

PINE VIEW

POR NE ¼ NW ¼ SEC 22, TWP 24N, RGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG

200 001

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY AND DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE. WE DEDICATE THE USE FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH PUBLIC HIGHWAY PURPOSES AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN IN THE REASONABLE GRADING OF SAID STREETS AND AVENUES. WE FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED, 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 DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

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.

THIS SUBDIVISION, DEDICATION, AND WAIVER OF CLAIMS IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

PINE LAKE L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

BY: [Signature] BY: _____
ITS: MEMBER ITS: _____

U.S. BANK NATIONAL ASSOCIATION

BY: Lucille M. Linn BY: _____
ITS: Vice President ITS: _____

APPROVALS

DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 12th OF April, 2001.

[Signature]
CITY OF ISSAQUAH, DIRECTOR OF PUBLIC WORKS

DEPARTMENT OF PLANNING

EXAMINED AND APPROVED THIS 11th OF APRIL, 2001.

[Signature]
CITY OF ISSAQUAH, PLANNING DIRECTOR/MANAGER

DEPARTMENT OF ENGINEERING

EXAMINED AND APPROVED THIS 12th OF April, 2001.

[Signature]
CITY OF ISSAQUAH, CITY ENGINEER

DEPARTMENT OF FINANCE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS OR FOR OTHER PUBLIC USE ARE PAID IN FULL THIS 4th OF May, 2001.

James R. Blake
CITY OF ISSAQUAH, FINANCE DIRECTOR

ISSAQUAH HEARING EXAMINER

EXAMINED AND APPROVED THIS 12th OF April, 2001.

[Signature]
CITY OF ISSAQUAH, HEARING EXAMINER

MAYOR

EXAMINED AND APPROVED THIS 4th OF May, 2001.

[Signature] [Signature]
MAYOR, CITY OF ISSAQUAH CITY CLERK

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 9th OF MAY, 2001.

SCOTT NOBLE [Signature]
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR
ACCOUNT NUMBER 222406-9077/9078/9087

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 9th DAY OF MAY, 2001.
Garry Holmes [Signature]
MANAGER, FINANCE DIVISION DEPUTY

ACKNOWLEDGEMENTS

STATE OF WASHINGTON

COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT [Signature] AND [Signature] ARE THE PARTIES WHO APPEARED BEFORE ME, AND SAID PARTIES ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Member OF PINE LAKE L.L.C., 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: 4-4-01

SIGNATURE OF [Signature]
NOTARY PUBLIC

PRINTED NAME DIANE M. ARMEVI
TITLE Loan Administration Officer
MY APPOINTMENT EXPIRES 11-9-03

STATE OF WASHINGTON

COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT [Signature] AND [Signature] ARE THE PARTIES WHO APPEARED BEFORE ME, AND SAID PARTIES ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President OF U.S. BANK NATIONAL ASSOCIATION, TO BE THE FREE AND VOLUNTARY ACT OF USES AND SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED: 4-4-01

SIGNATURE OF [Signature]
NOTARY PUBLIC

PRINTED NAME DIANE M. ARMEVI
TITLE Loan Administration Officer
MY APPOINTMENT EXPIRES 11-9-03

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF PINE VIEW, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, EXCEPT AS NOTED, THAT I FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



[Signature]
BRADLEY T. FREEMAN, PROFESSIONAL LAND SURVEYOR, CERTIFICATE NO. 19620
TRIAD ASSOCIATES
11814 115TH AVE. NE.
KIRKLAND, WASHINGTON 98034
PHONE: (425) 821-8448

RECORDING CERTIFICATE

RECORDING NO. 20010509001428

FILED FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH THIS 9th DAY OF MAY, 2001, AT 23 MINUTES PAST 2:23 P.M. AND RECORDED IN VOLUME 200 OF PLATS, PAGE(S) 001-004, RECORDS OF KING COUNTY, WASHINGTON.
KING COUNTY RECORDING NO. 20010509001428
DIVISION OF RECORDS AND ELECTIONS

[Signature] [Signature]
MANAGER SUPERINTENDENT OF RECORDS

PORTION OF NORTHEAST QUARTER OF THE NORTHWEST QUARTER;
SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

PINE VIEW

POR NE ¼ NW ¼ SEC 22, TWP 24N, RGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG

200 002

LEGAL DESCRIPTION

PARCEL A:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED, RECORDED UNDER RECORDING UMBER 2440232; ALSO

EXCEPT THE EAST 195.83 FEET OF THE NORTH 228.18 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22;

TOGETHER WITH THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22.

(ALSO KNOWN AS PARCEL A, CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. PLN00-00046, RECORDED UNDER RECORDING NUMBER 20000718900001.

PARCEL B:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 100 FEET OF THE EAST 200 FEET THEREOF; AND

EXCEPT THE EAST 30 FEET THEREOF.

PARCEL C:

THE EAST 200 FEET OF THE SOUTH 100 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; AND

THE EAST 30 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, EXCEPT THE SOUTH 100 FEET THEREOF;

TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES AND UTILITY LINES OVER THE EAST 15 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22, EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR S.E. 48TH ST. BY DEED RECORDED UNDER RECORDING NUMBER 2440232, AS SET FORTH IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 6164761.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED AND GRANTED UPON RECORDING TO PUGET SOUND ENERGY, U.S. WEST, SAMMAMISH PLATEAU WATER AND SEWER DISTRICT, CITY OF ISSAQUAH, AND A CABLE T.V. COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLE, PIPELINE, GROUND WATER INTERCEPTORS AND WIRES, WITH THE NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICE, STORM DRAINAGE, SEWER AND WATER, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIME FOR THE PURPOSES STATED.

AN EASEMENT IS HEREBY GRANTED UPON RECORDING TO PUGET SOUND POWER ENERGY, U.S. WEST, THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT, AND A CABLE T.V. COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS OVER ALL OF TRACTS C, E, F, G, H, I, AND J IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPELINE AND WIRES WITH THE NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE SERVICE OF THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICE, SEWER, STORM DRAINAGE AND WATER, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED.

AN EASEMENT IS HEREBY GRANTED UPON RECORDING TO THE CITY OF ISSAQUAH UNDER AND UPON THE EASEMENTS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS PUBLIC SIDEWALK EASEMENT (PSW), OR PUBLIC STORM DRAINAGE EASEMENT (PSD) TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE SIDEWALKS AND STORM DRAINAGE SYSTEMS FOR THIS SUBDIVISION AND OTHER PROPERTY. 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 THESE EASEMENTS.

AN EASEMENT IS HEREBY GRANTED TO SAMMAMISH PLATEAU WATER AND SEWER DISTRICT UNDER AND UPON THE EASEMENTS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS PUBLIC SEWER EASEMENT IN WHICH TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE A SEWER SYSTEM AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY. TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. NO STRUCTURES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS. FENCES SHALL NOT BE CONSTRUCTED ACROSS THE THESE EASEMENTS.

GENERAL NOTES

- MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS INSTRUMENTATION FOR THIS SURVEY WAS A ONE MINUTE THEODOLITE AND ELECTRONIC DISTANCE SET BY THE CITY OF ISSAQUAH.
- PROPERTY CORNERS SHALL BE SET AS FOLLOWS UNLESS OTHERWISE SPECIFIED. A.) SET 1/2" x 24" REBAR WITH CAP "LS NO. 22335" AT A TWENTY-FOOT OFFSET FROM THE FRONT LOT CORNERS. B.) LEAD AND TACKS ON CONCRETE CURB AT FRONT LOT LINE EXTENSIONS. C.) SET 1/2" x 24" REBAR WITH CAP "LS NO. 22335" AT ALL REAR LOT CORNERS.
- ALL BUILDING DOWN SPOUTS, FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS, SHALL BE CONNECTED TO THE PERMANENT DRAINAGE SYSTEM AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS ON FILE WITH THE CITY OF ISSAQUAH. THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION OF ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED, INSPECTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION AND APPROVAL.
- THE HOUSE ADDRESS SYSTEM FOR THIS PLAT SHALL BE AS FOLLOWS: ADDRESSES SHALL BE ASSIGNED FOR THE NORTH-SOUTH ROADS WITHIN THE RANGE OF ~~23409~~ TO ~~23570~~ AND WITHIN THE RANGE OF ~~23409~~ TO ~~23570~~ FOR THE EAST-WEST ROADS. INDIVIDUAL ADDRESSES WILL BE ASSIGNED TO THE PRINCIPAL ENTRANCE OF EACH RESIDENCE OR BUILDING IN ACCORDANCE WITH CITY OF ISSAQUAH CODE.
- STRUCTURES, FILL OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANGS), SHALL NOT BE PERMITTED BEYOND THE BUILDING SETBACK LINE OR WITHIN DRAINAGE EASEMENTS. ADDITIONALLY, GRADING AND CONSTRUCTION OF FENCING SHALL NOT BE ALLOWED WITHIN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT MAP UNLESS OTHERWISE APPROVED BY CITY OF ISSAQUAH OR ITS SUCCESSOR AGENCY.
- THE ROAD AND STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE PLAN ON FILE WITH THE CITY OF ISSAQUAH. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE PROPER AGENCY, CURRENTLY THE CITY OF ISSAQUAH.
- ALL INDIVIDUAL STUBOUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
- RESTRICTIONS FOR SENSITIVE AREA TRACTS AND SENSITIVE AREAS AND BUFFERS:
DEDICATION OF A SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE TRACT/SENSITIVE AREA AND BUFFER. THIS INTEREST INCLUDES 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. THE SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE LAND SUBJECT TO THE TRACT/SENSITIVE AREA AND BUFFER THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY OF ISSAQUAH, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT/SENSITIVE AREA AND BUFFER. THE VEGETATION WITHIN THE TRACT/SENSITIVE AREA AND BUFFER MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT APPROVAL IN WRITING FROM THE CITY OF ISSAQUAH OR ITS SUCCESSOR AGENCY, UNLESS OTHERWISE PROVIDED BY LAW.
THE COMMON BOUNDARY BETWEEN THE TRACT/SENSITIVE AREA AND BUFFER AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE MARKED OR OTHERWISE FLAGGED TO THE SATISFACTION OF THE CITY OF ISSAQUAH PRIOR TO ANY CLEARING, GRADING, BUILDING CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITY ON A LOT SUBJECT TO THE SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER. THE REQUIRED MARKING OR FLAGGING SHALL REMAIN IN PLACE UNTIL ALL DEVELOPMENT PROPOSAL ACTIVITIES IN THE VICINITY OF THE SENSITIVE AREA ARE COMPLETED. NO BUILDING FOUNDATIONS ARE ALLOWED BEYOND THE REQUIRED 15-FOOT BUILDING SETBACK LINE, UNLESS OTHERWISE PROVIDED BY LAW.
- THE STREET TREES SHALL BE OWNED AND MAINTAINED BY THE PINE VIEW HOMEOWNERS ASSOCIATION UNLESS AND UNTIL THE CITY OF ISSAQUAH OR ITS SUCCESSOR AGENCY HAS ADOPTED A MAINTENANCE PROGRAM.

GENERAL NOTES (CONTINUED)

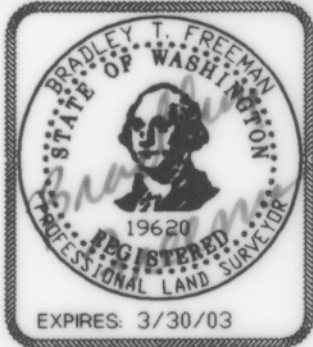
- TRACT "A" IS A STORM WATER DETENTION/ WATER QUALITY AND RECREATION TRACT HEREBY CONVEYED TO THE PINE VIEW HOMEOWNERS ASSOCIATION. THE CITY OF ISSAQUAH SHALL MAINTAIN THE STORM WATER DETENTION/ WATER QUALITY FACILITIES WITHIN TRACT "A". THE PINE VIEW HOMEOWNERS ASSOCIATION SHALL MAINTAIN THE LANDSCAPING AND RECREATION FACILITIES WITHIN TRACT "A". AN EASEMENT IS HEREBY GRANTED TO THE OWNERS AND THEIR SUCCESSORS OF A PARCEL OF LAND DESCRIBED IN AN INSTRUMENT RECORDED UNDER RECORDING NUMBER 9903160927, RECORDS OF KING COUNTY, WASHINGTON UPON AND UNDER THE WEST 15.00 FEET OF SAID TRACT "A" FOR ACCESS AND UTILITIES TO SERVE SAID PARCEL. THIS EASEMENT IS LIMITED TO SERVING ONE SINGLE FAMILY DWELLING ON SAID PARCEL.
- TRACT "B" IS AN ACCESS AND UTILITY TRACT HEREBY CONVEYED TO THE PINE VIEW HOMEOWNERS' ASSOCIATION. AN EASEMENT IS HEREBY GRANTED TO THE OWNERS AND THEIR SUCCESSORS OF A PARCEL OF LAND DESCRIBED IN AN INSTRUMENT RECORDED UNDER RECORDING NUMBER 9903160927, RECORDS OF KING COUNTY, WASHINGTON UPON AND UNDER SAID TRACT "B" FOR ACCESS AND UTILITIES TO SERVE SAID PARCEL. THIS EASEMENT IS LIMITED TO SERVING ONE SINGLE FAMILY DWELLING ON SAID PARCEL. THE OWNER OF SAID PARCEL SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS AND UTILITY FACILITIES WITHIN TRACT "B". LOTS 4 AND 5 SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO TRACT "B".
- TRACT "C" IS A LANDSCAPE TRACT HEREBY CONVEYED TO THE PINE VIEW HOMEOWNERS' ASSOCIATION. THE PINE VIEW HOMEOWNERS ASSOCIATION SHALL MAINTAIN TRACT "C".
- TRACT "D" IS A SENSITIVE AREA TRACT HEREBY CONVEYED TO THE PINE VIEW HOMEOWNERS' ASSOCIATION. THE PINE VIEW HOMEOWNERS ASSOCIATION SHALL MAINTAIN TRACT "D".
- TRACT "E" IS FOR INGRESS, EGRESS AND UTILITIES TO SERVE LOTS 4 AND 5. LOTS 4 AND 5 ARE HEREBY CONVEYED AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT "E" AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "E". THE CITY OF ISSAQUAH IS HEREBY GRANTED AN EASEMENT OVER TRACT "E" FOR EMERGENCY ACCESS AND MAINTENANCE OF THE STORM DRAINAGE FACILITIES IN TRACT "A".
- TRACT "F" IS FOR INGRESS, EGRESS AND UTILITIES TO SERVE LOTS 19, 20, AND 21. LOTS 19, 20 AND 21 ARE HEREBY CONVEYED AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT "F" AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "F".
- TRACT "G" IS FOR INGRESS, EGRESS AND UTILITIES TO SERVE LOTS 16, 17 AND 18. LOTS 16, 17 AND 18 ARE HEREBY CONVEYED AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT "G" AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "G".
- TRACT "H" IS FOR INGRESS, EGRESS AND UTILITIES TO SERVE LOTS 13, 14 AND 15. LOTS 13, 14 AND 15 ARE HEREBY CONVEYED AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT "H" AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "H".
- TRACT "I" IS FOR INGRESS, EGRESS AND UTILITIES TO SERVE LOTS 22 AND 23. LOTS 22 AND 23 ARE HEREBY CONVEYED AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT "I" AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "I".
- TRACT "J" IS FOR INGRESS, EGRESS AND UTILITIES TO SERVE LOTS 10 AND 11. LOTS 10 AND 11 ARE HEREBY CONVEYED AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT "J" AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "J".
- THE PRIVATE WATER EASEMENT WITHIN LOT 23 IS FOR THE BENEFIT OF LOT 22. LOT 22 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE WATER LINE SERVING LOT 22 WITHIN THE EASEMENT AREA.
- THE PRIVATE WATER EASEMENT WITHIN LOTS 19 AND 20 IS FOR THE BENEFIT OF LOTS 20 AND 21. LOTS 20 AND 21 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THEIR RESPECTIVE WATER LINES WITHIN THE EASEMENT AREA.
- THE PRIVATE WATER EASEMENT WITHIN LOTS 17 AND 18 IS FOR THE BENEFIT OF LOTS 16 AND 17. LOTS 16 AND 17 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THEIR RESPECTIVE WATER LINES WITHIN THE EASEMENT AREA.
- THE PRIVATE WATER EASEMENT WITHIN LOTS 12 AND 13 IS FOR THE BENEFIT OF LOTS 13 AND 14. LOTS 13 AND 14 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE WATER LINE WITHIN THE EASEMENT AREA.
- THE PRIVATE WATER EASEMENT WITHIN LOT 5 IS FOR THE BENEFIT OF LOT 4. LOT 4 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE WATER LINE WITHIN THE EASEMENT AREA.
- THE PRIVATE SANITARY SEWER EASEMENT WITHIN LOT 23 IS FOR THE BENEFIT OF LOT 22. LOT 22 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SEWER LINE WITHIN THE EASEMENT AREA.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 2 IS FOR THE BENEFIT OF LOTS 1 AND 3. LOTS 1 AND 3 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 3 IS FOR THE BENEFIT OF LOT 2. LOT 2 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM WITHIN THE EASEMENT AREA.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 4 IS FOR THE BENEFIT OF LOT 5. LOT 5 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM WITHIN THE EASEMENT AREA.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 5 IS FOR THE BENEFIT OF LOTS 6, 7, 8, 9, 10 AND 11. LOTS 6, 7, 8, 9, 10 AND 11 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 6, 7, 8, 9, AND 10 IS FOR THE BENEFIT OF LOTS 6, 7, 8, 9, 10 AND 11. LOTS 6, 7, 8, 9, 10 AND 11 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 8 AND 9 AND TRACT J IS FOR THE BENEFIT OF LOT 12. LOT 12 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM WITHIN THE EASEMENT AREA.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 13 IS FOR THE BENEFIT OF LOT 14. LOT 14 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM WITHIN THE EASEMENT AREA.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 17 AND 18, IS FOR THE BENEFIT OF LOTS 16 AND 17. LOTS 16 AND 17 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 19 AND 20, IS FOR THE BENEFIT OF LOTS 20 AND 21. LOTS 20 AND 21 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 23 IS FOR THE BENEFIT OF LOT 22. LOT 22 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM WITHIN THE EASEMENT AREA.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO OR FROM SE 48TH STREET OR 236TH AVENUE SE FROM THOSE LOTS WHICH ABUT IT, WITH THE EXCEPTION OF LOT 25.
- THAT PORTION OF THIS PLAT LYING ADJACENT TO ROADS, STREETS OR HIGHWAYS IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR TELEGRAPH POLES AND LINES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 717667, RECORDS OF KING COUNTY, WASHINGTON.
- BUILDING HEIGHT SHALL BE MEASURED FROM THE AVERAGE FINISHED GRADE TO THE HIGHEST POINT OF THE ROOF. THE AVERAGE FINISHED GRADE SHALL BE DETERMINED BY FIRST DELINEATING THE SMALLEST SQUARE OR RECTANGLE WHICH CAN ENCLOSE THE BUILDING AND THEN AVERAGING THE ELEVATIONS TAKEN AT THE MIDPOINT OF EACH SIDE OF THE SQUARE OR RECTANGLE, PROVIDED THAT THE MEASURED ELEVATIONS DO NOT INCLUDE BERMS.
- THE PRIVATE SANITARY SEWER EASEMENT WITHIN LOT 6 IS FOR THE BENEFIT OF LOT 7. THE OWNERS OF LOTS 6 AND 7 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE SANITARY SEWER FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE SANITARY SEWER FACILITIES USED IN COMMON.
- THE PRIVATE SANITARY SEWER EASEMENT WITHIN LOT 7 IS FOR THE BENEFIT OF LOT 8. THE OWNERS OF LOTS 7 AND 8 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE SANITARY SEWER FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE SANITARY SEWER FACILITIES USED IN COMMON.
- THE PRIVATE SANITARY SEWER EASEMENT WITHIN LOT 8 IS FOR THE BENEFIT OF LOT 9. THE OWNERS OF LOTS 8 AND 9 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE SANITARY SEWER FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE SANITARY SEWER FACILITIES USED IN COMMON.
- THE PRIVATE SANITARY SEWER EASEMENT WITHIN LOT 9 IS FOR THE BENEFIT OF LOT 10. THE OWNERS OF LOTS 9 AND 10 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE SANITARY SEWER FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE SANITARY SEWER FACILITIES USED IN COMMON.
- THE PRIVATE WATER EASEMENT WITHIN LOT 12 IS FOR THE BENEFIT OF LOT 11. LOT 11 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE WATER LINE SERVING LOT 11 WITHIN THE EASEMENT AREA.



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JOB NO 00-083

SHEET 2 OF 4



3/22/01

200 002

SHT1&2 (12/26/00)

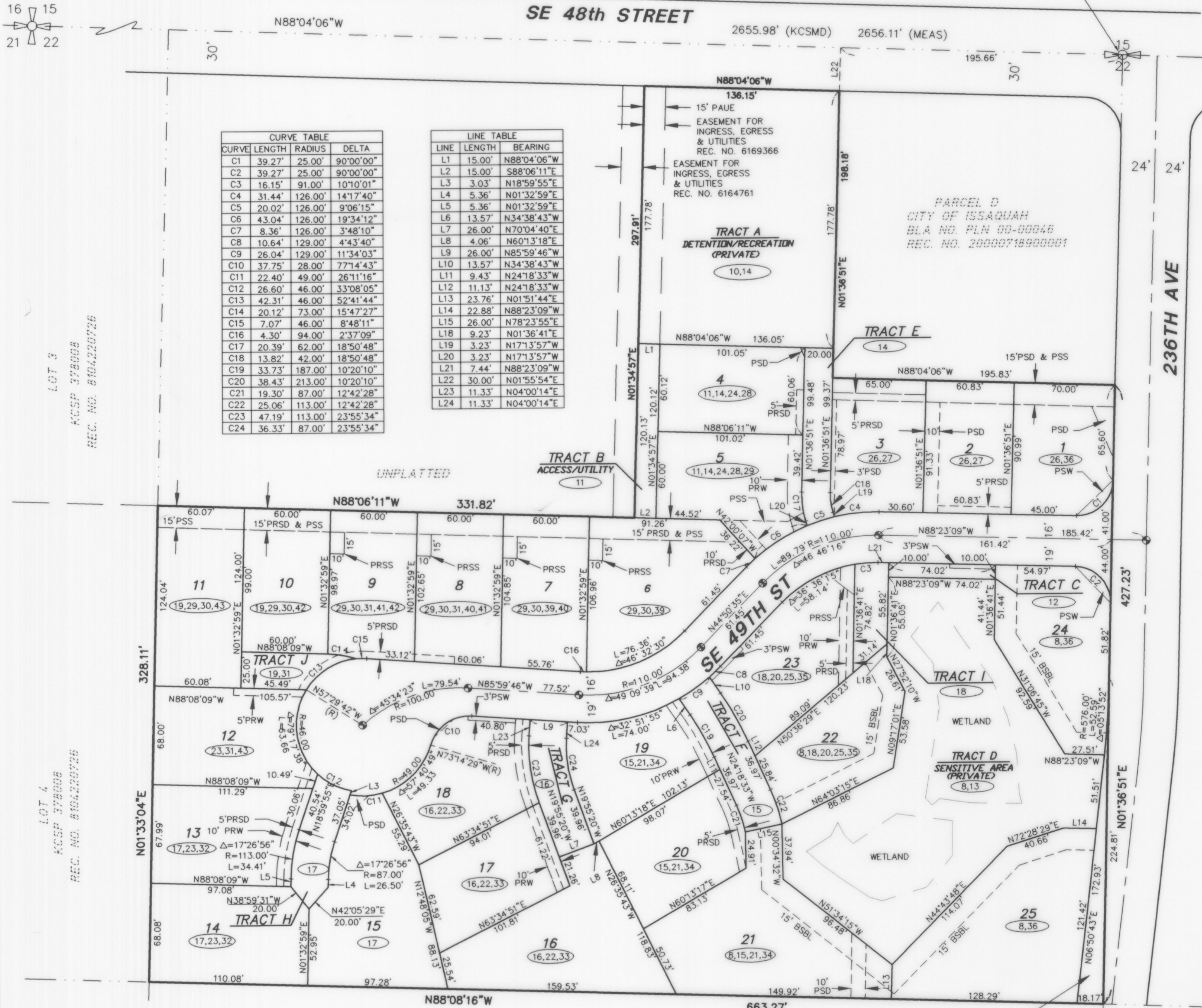
VOL/PG

PINE VIEW

FOR NE 1/4 NW 1/4 SEC 22, TWP 24N, RGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

NW COR SEC 22, TWP 24N, RGE 6 E, W.M.
4"x 4" CASED CONC MON
w/3" BRASS CAP w/MARKINGS (2/99)

N4 SEC 22, TWP 24N, RGE 6 E, W.M.
4"x 4" CASED CONC MON
w/LEAD AND PUNCH MARK (2/99)



BASIS OF BEARINGS

KING COUNTY SURVEY CONTROL NAD 83/91

LEGEND

- 5,13 = SEE CORRESPONDING NUMBERS OF GENERAL NOTES
● = CITY OF ISSAQUAH STANDARD MONUMENT TO BE SET
BSBL = BUILDING SETBACK LINE
PAUE = PRIVATE ACCESS & UTILITY EASEMENT
PRSD = PRIVATE STORM DRAINAGE EASEMENT
PSD = PUBLIC STORM DRAINAGE EASEMENT
PRSS = PRIVATE SANITARY SEWER EASEMENT
PSS = PUBLIC SANITARY SEWER EASEMENT
PSW = PUBLIC SIDEWALK EASEMENT
PRW = PRIVATE WATER EASEMENT
(R) = RADIAL BEARING
(KCSMD) = BASED ON KING COUNTY SURVEY MONUMENT DATA BASE

CRITERIA FOR STRUCTURES ON LOTS

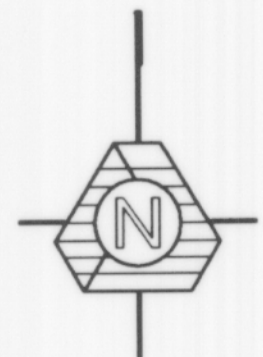
1. FRONT YARD SETBACK-10 FEET
2. SIDE AND REAR SETBACK-5 FEET
3. MAXIMUM IMPERVIOUS AREA SURFACE-70%
4. MAXIMUM BUILDING HEIGHT-35 FEET (SEE GENERAL NOTE 38)

NOTE: SEE SHEET 4 OF 4
FOR EASEMENT DETAILS
NOTE: SEE SHEET 4 OF 4
FOR LOT AND TRACT AREAS

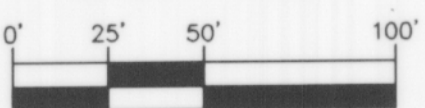
NOTE
TRACT C IS A PRIVATELY OWNED
LANDSCAPE TRACT

TRACT E,F,G,H,I AND J ARE PRIVATELY
OWNED INGRESS, EGRESS, AND UTILITY
TRACTS

AREA TO BE DEDICATED
TO THE CITY OF ISSAQUAH
UPON RECORDING OF THIS PLAT



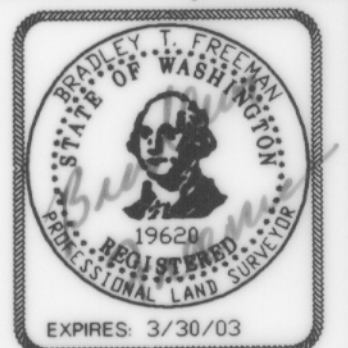
SCALE: 1" = 50'



GRAPHIC SCALE

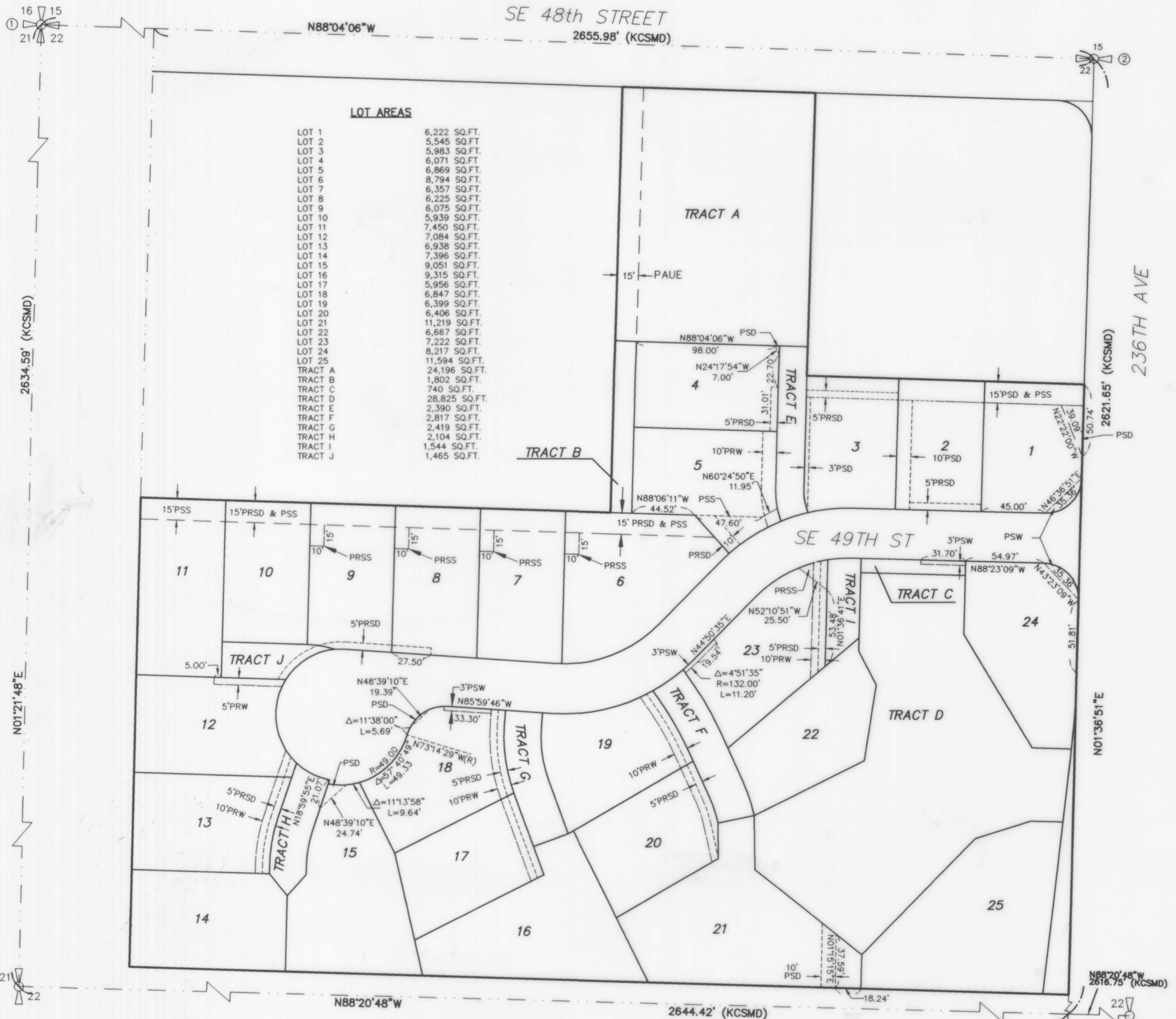
TRIAD ASSOCIATES
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JOB NO 00-083
SHEET 3 OF 4



PINE VIEW

POR NE 1/4 NW 1/4 SEC 22, TWP 24N, RGE 6 E, W.M.
KING COUNTY, WASHINGTON



EASEMENT DETAILS / SECTION SUBDIVISION

BASIS OF BEARINGS

KING COUNTY SURVEY CONTROL NAD 83/91

LEGEND

- 5.13 = SEE CORRESPONDING NUMBERS OF GENERAL NOTES
- ⊕ = CITY OF ISSAQUAH STANDARD MONUMENT TO BE SET
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- PSD = PUBLIC STORM DRAINAGE EASEMENT
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- PSS = PUBLIC SANITARY SEWER EASEMENT
- PSW = PUBLIC SIDEWALK EASEMENT
- PRW = PRIVATE WATER EASEMENT
- (R) = RADIAL BEARING
- (KCSMD) = KING COUNTY SURVEY MONUMENT DATABASE

MONUMENT REFERENCE

- NW COR. SEC. 22-24-6
FOUND 4"x 4" CASED CONC. MON W/
3" BRASS CAP W/ MARKINGS - (2/99)
- N 1/4 COR. SEC. 22-24-6
FOUND 4"x 4" CASED CONC. MON W/
LEAD AND PUNCH MARK - (2/99)
- E 1/4 COR. SEC. 22-24-6
FOUND 1" I.P. W/ CAP "HOSKINS
LS #11333" - (2/99)
- S 1/4 COR. SEC. 22-24-6
CALC. POSITION PER KCSMD
- W 1/4 COR. SEC. 22-24-6
FOUND 3" CONC. MON 0.6' BELOW
GRADE - (2/99)

NOTE: TRACT C IS A PRIVATELY OWNED
LANDSCAPE TRACT

TRACT E, F, G, H, I AND J ARE PRIVATELY
OWNED INGRESS, EGRESS, AND UTILITY
TRACTS.

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SHEET 4 OF 4

