Instrument Number: 20251125000715 Book:PLAT Vol: 308 Page: 84 Document:PLAT
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KING COUNTY, WA



# PARKLAND HEIGHTS

A PLAT COMMUNITY

A PORTION OF THE NW 1/4, OF THE NE 1/4, SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

## DEDICATION/DECLARATION

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.

TRACTS 994, 995, 996, 997, 998, AND 999 ARE HEREBY GRANTED AND CONVEYED TO THE PARKLAND HEIGHTS HOMEOWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT. OWNERSHIP AND MAINTENANCE OF SAID TRACTS CONSISTENT WITH CITY CODE SHALL BE THE RESPONSIBILITY OF THE HOA UNLESS AND UNTIL TRACT OWNERSHIP BY ALL LOTS WITHIN THIS SUBDIVISION IS AUTHORIZED PURSUANT TO A FINAL PLAT ALTERATION. OWNERS OF ALL LOTS WITHIN THIS PLAT (LOTS 1 THROUGH 23) SHALL SHARE AN EQUAL AND UNDIVIDED INTEREST IN AND RESPONSIBILITY FOR THE MAINTENANCE OF ALL COMMON TRACTS AND AREAS IN THE EVENT THE THE HOA IS DISSOLVED. USE OF SAID TRACTS IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED PRELIMINARY PLAT.

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.

IN WITNESS WHEREOF, WE HAVE SET OUT HANDS AND SEALS.

DECLARANT:

SSHI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA D.R. HORTON,

BY: _____

NAME: ASHLEY JOHNSON

TITLE: SEATTLE DIVISION PRESIDENT

## ACKNOWLEDGEMENTS

STATE OF WASHINGTON )
) SS:
COUNTY OF KING )

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON 10.3.25 BY ASHLEY JOHNSON

AS THE SEATTLE DIVISION PRESIDENT OF SSHI, LLC, A DELAWARE LIMITY LIABILITY COMPANY, D.B.A. D.R. HORTON.

DATED: October 3, 2025

_____

(PRINT NAME) Raelyn Hulquist
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 09.09.2029

RAELYN HULQUIST NOTARY PUBLIC License No. 37687 COMMISSION EXPIRES 09-04-2029 STATE OF WASHINGTON

## LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 24, NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING WESTERLY OF THE SOUTHWESTERLY MARGIN OF VAUGHN HILL ROAD EXTENSION (ALSO KNOWN AS ISSAQUAH-PINE LAKE ROAD SOUTHEAST);

EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 2440235;

AND EXCEPT THE PORTION CONVEYED TO THE CITY OF ISSAQUAH BY DEED RECORDED UNDER RECORDING NUMBER 20130215000971.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

## 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 SSHI LLC, A DELAWARE LIMITED LIABILITY COMPANY, A WASHINGTON LIMITED LIABILITY COMPANY ON SEPTEMBER 30, 2025. I HEREBY CERTIFY THAT THIS MAP FOR PARKLAND HEIGHTS, A PLAT COMMUNITY 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.

09/30/25

_____ 09/30/25

KENNETH W. SHIPLEY, PLS DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 38488
STATE OF WASHINGTON

KENNETH WILLIAM SHIPLEY STATE OF WASHINGTON 38488 REGISTERED PROFESSIONAL LAND SURVEYOR

## SURVEYOR'S ACKNOWLEDGEMENT

STATE OF WASHINGTON )
) SS:
COUNTY OF KING )

ON THIS DAY, BEFORE ME, KENNETH W. SHIPLEY, PERSONALLY APPEARED, PROVED TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITH AND FORGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

DATED: September 30, 2025

_____

(PRINT NAME) Raelyn Hulquist
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 9.09.2029

RAELYN HULQUIST NOTARY PUBLIC License No. 37687 COMMISSION EXPIRES 09-04-2029 STATE OF WASHINGTON

## CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 15th DAY OF October 2025

_____
CPD DIRECTOR, CITY OF ISSAQUAH CPD

EXAMINED AND APPROVED THIS 21st DAY OF October 2025

_____
CPD ENGINEER, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 16th DAY OF October 2025

_____ ATTEST: _____
MAYOR, CITY OF ISSAQUAH CLERK OF THE 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 15th DAY OF October 2025

_____
CITY OF ISSAQUAH FINANCE DIRECTOR

## 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 ANY OTHER PUBLIC USE ARE PAID IN FULL.

THIS 13th DAY OF NOVEMBER 2025

Nora Bennett _____
MANAGER, FINANCE DIVISION DEPUTY

## KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 13th DAY OF November 2025

John Wilson _____
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

TAX PARCEL NUMBER: 222406-9039

## RECORDING CERTIFICATE

FILED FOR RECORD THIS 25th DAY OF November 2025 AT 11:34 AM IN BOOK 308 OF PLATS

AT PAGE 84-88 AT THE REQUEST OF SSHI, LLC, DBA D.R. HORTON.

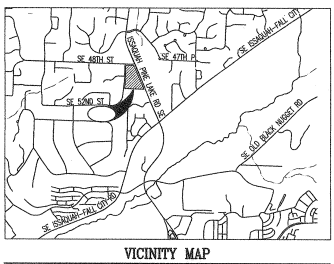
Nathan Heng
_____
MANAGER OF RECORDS

## NOTES

1. THE PARKLAND HEIGHTS HOMEOWNERS ASSOCIATION WAS ESTABLISHED WITH THE SECRETARY OF STATE ON JANUARY 24, 2025.
2. COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R) ESTABLISHING A HOMEOWNER'S ASSOCIATION; GOVERNANCE STRUCTURE; AND FLEXIBLE SYSTEM OF STANDARDS AND PROCEDURE FOR THE DEVELOPMENT, ADMINISTRATION, MAINTENANCE, AND PRESERVATION OF THE PROPERTIES OF THIS PLAT HAS BEEN RECORDED IN KING COUNTY, WASHINGTON AS A SEPARATE INSTRUMENT UNDER RECORDING NUMBER 20251125000716

## SHEET INDEX

1 DECLARATION, DEDICATION, SIGNATURES, INDEXES
2 PLAT NOTES, EASEMENT PROVISIONS, TITLE RESTRICTIONS,
3 EASEMENT PROVISIONS, BOUNDARY
4 FINAL PLAT LOT DETAILS
5 EASEMENT DETAILS




VICINITY MAP

NOT TO SCALE

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

CITY OF ISSAQUAH FILE NO. FP24-00002

JOB NO. 24107

308/84

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# PARKLAND HEIGHTS

A PLAT COMMUNITY

A PORTION OF THE NW 1/4, OF THE NE 1/4, SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

## EXCEPTIONS CONTAINED IN TITLE

1. THIS SITE IS SUBJECT TO A SLOPES EASEMENT AND THE RIGHTS INCIDENTAL THERETO, AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 4596821. (NOTHING TO PLOT, ALLOWS FOR CUTS OR FILLS ON PROPERTY ADJACENT TO ISSAQUAH-PINE LAKE ROAD SE (VAUGHN HILL ROAD EXTENSION))
2. THIS SITE IS SUBJECT TO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20130215000971. (NOTHING TO PLOT, ALLOWS FOR CUTS OR FILLS ON PROPERTY ADJACENT TO 236TH AVENUE SE)
3. THIS SITE IS SUBJECT TO A SLOPE EASEMENT AND THE RIGHTS INCIDENTAL THERETO AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20130215000972. (SHOWN HEREON)
4. THIS SITE IS SUBJECT TO A UTILITY EASEMENT AND THE RIGHTS INCIDENTAL THERETO AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20241025000795. (SHOWN HEREON AS PUBLIC UTILITY EASEMENT)

## PUBLIC UTILITY EASEMENT (PUE)

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 TRACTS 996 THROUGH 999 AND THOSE EASEMENTS IDENTIFIED AS PUBLIC UTILITY EASEMENTS, 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.

## TRACT NOTES

1. TRACT 984, AN OPEN SPACE AND AND TREE PRESERVATION TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT, TO THE PARKLAND HEIGHTS HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE PARKLAND HEIGHTS HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 23 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE AND TREE PRESERVATION FACILITIES WITHIN SAID TRACT. (12,912± SQUARE FEET / 0.2964± ACRES)
2. TRACT 995, AN OPEN SPACE AND AND STORMWATER DETENTION TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT, TO THE PARKLAND HEIGHTS HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE PARKLAND HEIGHTS HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 23 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE, RECREATION/PLAY EQUIPMENT, AND STORMWATER FACILITIES WITHIN SAID TRACT. A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH, ITS SUCCESSORS AND ASSIGNS, OVER THE ENTIRETY OF TRACT 995 FOR STORMWATER FACILITY INSPECTION. THE CITY OF ISSAQUAH SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO MAINTAIN THE PRIVATE STORMWATER FACILITIES WITHIN SAID TRACT. (26,855± SQUARE FEET / 0.6165± ACRES)
3. TRACT 996, A PRIVATE ACCESS AND UTILITIES TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT, TO THE PARKLAND HEIGHTS HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE PARKLAND HEIGHTS HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 23 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS AND UTILITY FACILITIES WITHIN SAID TRACT. A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH, ITS SUCCESSORS AND ASSIGNS, OVER THE ENTIRETY OF TRACT 996 FOR STORMWATER FACILITY INSPECTION. THE CITY OF ISSAQUAH SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO MAINTAIN THE PRIVATE STORMWATER FACILITIES WITHIN SAID TRACT. (2,831± SQUARE FEET / 0.0650± ACRES)
4. TRACT 997, A PRIVATE ACCESS AND UTILITIES TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT, TO THE PARKLAND HEIGHTS HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE PARKLAND HEIGHTS HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 23 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS AND UTILITY FACILITIES WITHIN SAID TRACT. A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH, ITS SUCCESSORS AND ASSIGNS, OVER THE ENTIRETY OF TRACT 997 FOR STORMWATER FACILITY INSPECTION AND PUBLIC PEDESTRIAN ACCESS. THE CITY OF ISSAQUAH SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO MAINTAIN THE PRIVATE STORMWATER FACILITIES WITHIN SAID TRACT. (1,528± SQUARE FEET / 0.0351± ACRES)
5. TRACT 998, A PRIVATE ACCESS AND UTILITIES TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT, TO THE PARKLAND HEIGHTS HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE PARKLAND HEIGHTS HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 23 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS AND UTILITY FACILITIES WITHIN SAID TRACT. A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH, ITS SUCCESSORS AND ASSIGNS, OVER THE ENTIRETY OF TRACT 998 FOR STORMWATER FACILITY INSPECTION. THE CITY OF ISSAQUAH SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO MAINTAIN THE PRIVATE STORMWATER FACILITIES WITHIN SAID TRACT. (4,725± SQUARE FEET / 0.1085± ACRES)
6. TRACT 999, A PRIVATE ACCESS AND UTILITIES TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT TO THE PARKLAND HEIGHTS HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE PARKLAND HEIGHTS HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 23 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS AND UTILITY FACILITIES WITHIN SAID TRACT. A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH, ITS SUCCESSORS AND ASSIGNS, OVER THE ENTIRETY OF TRACT 999 FOR STORMWATER FACILITY INSPECTION. THE CITY OF ISSAQUAH SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO MAINTAIN THE PRIVATE STORMWATER FACILITIES WITHIN SAID TRACT. (26,321± SQUARE FEET / 0.6042± ACRES)

## PRIVATE EASEMENT PROVISIONS (PEP)

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. 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 WATER EASEMENT SHOWN OVER LOTS 16 THROUGH 18 IS TO THE BENEFIT OF THE OWNERS OF LOTS 17 THROUGH 19. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE WATER FACILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE WITHIN SAID EASEMENT.
2. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER LOTS 16 THROUGH 18 IS TO THE BENEFIT OF THE OWNERS OF LOTS 16 THROUGH 19. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
3. THE PRIVATE WATER EASEMENT SHOWN OVER LOTS 12 AND 13 IS TO THE BENEFIT OF THE OWNERS OF LOTS 13 AND 14. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE WATER FACILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE WITHIN SAID EASEMENT.
4. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER LOTS 21 THROUGH 23 IS TO THE BENEFIT OF THE OWNERS OF LOTS 20 THROUGH 23. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
5. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER LOT 2 IS TO THE BENEFIT OF THE OWNERS OF LOTS 1 AND 2. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
6. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER LOT 4 IS TO THE BENEFIT OF THE OWNERS OF LOTS 3 AND 4. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
7. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER LOTS 7 THROUGH 13 IS TO THE BENEFIT OF THE OWNERS OF LOTS 7 THROUGH 14. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
8. THE PRIVATE WALL AND STORM DRAIN EASEMENT SHOWN OVER LOTS 7 THROUGH 11 IS TO THE BENEFIT OF THE PARKLAND HEIGHTS HOMEOWNERS ASSOCIATION. THE PARKLAND HEIGHTS HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE RETAINING WALLS AND THE ASSOCIATED STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT.
9. THE PRIVATE WATER EASEMENT SHOWN OVER LOT 2 IS TO THE BENEFIT OF THE OWNERS OF LOTS 3 THROUGH 5. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE WATER FACILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE WITHIN SAID EASEMENT.
10. THE PRIVATE MONUMENT EASEMENT SHOWN OVER LOT 20 IS HEREBY GRANTED AND CONVEYED TO THE PARKLAND HEIGHTS HOMEOWNERS ASSOCIATION, TOGETHER WITH A RIGHT OF INGRESS & EGRESS TO THE EASEMENT AREA. THE PARKLAND HEIGHTS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THE MONUMENT AND RELATED FACILITIES.

## PUBLIC ACCESS EASEMENT PROVISION

THE PUBLIC PEDESTRIAN ACCESS EASEMENT OVER TRACT 999 AND AS SHOWN OVER TRACT 996 AND LOT 19 IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH FOR PUBLIC PEDESTRIAN ACCESS TO THE WALKWAY CONTAINED THEREIN. THE PARKLAND HEIGHTS HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC PEDESTRIAN ACCESS FACILITIES WITHIN SAID EASEMENT. IF THE PARKLAND HEIGHTS HOMEOWNERS ASSOCIATION FAILS TO PROPERLY MAINTAIN SAID FACILITIES, THE OWNERS OF LOTS 1 THROUGH 23 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC PEDESTRIAN ACCESS FACILITIES WITHIN SAID EASEMENT.

## PRIVATE RETAINING WALL/ROCKERY AND STORM DRAINAGE EASEMENT PROVISION

A PRIVATE WALL AND STORM DRAINAGE EASEMENT CENTERED ON THE AS-CONSTRUCTED WALLS IS HEREBY GRANTED AND CONVEYED TO THE BENEFITED LOT AND TRACT OWNERS FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF THE WALLS. THE FOLLOWING WORK IS PROHIBITED WITHIN SAID PRIVATE EASEMENT: INSTALLATION OF TREES, SHRUBS, AND OTHER DEEP ROOTING LANDSCAPING IMPROVEMENTS; INSTALLATION OF IMPERVIOUS SURFACES AND/OR STRUCTURES; AND THE ALTERATION OF GRADES AND/OR EXISTING WATER DRAINAGE.

## S.P.W.S.D. WATER AND SEWER EASEMENT PROVISION

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SAMMAMISH PLATEAU WATER & SEWER DISTRICT OVER, UNDER, THROUGH AND UPON THE EASEMENTS SHOWN ON THIS PLAT DESCRIBED AS "PUBLIC WATER EASEMENT" AND AS DESCRIBED BELOW:

TRACT 999;

TOGETHER WITH THE EXTERIOR 10.00 FEET, PARALLEL WITH AND ADJOINING SAID TRACT 999, OF LOTS 1, 2, 6 THROUGH 12, 15, 16, AND 20 THROUGH 23;

EXCEPT ANY PORTION OF LOT 1 THEREOF LYING NORTHERLY FROM THE NORTHERLY LINE OF THE SOUTHERLY 10.00 FEET OF LOT 2 EXTENDED WESTERLY;

AND EXCEPT ANY PORTION OF LOTS 20 AND 23 LYING SOUTHERLY FROM THE SOUTHERLY LINE OF THE NORTHERLY 10.00 FEET OF LOTS 21 AND 22 EXTENDED WESTERLY AND EASTERLY.

AND DESCRIBED AS "PUBLIC SEWER EASEMENT" AND AS DESCRIBED BELOW:

TRACTS 996, 997 AND 999.

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 EASEMENT AT ALL TIMES WITH ALL NECESSARY MAINTENANCE AND CONSTRUCTION EQUIPMENT FOR THE PURPOSES STATED. NO STRUCTURES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS. THE GRANTOR COVENANTS THAT NO STRUCTURES WITHIN THESE EASEMENTS, INCLUDING FENCES OR ROCKERIES, SHALL BE ERECTED OVER, UPON OR WITHIN, AND NO TREES, BUSHES OR OTHER SHRUBBERY SHALL BE PLANTED IN THE AREA OF GROUND FOR WHICH THE EASEMENT IN FAVOR OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT HAS BEEN APPROVED.

FOR EASEMENTS ACROSS THE ENTIRETY OF TRACTS 996, 997 AND 999, THE DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OF PAVEMENT REPLACEMENT OR REPAIR NECESSITATED BY DAMAGE INCURRED THROUGH THE NORMAL OPERATION OR MAINTENANCE OF THE WATER AND/OR SEWER FACILITIES, EXCEPT THAT IN THE EVENT THAT THE SURFACING IS REMOVED BY THE GRANTEE FOR ANY UNDERGROUND CONSTRUCTION, UNDERGROUND REPAIR OR REPLACEMENT OF THE WATER AND/OR SEWER LINES, THE SURFACING SHALL BE RESTORED AS NEARLY AS REASONABLY POSSIBLE TO ITS CONDITIONS PRIOR TO PLACEMENT OF THE WATER OR SEWER.

09/30/25

KENNETH WILLIAM SHIPLEY — STATE OF WASHINGTON — 38488 — REGISTERED PROFESSIONAL LAND SURVEYOR

CORE DESIGN

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

JOB NO. 24107

2 OF 5

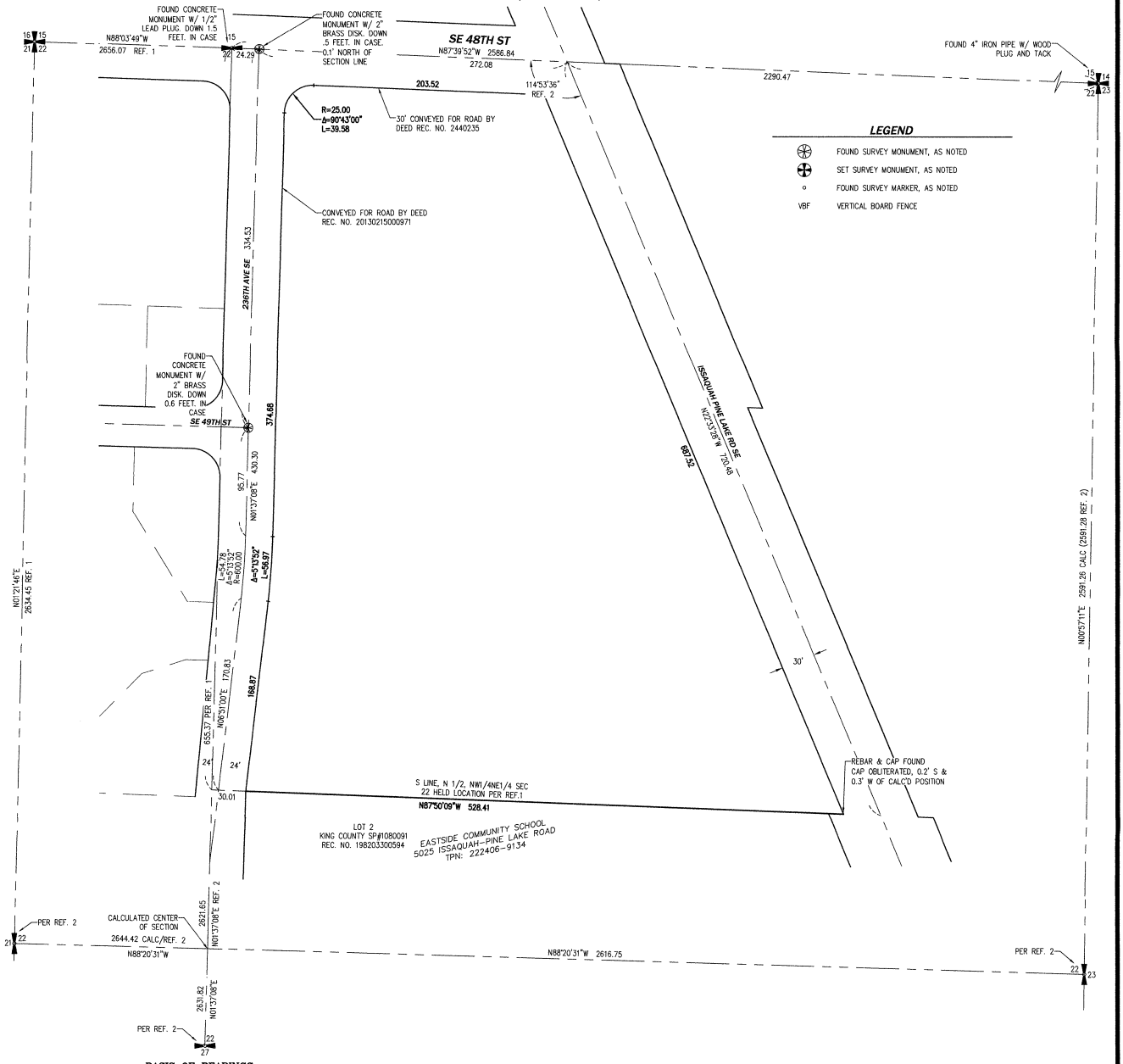
Instrument Number: 20251125000715 Document:PLAT Rec: $423.50 Page-3 of 5
Record Date:11/25/2025 11:34 AM King County, WA



# PARKLAND HEIGHTS

A PLAT COMMUNITY

A PORTION OF THE NW 1/4, OF THE NE 1/4, SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON




## BASIS OF BEARINGS

WASHINGTON STATE PLANE, NORTH ZONE.
N87°39'52"W BETWEEN THE FOUND NORTHEAST CORNER AND NORTH QUARTER CORNER OF SECTION 22-24-6

## REFERENCES

1. KING COUNTY SHORT PLAT NO. 1080091, RECORDED UNDER KING COUNTY RECORDING NUMBER 8203300594
2. ASPEN MEADOWS, RECORDED UNDER KING COUNTY RECORDING NUMBER 20010322001027

## GENERAL NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NUMBER 0218920-16 UPDATE 6TH GUARANTEE, DATED AUGUST 7, 2025. 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 CHICAGO TITLE GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE'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. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MAY 8, 2024. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MAY, 2024.
3. PROPERTY AREA = 218,760± SQUARE FEET (5.0220± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A THREE 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.

SCALE: 1" = 60'
0 30 60 120

09/30/25
KENNETH WILLIAM SULLIVAN
STATE OF WASHINGTON
38488
REGISTERED PROFESSIONAL LAND SURVEYOR

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
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Instrument Number: 20251125000715 Document:PLAT Rec: $423.50 Page-4 of 5
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# PARKLAND HEIGHTS

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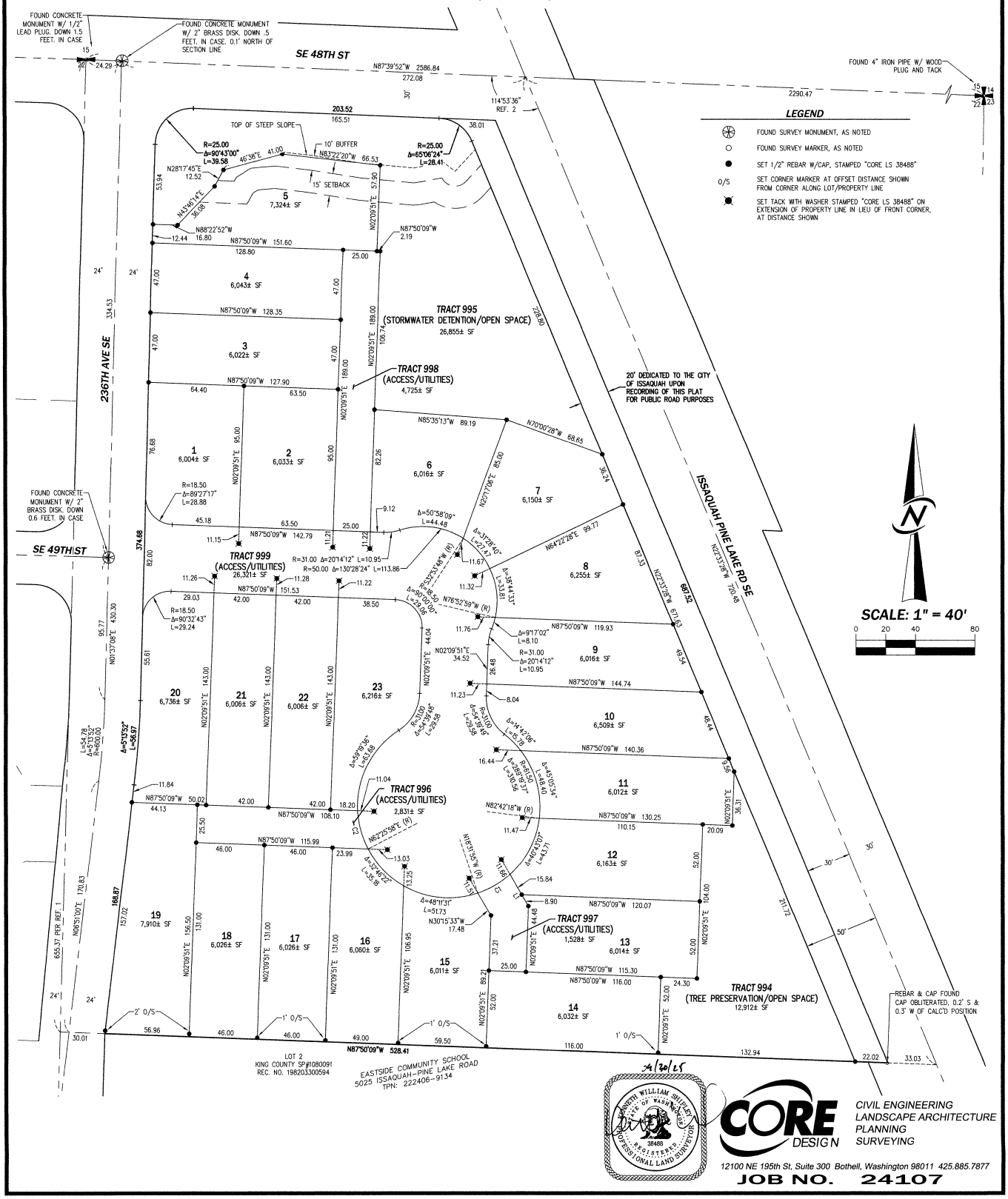


4/30/25

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Instrument Number: 20251125000715 Document:PLAT Rec: $423.50 Page-5 of 5
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# PARKLAND HEIGHTS

A PLAT COMMUNITY
A PORTION OF THE NW 1/4, OF THE NE 1/4, SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
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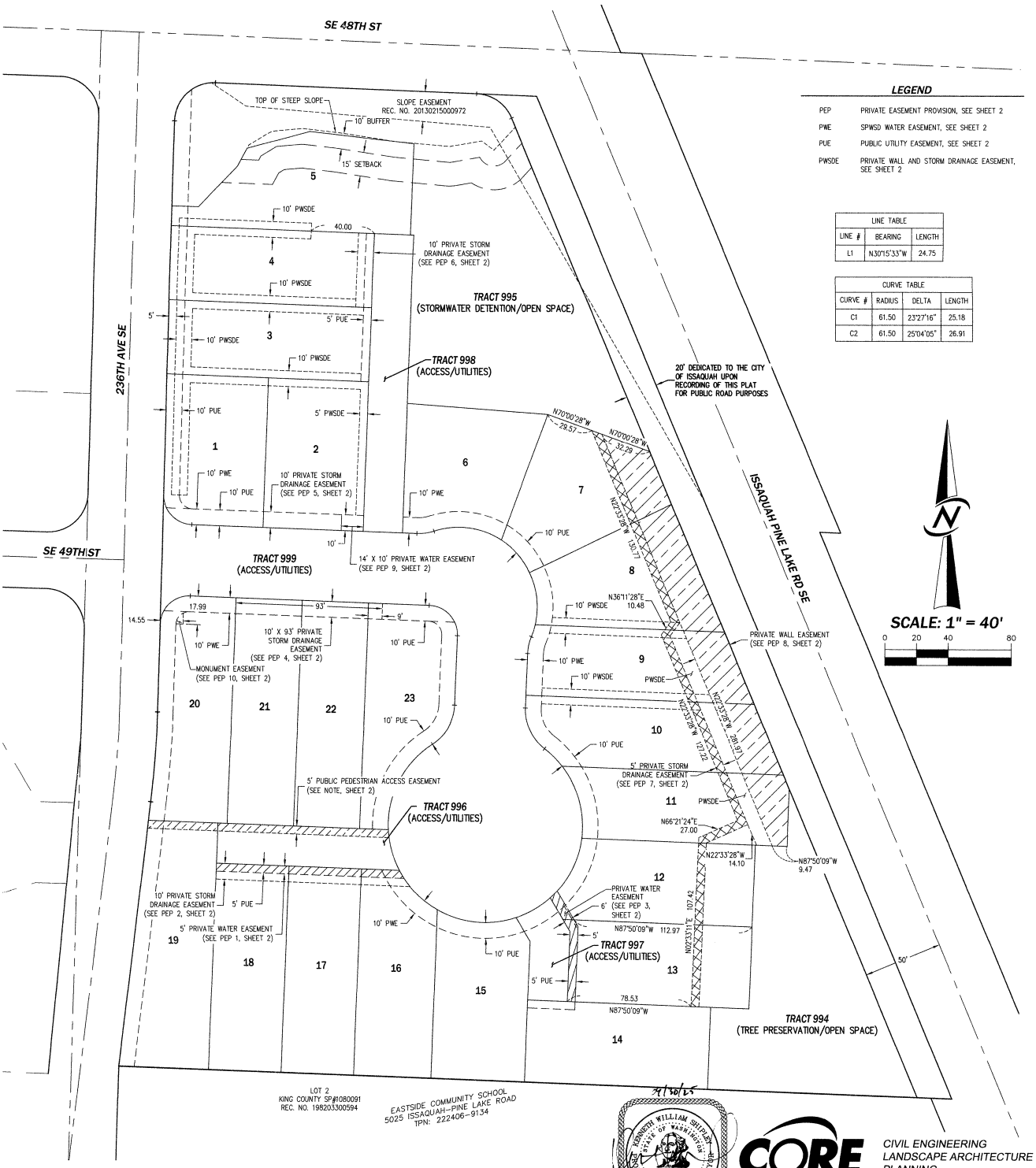


**LEGEND**

| | |
|---|---|
| PEP | PRIVATE EASEMENT PROVISION, SEE SHEET 2 |
| PWE | SPWSD WATER EASEMENT, SEE SHEET 2 |
| PUE | PUBLIC UTILITY EASEMENT, SEE SHEET 2 |
| PWSDE | PRIVATE WALL AND STORM DRAINAGE EASEMENT, SEE SHEET 2 |

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | LENGTH |
| L1 | N30°15'33"W | 24.75 |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 61.50 | 23°27'16" | 25.18 |
| C2 | 61.50 | 25°04'05" | 26.91 |

SCALE: 1" = 40'
0 20 40 80

LOT 2
KING COUNTY SP#1080091
REC. NO. 198203300594

EASTSIDE COMMUNITY SCHOOL
5025 ISSAQUAH-PINE LAKE ROAD
TPN: 222406-9134

9/30/25

KENNETH WILLIAM SHIELDS — STATE OF WASHINGTON — 38488 — REGISTERED PROFESSIONAL LAND SURVEYOR

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