH PRIOR APPROVAL FROM THE CITY. SHRUBS AND GROUND COVER MAY BE ALTERED AS LONG AS THE HEALTH OF THE TREES IS MAINTAINED.
4. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 5 SECOND THEODOLITE AND ELECTRONIC DISTANCE METER AND EXCEEDS THE MINIMUM REQUIRED FIELD TRAVERSE PRECISION AS ESTABLISHED UNDER W.A.C. 332-130-090.
5. STRUCTURES AND OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANGS BEYOND 18 INCHES) ARE PROHIBITED TO INTRUDE INTO ANY UTILITY OR PEDESTRIAN WALKWAY EASEMENT, OR TREE PRESERVATION EASEMENT.
6. ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY LOT HOMEOWNER.
7. ALL HOUSE CONSTRUCTION WITHIN THIS PLAT SHALL ADHERE TO THE CONDITIONS SET FORTH IN THE S.E.P.A. MITIGATED DETERMINATION OF NONSIGNIFICANCE, DATED MARCH 25, 1994.
8. THE FRONTS OF ALL LOTS ARE SUBJECT TO A SLOPE EASEMENT FOR CUTS AND FILLS TO THE BENEFIT OF THE CITY OF ISSAQUAH FOR THE ORIGINAL AND REASONABLE GRADING OF STREETS ASSOCIATED WITH THIS PLAT.
9. DEVELOPMENT STANDARDS: ALL LOTS SHALL HAVE THE FOLLOWING DEVELOPMENT STANDARDS.
 

FRONT YARD:	20 FEET
SIDE YARD:	8 FEET
REAR YARD:	10 FEET
IMPERVIOUS SURFACE COVERAGE:	40%
PERVIOUS SURFACE COVERAGE:	60%
BUILDING HEIGHT:	30 FEET
10. ALL PERMITS REQUIRED FOR ANY ACTIVITY WITHIN A SENSITIVE AREA AS DEFINED BY THE CITY OF ISSAQUAH CRITICAL AREAS ORDINANCE SHALL BE PROCESSED AND GOVERNED BY THE MOST RECENT APPLICABLE CRITICAL AREAS ORDINANCE.
11. PRIOR TO ISSUANCE OF BUILDING PERMITS ON LOTS 1-5, THE CITY SHALL CONSIDER SHARED DRIVEWAYS BETWEEN LOTS IN ORDER TO MINIMIZE IMPERVIOUS SURFACES.
12. THE CITY OF ISSAQUAH SHALL HAVE THE RIGHT TO ENTER ALL UTILITY EASEMENTS AND NATIVE GROWTH PROTECTION EASEMENTS FOR THE PURPOSE OF INSPECTION, MAINTENANCE, AND REPAIR.
13. EACH HOME IN THIS PLAT SHALL BE CONSTRUCTED WITH FIRE RETARDANT ROOF MATERIALS AND SHALL BE CONSTRUCTED WITH A FIRE RETARDANT SPRINKLER SYSTEM.

**NOTES AND RESTRICTIONS**

1. THIS PLAT IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO MORGAN'S VIEW RECORDED UNDER KING COUNTY RECORDING NO. 9602151082, AS THEY MAY BE AMENDED FROM TIME TO TIME, AND TO THE "CONDITIONS OF APPROVAL FOR MORGAN'S VIEW RECORDED UNDER KING COUNTY RECORDING NO. 9602151082.
2. NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH IT IS LOCATED.
3. ALL MONUMENTS DELINEATED AS FOUND WERE FIELD VISITED AS STATED.
14. PRIOR TO FINAL SIGN-OFF OF BUILDING INSPECTIONS FOR LOT 5, THE PROPERTY OWNER SHALL DESIGN AND INSTALL A YEAR-AROUND VEGETATIVE SCREEN ALONG THE FULL LENGTH OF THE SOUTHERN PROPERTY LINE OF LOT 5, EXCEPT ADJACENT TO LOT 1 OF THE WOODS AT ISSAQUAH DIVISION V-A. THE VEGETATIVE SCREEN SHALL BE DESIGNED BY A LANDSCAPE ARCHITECT, AND REVIEWED BY THE CITY'S HORTICULTURIST, TO CREATE A SUBSTANTIALLY SOLID SCREEN OF TREES AND/OR SHRUBS WITHIN 2-4 YEARS OF PLANTING, IN ORDER TO MINIMIZE THE IMPACT OF NEW CONSTRUCTION ON EXISTING LOTS.
15. A BUFFER OF 50 FEET AND A SETBACK OF 15 FEET SHALL BE ESTABLISHED FROM THE TOP OF THE SLOPE ADJACENT TO LOT 4. THE BUFFER MAY BE ADJUSTED ON A CASE-BY-CASE BASIS WITH THE APPROVAL OF A GEOTECHNICAL ENGINEER AND WITH THE CONCURRENCE OF OF THE CITY OF ISSAQUAH'S CRITICAL AREAS ORDINANCE.
16. PRIOR TO ISSUANCE OF ANY BUILDING PERMITS ON LOTS 3, 4, AND 5, THE PUBLIC WORKS DEPARTMENT REQUIRES THAT A GEOTECHNICAL REPORT BE DONE TO EVALUATE SUBSURFACE AND GROUNDWATER CONDITIONS OF THESE LOTS. THE GEOTECHNICAL REPORT FOR LOT #5 SHALL EVALUATE DRAINAGE ENTERING THE LOT FROM ADJACENT LOTS TO THE SOUTH.
17. THE LOTS SHALL NOT BE CLEAR CUT. DURING BUILDING CONSTRUCTION, ONLY THE HOUSE FOOTPRINT AND MINIMUM ADDITIONAL CLEARING SHALL BE COMPLETED FOR EACH LOT DEVELOPMENT. PRIOR TO CLEARING ADDITIONAL LAND FOR EACH LOT, A TREE SURVEY SHOWING ALL SIGNIFICANT TREES SHALL BE PROVIDED TO THE PUBLIC WORKS DEPARTMENT AND TREE REMOVAL APPROVED BY THE SAME.

