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PARK HILL AT ISSAQUAH DIV. 1

A PORTION OF THE S.E. 1/4 OF THE N.E. 1/4, SECTION 21, TWP. 24 N., RANGE 6 E., W.M.
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 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 PLAT 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, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST KING COUNTY, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY KING COUNTY.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD KING COUNTY, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUBSURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING KING COUNTY, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF KING COUNTY, ITS SUCCESSORS, OR ASSIGNS.

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 SET OUR HANDS AND SEALS.

PARK HILL, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
BY: Russell C. Keithly
ITS: Member

LANGLY RESIDENTIAL, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
BY: Russell C. Keithly
ITS: Member

KEYBANK NATIONAL ASSOCIATION
BY: Regan Frick
ITS: Vice President

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Russell Keithly SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE / SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED IT AS THE Member OF PARK HILL, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED May 27, 1999
SIGNATURE OF NOTARY PUBLIC Phyllis Y. Pack
PRINTED NAME Phyllis Pack
RESIDING AT Redmond, WA
MY APPOINTMENT EXPIRES 1-29-03

PHYLLIS Y. PACK NOTARY PUBLIC COMMISSION EXPIRES 1-29-03 STATE OF WASHINGTON

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Russell Keithly SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE / SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED IT AS THE Member OF LANGLY RESIDENTIAL, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED May 27 1999
SIGNATURE OF NOTARY PUBLIC Phyllis Y. Pack
PRINTED NAME Phyllis Y. Pack
RESIDING AT Redmond, WA
MY APPOINTMENT EXPIRES 1-29-03

PHYLLIS Y. PACK NOTARY PUBLIC COMMISSION EXPIRES 1-29-03 STATE OF WASHINGTON

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT REGAN FRICK SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE / SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF KEYBANK NATIONAL ASSOCIATION TO BE THE FREE AND VOLUNTARY ACT SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED MAY 27, 1999
SIGNATURE OF NOTARY PUBLIC Harriett A. Miller
PRINTED NAME HARRIETT A MILLER
RESIDING AT Mountlake Terrace
MY APPOINTMENT EXPIRES 7-1-99

HARRIETT A. MILLER NOTARY PUBLIC COMMISSION EXPIRES 7-1-99 STATE OF WASHINGTON

APPROVALS:

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 3RD DAY OF JUNE, 1999

SCOTT NOBLE
KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER 212406-9004

KING COUNTY COUNCIL

EXAMINED AND APPROVED THIS 7th DAY OF June, 1999

Louise Miller
CHAIRPERSON, KING COUNTY COUNCIL

ATTEST:
CLERK OF THE COUNCIL

DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES

EXAMINED AND APPROVED THIS 3rd DAY OF June, 1999

P.E.
DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS 3RD DAY OF JUNE, 1999

Raymond E. Florent, PLS
For MANAGER, LAND USE SERVICES DIVISION

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 3rd DAY OF June 3, 1999, 1999.

D. Lee Dedrick
MANAGER, FINANCE DIVISION

DEPUTY

KING COUNTY FINANCE DEPARTMENT OFFICIAL SEAL WASHINGTON

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

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF PARK HILL AT ISSAQUAH DIV. 1 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

JOSEPH R. DERSHAM STATE OF WASHINGTON 33127 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 12/21/00

6-2-99
JOSEPH R. DERSHAM, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 33127
PENHALLEGON ASSOCIATES CONSULTING ENGINEERS, INC.
750 SIXTH STREET SOUTH
KIRKLAND, WASHINGTON 98033
(425) 827-2014

RECORDING CERTIFICATE:

RECORDING NO. 9906081905

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS 8th DAY OF June 19 99, AT 30 MINUTES PAST 1:00 P M. AND RECORDED IN VOLUME 190 OF PLATS, PAGES 27 THROUGH 33, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS.

MANAGER

Val Ward
SUPERINTENDENT OF RECORDS

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

PACE Engineering Planning Surveying
Penhallegon Associates Consulting Engineers, Inc.
750 SIXTH STREET KIRKLAND, WA 98033 (425) 827-2014

D.D.E.S. FILE NO. L96P0032

PROJECT NO. 99542.20

SHEET: 1 OF 7

VOL./PG.
190 27

9906081905 11:30:00 PM KING COUNTY RECORDS 007 AW

PARK HILL AT ISSAQUAH DIV. 1

VOL./PG. 190 28

A PORTION OF THE S.E. 1/4 OF THE N.E. 1/4, SECTION 21, TWP. 24 N., RANGE 6 E., W.M.
KING COUNTY, WASHINGTON.

GENERAL NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A GEODIMETER 600 SERIES 2 SECOND ELECTRONIC TOTAL STATION. ALL PRIMARY MEASUREMENT EQUIPMENT UTILIZED HAS BEEN COMPARED TO AND ADJUSTED AGAINST A NGS CALIBRATION BASELINE WITHIN THE PREVIOUS TWELVE MONTHS. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

2. ALL PROPERTY CORNERS SHALL BE MARKED WITH A 5/8" IRON REBAR WITH A BLUE PLASTIC CAP STAMPED " P-A-C-E PLS 33127" UNLESS OTHERWISE NOTED.

3. ALL BUILDING DOWN SPOUTS, FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS # L97G0082 & B98C0007 ON FILE WITH D.D.E.S. AND/OR THE KING COUNTY DEPARTMENT OF TRANSPORTATION. THIS PLAN SHALL BE SUBMITTED WITH APPLICATION OF ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL. FOR THOSE LOTS THAT ARE DESIGNATED FOR INDIVIDUAL LOT INFILTRATION SYSTEMS, THE SYSTEMS SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH SAID PLANS. ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.

4. 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 PUBIC BY KING COUNTY, 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 KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES 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 KING COUNTY 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.

5. ALL OF THE SCHOOL IMPACT FEES HAVE BEEN PAID IN FULL FOR LOT 15 PRIOR TO ISSUANCE OF BUILDING PERMIT NO. B98C0007 (GRADING PERMIT NO. L97G0082)

6. ALL FEES REQUIRED BY KING COUNTY CODE 14.75, MITIGATION PAYMENT SYSTEM (MPS), HAVE BEEN PAID FOR LOT 15.

7. THE HOUSE ADDRESS SYSTEM FOR THIS PLAT SHALL BE AS FOLLOWS: ADDRESSES SHALL BE ASSIGNED FOR THE NORTH - SOUTH ROADS WITHIN THE RANGE OF N/A TO N/A AND WITHIN THE RANGE OF N/A TO N/A FOR THE EAST - WEST ROADS. INDIVIDUAL ADDRESSES WILL BE ASSIGNED TO THE PRINCIPAL ENTRANCE OF EACH RESIDENCE OR BUILDING IN ACCORDANCE WITH KING COUNTY CODE 16.08. THE ADDRESS ESTABLISHED FOR THE EXISTING MULTIFAMILY LOT (LOT 15) IS 22500 SE 56th STREET, ISSAQUAH.

8. 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 UNLESS OTHERWISE APPROVED BY KING COUNTY D.D.E.S. OR ITS SUCCESSOR AGENCY.

9. TRACT C IS RESERVED FOR FUTURE DEVELOPMENT WHEN ACCESS IS PROVIDED.

10. TRACT D IS A PRIVATE OPEN SPACE TRACT. THE LAND CONSERVANCY OF SEATTLE AND KING COUNTY IS RESPONSIBLE FOR THE MAINTENANCE OF THE TRACT AS STATED IN DEED OF CONSERVATION EASEMENT AND RECORDED AND RECORDER'S No. 9708041628.

11. TRACT E IS RESERVED FOR FUTURE DEVELOPMENT.

12. TRACT F IS RESERVED FOR FUTURE DEVELOPMENT.

13. TRACT G IS A WETLAND AND STORM WATER DETENTION POND SYSTEM AS DESIGNED AND BUILT UNDER GRADING PERMIT NO. L97G0082, BUILDING PERMIT NO. B98C0007. LOT 15 IS RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF TRACT G.

14. SUBJECT TO EXISTING 10' PUGET SOUND ENERGY, INC. (GAS) ESMT. GRANTED OVER TOTAL PARCEL (ALL TRACTS AND LOTS) 5 FEET EITHER SIDE OF THE NATURAL GAS LINE AS INSTALLED OR TO BE INSTALLED REC. No. 9803121634.

15. SUBJECT TO EXISTING SUMMIT COMMUNICATION, INC. RIGHT OF ENTRY & ESMT. OVER TOTAL PARCEL (ALL TRACTS AND LOTS) OF UNSPECIFIED WIDTH REC. No. 9805290175.

16. SUBJECT TO EXISTING 10' PUGET SOUND ENERGY, INC. (ELEC.) ESMT. GRANTED OVER TOTAL PARCEL (ALL TRACTS AND LOTS) 5 FEET EITHER SIDE OF THE EXISTING FACILITIES AS CONSTRUCTED OR TO BE CONSTRUCTED, EXTENDED OR RELOCATED, REC. No. 9809151544.

17. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS AND RECOMMENDATIONS OF THE KING COUNTY HEARING EXAMINERS REVISED REPORT DATED JANUARY 22, 1999 FOR THE PRELIMINARY PLAT APPROVAL, D.D.E.S. FILE NO. L96P0032.

18. ~~THE PRIVATE 10' STORM DRAINAGE EASEMENT WITHIN LOT 15 IS FOR THE BENEFIT OF KING COUNTY FOR DRAINAGE OF S.E. 56th STREET.~~ LOT 15 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND THE RECONSTRUCTION OF THE STORM DRAIN SYSTEM WITHIN THE EASEMENT AREA. KING COUNTY HAS THE RIGHT TO REQUIRE THE OWNER OF LOT 15 TO DEDICATE TO KING COUNTY OR TO ANOTHER PUBLIC AGENCY OR UTILITY THAT WILL ASSUME THE RIGHT AND DUTY TO MAINTAIN, REPAIR, AND REPLACE THAT SYSTEM, THE STORM WATER DRAINAGE SYSTEM ON LOT 15 INCLUDING, WITHOUT LIMITATION, THE CONVEYANCE, DETENTION, TREATMENT, AND OUTFALL SYSTEM TOGETHER WITH ALL EASEMENTS APPURTENANT TO SUCH SYSTEM. THE OWNER OF LOT 15 MUST DEDICATE THIS SYSTEM WITHIN NINETY (90) DAYS OF A REQUEST BY THE COUNTY TO DO SO. THIS IS A COVENANT BY THE OWNER OF LOT 15 BINDING UPON ITS SUCCESSORS AND ASSIGNS FOR THE BENEFIT OF KING COUNTY AND THE GENERAL PUBLIC.

19. THE PRIVATE 10' STORM DRAIN EASEMENTS WITHIN TRACTS D, E, F, & H ARE FOR THE BENEFIT OF TRACTS E & F. TRACTS E & F SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THE STORM DRAIN SYSTEM WITHIN THE EASEMENT AREA. KING COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO INSPECT, MAINTAIN, AND REPAIR THE STORM DRAIN SYSTEM.

20. THE PRIVATE 10' STORM DRAIN EASEMENTS WITHIN LOT 15 ARE FOR THE BENEFIT OF TRACTS E & F AND LOT 15. LOT 15 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THE STORM DRAIN SYSTEM.

21. THE PRIVATE 15' SANITARY SEWER EASEMENTS WITHIN TRACT F AND LOT 15 ARE FOR THE BENEFIT OF TRACTS E & F. TRACTS E & F SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THE SANITARY SEWER SYSTEM WITHIN THE EASEMENT AREA.

22. THE PRIVATE 10' SANITARY SEWER EASEMENTS WITHIN TRACT F ARE FOR THE BENEFIT OF TRACTS E & F. TRACT E & F SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THE SANITARY SEWER SYSTEM WITHIN THE EASEMENT AREA.

23. LOTS 1 THROUGH 14 TO BE CREATED IN DIVISION 2, IF APPLICABLE.

24. TRACT H IS RESERVED FOR FUTURE DEVELOPMENT.

25. THE 15' STORM DRAINAGE EASEMENT WITHIN TRACTS D & E IS FOR THE BENEFIT OF KING COUNTY FOR DRAINAGE OF 229TH AVENUE SE. TRACT E SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THE STORM DRAIN SYSTEM WITHIN THE EASEMENT AREA. KING COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO INSPECT, MAINTAIN, AND REPAIR THE STORM DRAIN SYSTEM.

26. EASEMENT FOR INGRESS, EGRESS, AND UTILITIES FOR THE BENEFIT OF TRACT F. THIS EASEMENT WILL BE AUTOMATICALLY EXTINGUISHED AND SUPERSEDED BY THE DEDICATION OF A PERMANENT RIGHT-OF-WAY OR BY THE CREATION OF A PERMANENT EASEMENT OVER TRACT E TO THE COMMON BOUNDARY WITH TRACT F AT THE TIME OF FINAL PLAT APPROVAL OF DIVISION II OR BY THE CONVEYANCE OF TRACT F TO AN ABUTTING PROPERTY OWNER WITH LEGAL ACCESS.

27. KING COUNTY TECHNICAL REVIEW IS REQUIRED PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS OR APPROVALS AUTHORIZING DEVELOPMENT OR CONSTRUCTION ACTIVITIES WITHIN TRACTS C, E, F, & H.

28. THE OWNER(S) OF THE LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE OWNER(S) OF THE TRACTS BENEFITED, AS IDENTIFIED IN THE EASEMENT PROVISION NOTES, A PERPETUAL EASEMENT FOR THE CONSTRUCTION AND USE OF THE FACILITIES (STORM DRAIN AND SANITARY SEWER SYSTEMS) IDENTIFIED IN THE EASEMENT PROVISION NOTES. 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 THE LAND HEREBY BURDENED. THE OWNER(S) OF TRACTS BENEFITED AND THEIR SUCCESSORS AND 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 ACTIVITIES RELATED TO CONSTRUCTING, MAINTAINING, REPAIRING, ALTERING OR RECONSTRUCTING SAID FACILITIES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY; PROVIDED THAT SUCH ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER THAT IS THE LEAST DAMAGING TO ANY EXISTING IMPROVEMENTS. IN THE EVENT THAT SAID PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR TO WHAT THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE ONE BENEFITED. THE OWNER(S) OF THE BURDENED LOT/TRACT SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID FACILITIES. HOWEVER, THE OWNER(S) OF THE BURDENED LOT/TRACT SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ALSO THE OWNER 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 THE LOT(S) BENEFITED PURSUANT TO ITS RESTORATION DUTIES HEREIN.

29. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS UNDER RECORDING NO. 9709171119.

30. SUBJECT TO RESERVATIONS AND EXCEPTIONS, RESERVING MINERAL, COAL AND IRON RIGHTS AND MINING RIGHTS, CONTAINED IN DEED NO. 114853.

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER IN SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST W.M., IN KING COUNTY , WASHINGTON;

EXCEPT THOSE PORTIONS CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEEDS RECORDED UNDER AUDITOR'S FILE NOS. 1540624 AND 4955652;

EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SAID SOUTHEAST CORNER BEING A POINT ON THE WEST LINE OF OVERDALE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 80 OF PLATS, PAGE 60, RECORDS OF KING COUNTY, WASHINGTON;
THENCE NORTH 01 DEGREE 21'33" EAST ALONG THE EAST LINE OF SAID SUBDIVISION AND THE WEST LINE OF OVERDALE PARK A DISTANCE OF 172.55 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 01 DEGREE 21'33" EAST ALONG SAID EAST LINE OF SAID SUBDIVISION AND THE WEST LINE OF OVERDALE PARK A DISTANCE OF 425.00 FEET TO THE NORTHWEST CORNER OF LOT 6 OF OVERDALE PARK;
THENCE NORTH 88 DEGREES 38'27" WEST AT RIGHT ANGLES TO SAID EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 200.00 FEET;
THENCE SOUTH 01 DEGREE 21'33" WEST PARALLEL WITH SAID EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 225.00 FEET;
THENCE SOUTH 43 DEGREES 38'27" EAST, A DISTANCE OF 282.84 FEET TO THE TRUE POINT OF BEGINNING.

COVENANTS

NO COVENANTS WRITTEN FOR DIVISION 1

6-2-99

PACE Engineering Planning Surveying
Penhallegon Associates Consulting Engineers, Inc.
750 SIXTH STREET KIRKLAND, WA 98033 (425) 827-2014

JOSEPH R. DERSHAM, STATE OF WASHINGTON, 33127, REGISTERED PROFESSIONAL LAND SURVEYOR, EXPIRES 12/21/00

PROJECT NO. 99542.20

SHEET: 2 OF 7

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D.D.E.S. FILE NO. L96P0032

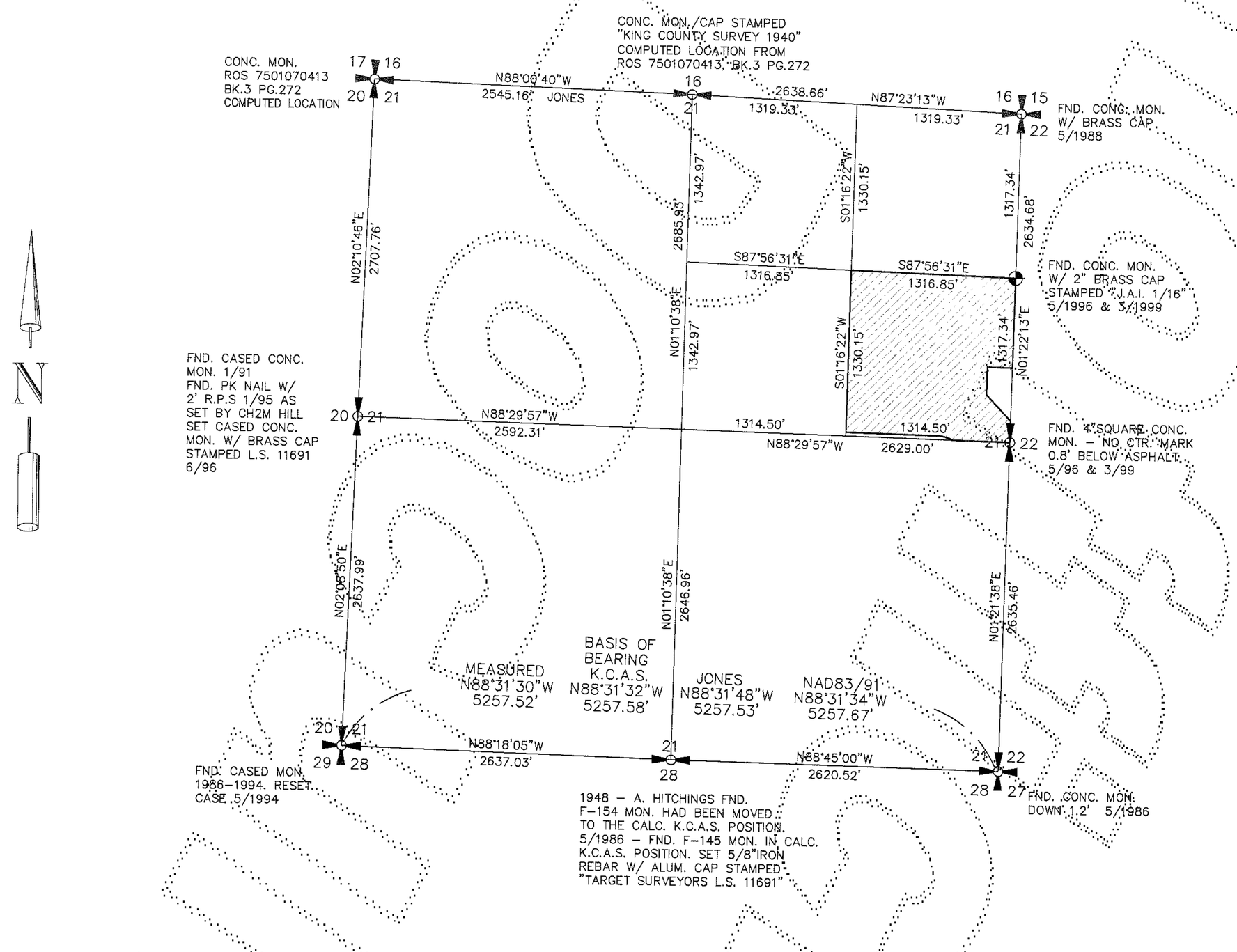
PARK HILL AT ISSAQUAH DIV. 1

VOL./PG. 190 29

A PORTION OF THE S.E. 1/4 OF THE N.E. 1/4, SECTION 21, TWP. 24 N., RANGE 6 E., W.M.
KING COUNTY, WASHINGTON.

SECTION SUBDIVISION

SCALE: 1" = 800'



GRAPHIC SCALE

800 0 400 800 1600

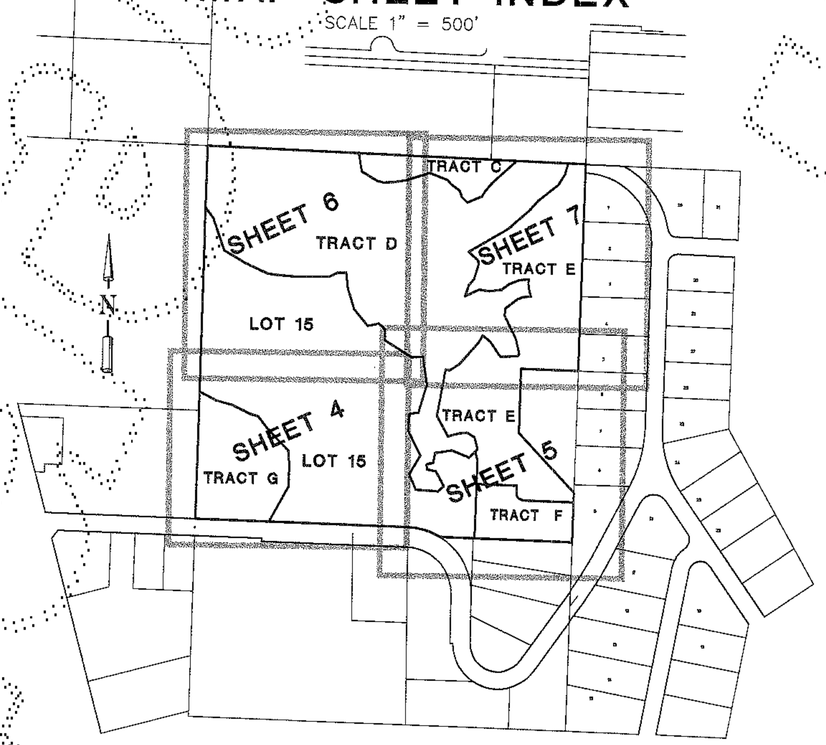
1" = 800'

BASIS OF BEARINGS & SUBDIVISION NOTE:
SECTION 21 SUBDIVISION BY JONES ASSOC. BOUNDARY SURVEY FOR LAKE SAMMAMISH STATE PARK BY R.O.S. IN BOOK 3 PAGES 272–272B, RECORDED UNDER NO. 7501070413 AND VERIFIED BY MEASURMENTS TAKEN FROM 1985 TO 1999 BY TARGET SURVEYORS, INC. NOW KNOWN AS PENHALLEGON ASSOC., INC.

BASIS OF BEARINGS IS K.C.A.S. FROM THE SW CORNER TO THE SE CORNER OF OF SECTION 21 AS MEASURED IN 1985 AND ADJUSTED IN 1994.

MAP SHEET INDEX

SCALE 1" = 500'



D.D.E.S. FILE NO. L96P0032

PACE Engineering Planning Surveying
Penhallegon Associates Consulting Engineers, Inc.
750 SIXTH STREET KIRKLAND, WA 98033 (425) 827–2014

PROJECT NO. 99542.20

SHEET: 3 OF 7

6-2-99

JOSEPH R. DERSHEM STATE OF WASHINGTON 33127 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 12/21/00

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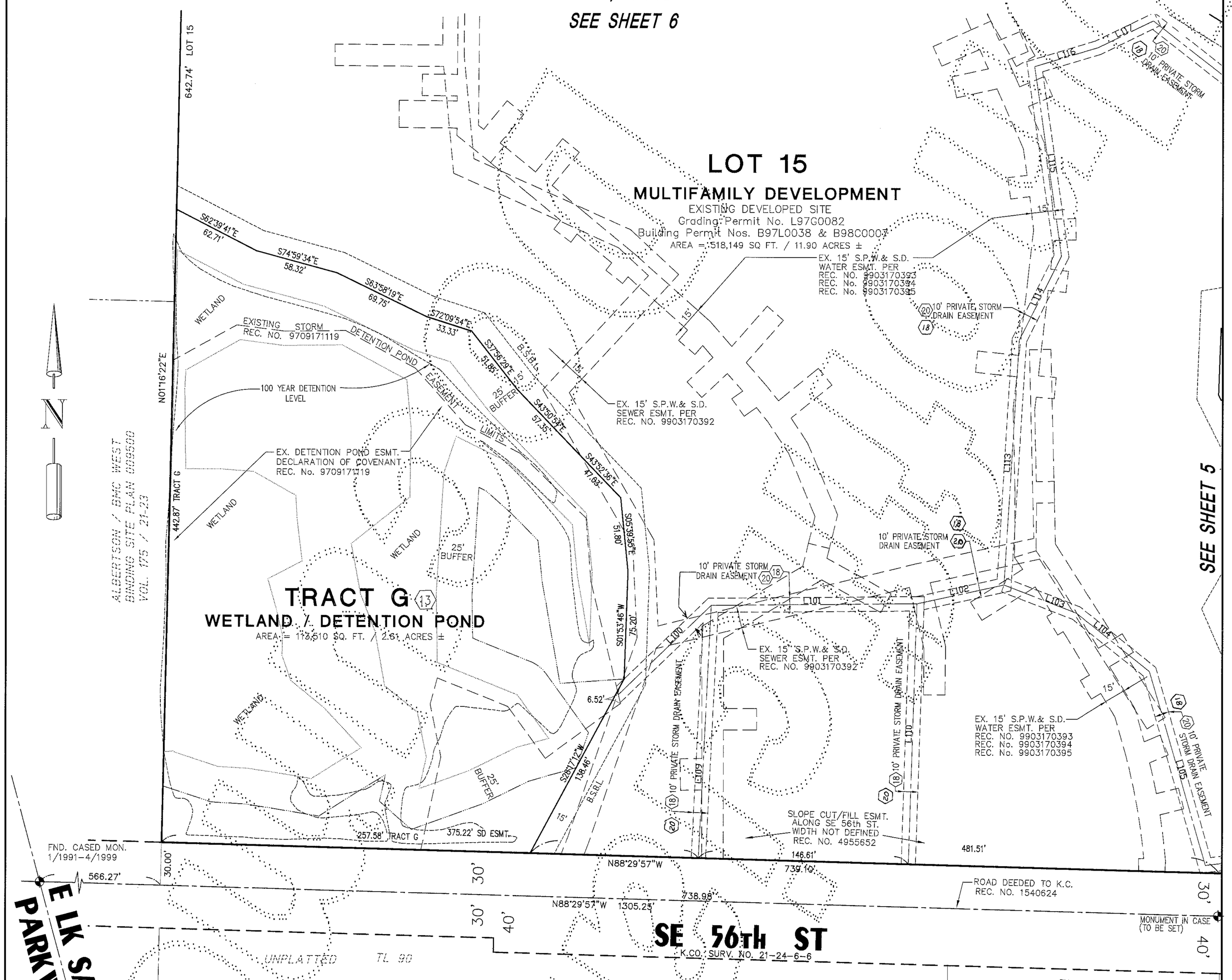
PARK HILL AT ISSAQUAH DIV. 1

VOL./PG. 190 30

A PORTION OF THE S.E. 1/4 OF THE N.E. 1/4, SECTION 21, TWP. 24 N., RANGE 6 E., W.M.
KING COUNTY, WASHINGTON.



STORM DRAIN EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L100	89.98	S46°00'42"W
L101	143.60	S89°23'10"W
L102	62.21	S77°40'48"W
L103	53.84	N68°59'07"W
L104	65.57	N51°30'04"W
L105	141.00	N16°14'00"W
L106	65.00	S82°54'36"W
L107	349.26	N88°29'57"W
L108	94.00	S01°30'03"W
L109	176.90	S02°49'22"W
L110	182.16	S01°48'29"W
L111	57.44	N71°41'01"E
L112	16.53	N08°29'28"E
L113	171.62	N03°28'54"E
L114	65.83	N26°31'17"E
L115	134.09	N08°07'19"W
L116	46.48	N73°13'13"E
L117	42.71	N63°55'37"E
L118	201.73	S52°06'15"E

LEGEND

- CENTERLINE
- PROPERTY LINE
- LOT/TRACT LINE
- RIGHT-OF-WAY LINE
- DITCH LINE/ FLOW
- WET LAND LINE
- STEEP SLOPE AREAS
- B.S.B.L.
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- CASED MONUMENT AS NOTED
- (XX) REFER TO NOTE "XX" UNDER GENERAL NOTES ON SHEET 2
- FOUND REBAR AND CAP

GRAPHIC SCALE

50 0 25 50 100

1" = 50'

D.D.E.S. FILE NO. L96P0032

PACE Engineering Planning Surveying
Penhallegon Associates Consulting Engineers, Inc.
750 SIXTH STREET KIRKLAND, WA 98033 (425) 827-2014

PROJECT NO. 99542.20

SHEET: 4 OF 7

6-2-99

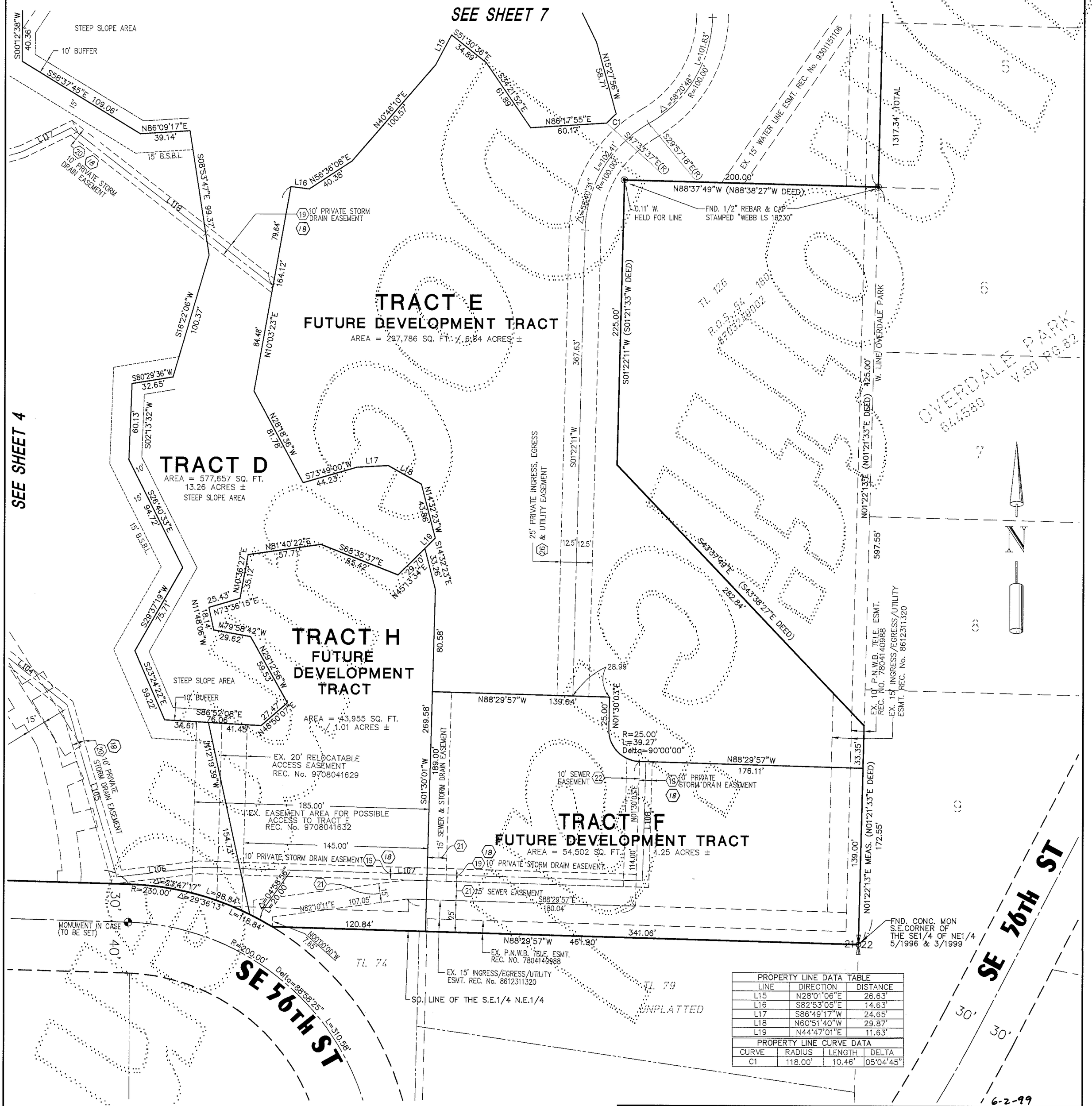
JOSEPH R. DERSON STATE OF WASHINGTON 33127 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 12/21/00

VOL./PG. 190 30

PARK HILL AT ISSAQUAH DIV. 1

VOL./PG. 190 31

A PORTION OF THE S.E. 1/4 OF THE N.E. 1/4, SECTION 21, TWP. 24 N., RANGE 6 E., W.M.
KING COUNTY, WASHINGTON.



PROPERTY LINE DATA TABLE		
LINE	DIRECTION	DISTANCE
L15	N28°01'06"E	26.63'
L16	S82°53'05"E	14.63'
L17	S86°49'17"W	24.65'
L18	N60°51'40"W	29.87'
L19	N44°47'01"E	11.63'

PROPERTY LINE CURVE DATA			
CURVE	RADIUS	LENGTH	DELTA
C1	118.00'	10.46'	05°04'45"

GRAPHIC SCALE
50 0 25 50 100
1" = 50'

LEGEND

- CENTERLINE
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PROJECT NO. 99542.20

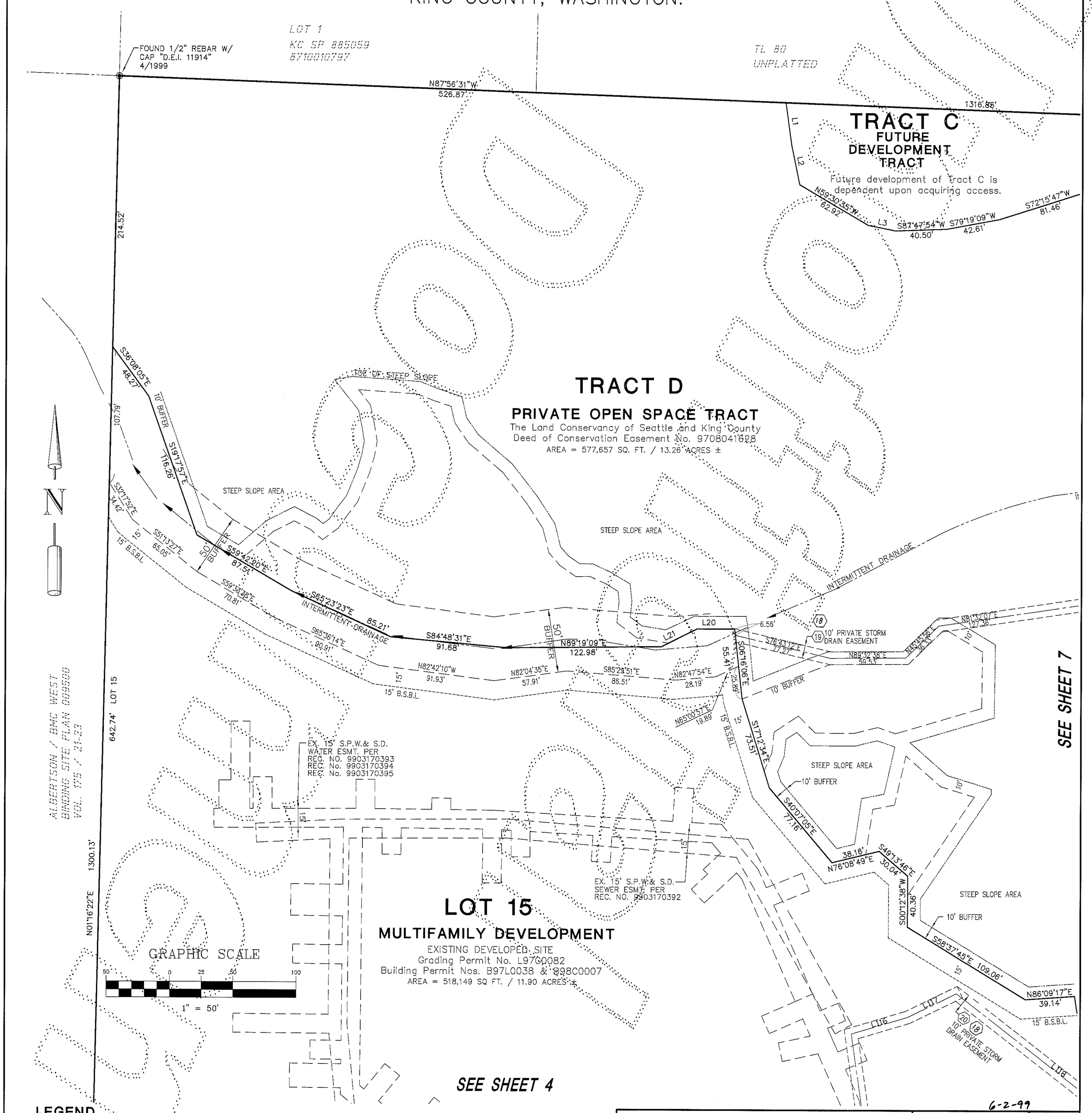
SHEET: 5 OF 7

VOL./PG. 190 31

PARK HILL AT ISSAQUAH DIV. 1

VOL./PG. 190 32

A PORTION OF THE S.E. 1/4 OF THE N.E. 1/4, SECTION 21, TWP. 24 N., RANGE 6 E., W.M.
KING COUNTY, WASHINGTON.



LEGEND

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PROPERTY LINE DATA TABLE		
LINE	DIRECTION	DISTANCE
L1	N07°46'57"W	34.02'
L2	N11°33'52"W	31.82'
L3	N78°41'39"W	22.07'
L20	S89°59'16"E	29.63'
L21	N63°12'21"E	31.41'

D.D.E.S. FILE NO. L96P0032

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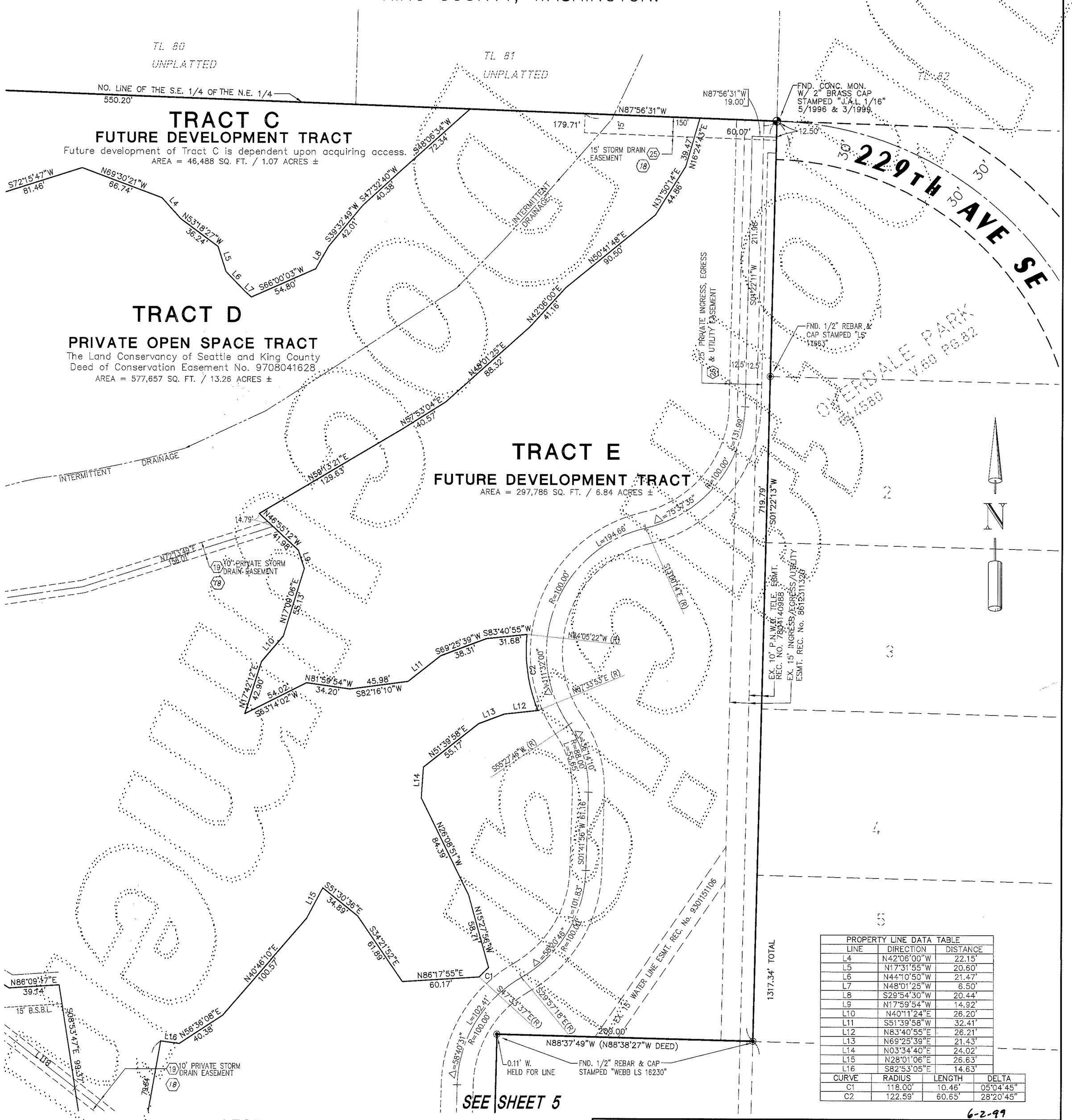
SHEET: 6 OF 7

VOL./PG. 190 32

PARK HILL AT ISSAQUAH DIV. 1

VOL./PG. 190 33

A PORTION OF THE S.E. 1/4 OF THE N.E. 1/4, SECTION 21, TWP. 24 N., RANGE 6 E., W.M.
KING COUNTY, WASHINGTON.



PROPERTY LINE DATA TABLE		
LINE	DIRECTION	DISTANCE
L4	N42°06'00"W	22.15'
L5	N17°31'55"W	20.60'
L6	N44°10'50"W	21.47'
L7	N48°01'25"W	6.50'
L8	S29°54'30"W	20.44'
L9	N17°59'54"W	14.92'
L10	N40°11'24"E	26.20'
L11	S51°39'58"W	32.41'
L12	N83°40'55"E	26.21'
L13	N69°25'39"E	21.43'
L14	N03°34'40"E	24.02'
L15	N28°01'06"E	26.63'
L16	S82°53'05"E	14.63'

CURVE	RADIUS	LENGTH	DELTA
C1	118.00'	10.46'	05°04'45"
C2	122.59'	60.65'	28°20'45"

GRAPHIC SCALE
50 0 25 50 100
1" = 50'

LEGEND

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