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20010524001419

PARK HILL II

PORTION SE¼ NE¼ SECTION 21, 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, DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION.
WE 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.

ISSAQUAH PARK HILL ASSOCIATES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
BY: Daniel M. Kelley
ITS: Managing Member

WESTSIDE COMMUNITY BANK, A WASHINGTON CORPORATION
BY: Donald D. Dalton
ITS: President

APPROVALS

DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 17th OF May, 2001.
Sheldon Lynne for Bob Brock
CITY OF ISSAQUAH, DIRECTOR OF PUBLIC WORKS

DEPARTMENT OF PLANNING

EXAMINED AND APPROVED THIS 18th OF May, 2001.
CITY OF ISSAQUAH, PLANNING DIRECTOR/MANAGER

DEPARTMENT OF ENGINEERING

EXAMINED AND APPROVED THIS 17th OF May, 2001.
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 16th OF May 2001,
James R. Blake
CITY OF ISSAQUAH, FINANCE DIRECTOR

ISSAQUAH HEARING EXAMINER

EXAMINED AND APPROVED THIS 15th OF May, 2001.
Theodore Paul Hunter
CITY OF ISSAQUAH, HEARING EXAMINER

MAYOR

EXAMINED AND APPROVED THIS 16th OF May, 2001.
Ava Frisinger — MAYOR, CITY OF ISSAQUAH
Linda Ruehle — CITY CLERK

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 24TH OF MAY, 2001.
SCOTT NOBLE — KING COUNTY ASSESSOR
DEPUTY KING COUNTY ASSESSOR
ACCOUNT NUMBER 664600-0040

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 24th DAY OF May, 2001.
Gary Holmes — MANAGER, FINANCE DIVISION
DEPUTY

KING COUNTY FINANCE DEPARTMENT SEAL

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF Pierce

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Daniel M. Kelley SIGNED THIS INSTRUMENT, ON OATH STATED THAT THIS PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Managing Member OF ISSAQUAH PARK HILL ASSOCIATES, 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 May 7, 2001
SIGNATURE OF NOTARY PUBLIC Angelique Leigh Phillips
PRINTED NAME OF NOTARY PUBLIC Angelique Leigh Phillips
TITLE:
RESIDING AT: Tacoma
MY APPOINTMENT EXPIRES 7-25-04

ANGELIQUE LEIGH PHILLIPS
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JULY 25, 2004

STATE OF WASHINGTON
COUNTY OF Pierce

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Donald D. Dalton SIGNED THIS INSTRUMENT, ON OATH STATED THAT THIS PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE President OF WESTSIDE COMMUNITY BANK, A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED May 7, 2001
SIGNATURE OF NOTARY PUBLIC Angelique Leigh Phillips
PRINTED NAME OF NOTARY PUBLIC Angelique Leigh Phillips
TITLE:
RESIDING AT: TACOMA
MY APPOINTMENT EXPIRES 7-25-04

ANGELIQUE LEIGH PHILLIPS
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JULY 25, 2004

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

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF PARK HILL IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 21, 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.

GREGORY T. JUNEAU
22335
EXPIRES: 10/19/01
5/8/01

Greg T. Juneau
GREGORY T. JUNEAU, PROFESSIONAL LAND SURVEYOR. CERTIFICATE NO. 22335
TRIAD ASSOCIATES
11814 115TH AVE. NE.
KIRKLAND, WASHINGTON 98034
PHONE: (425) 821-8448

RECORDING CERTIFICATE

RECORDING NO. 20010524001419

FILED FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH THIS 24th DAY OF MAY, 2001, AT 18 MINUTES PAST 2:00 P.M. AND RECORDED IN VOLUME 200 OF PLATS, PAGE(S) 40-43, RECORDS OF KING COUNTY, WASHINGTON.
KING COUNTY RECORDING NO. 20010524001419
DIVISION OF RECORDS AND ELECTIONS

Bob Bruce — MANAGER
Walt Washington — 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

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200 40

TRIAD ASSOCIATES
11814 115th AVENUE NE KIRKLAND, WA 98034
(425) 821-8448 (425) 821-3481 FAX

CITY OF ISSAQUAH FILE NO. PLN 00 00157

JOB NO 00-229

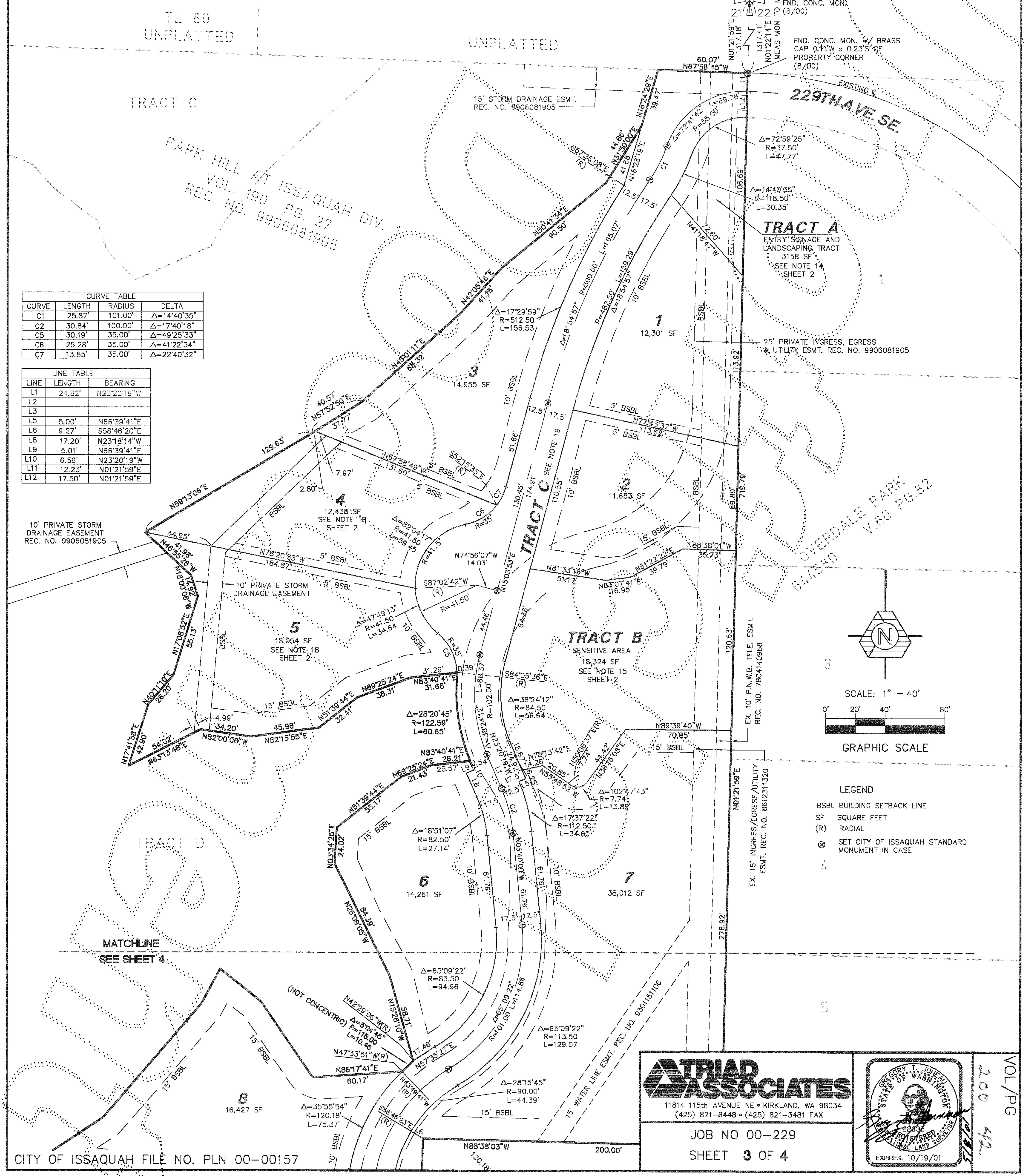
SHEET 1 OF 4

20010524001419

VOL/PG 200 42

PARK HILL II

PORTION SE¼ NE¼ SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



16 15 21 22
FND. CONC. MON. (8/00)
N01°21'59"E 1317.18'
1317.41' N01°22'14"E MEAS MON TO MON
FND. CONC. MON. W/ BRASS CAP 0.11'W x 0.23'S OF PROPERTY CORNER (8/00)
TL 80 UNPLATTED
UNPLATTED
TRACT C
PARK HILL AT ISSAQUAH DIV. 1 VOL. 190 PG. 27 REC. NO. 9906081905
15' STORM DRAINAGE ESMT. REC. NO. 9906081905
EXISTING ℄
229TH AVE. SE.
60.07' N87°56'45"W
N16°24'29"E 39.47'
N31°50'00"E 44.86'
S67°26'08"E (R)
N16°28'19"E 41.68
N50°41'34"E 90.50'
N42°05'46"E 41.76'
N48°01'11"E 68.32'
N57°52'50"E 40.57'
N59°13'06"E 129.63'
Δ=72°59'25" R=37.50' L=47.77'
Δ=72°41'42" L=69.78' R=55.00
Δ=14°40'35" R=118.50' L=30.35'
TRACT A
ENTRY SIGNAGE AND LANDSCAPING TRACT 3158 SF SEE NOTE 14 SHEET 2
N41°18'47"W 72.60'
106.69' 113.92' 69.89' 719.79 120.63' 278.92'
Δ=18°54'57" L=159.29' R=482.50'
Δ=18°54'57" R=500.00' L=165.07'
Δ=17°29'59" R=512.50 L=156.53'
25' PRIVATE INGRESS, EGRESS & UTILITY ESMT. REC. NO. 9906081905
1 12,301 SF
2 11,653 SF
3 14,955 SF
4 12,438 SF SEE NOTE 18 SHEET 2
5 18,054 SF SEE NOTE 18 SHEET 2
6 14,261 SF
7 38,012 SF
8 16,427 SF
N77°43'37"W 113.62'
TRACT C SEE NOTE 19
174.91' 130.45' 110.55' 61.66'
S52°15'35"E (R)
N67°58'49"W 131.60'
7.97' 2.80' 37.77'
Δ=82°04'17" R=41.50 L=59.45
N74°56'07"W 14.03'
N15°03'53"E
S87°02'42"W (R)
R=41.50'
N78°20'53"W 184.87'
10' PRIVATE STORM DRAINAGE EASEMENT
Δ=47°49'13" R=41.50 L=34.64
44.95' N46°35'26"W 41.98'
N18°00'08"W 14.92
N17°08'32"E 55.13'
N40°11'10"E 26.20
N17°41'58"E 42.90'
N63°13'48"E 54.02'
4.99' 34.20' N82°00'08"W
45.98' N82°15'55"E
N51°39'44"E 32.41'
N69°25'24"E 38.31'
31.29' N83°40'41"E 31.68'
Δ=28°20'45" R=122.59' L=60.65'
Δ=38°24'12" R=84.50 L=56.64
L=68.37 R=102.00'
Δ=38°24'12"
S84°05'36"E (R)
64.36' 44.46'
N81°33'18"W 51.17'
N83°07'41"E 16.95'
N61°22'22"E 39.79'
N88°38'01"W 35.73'
TRACT B
SENSITIVE AREA 18,324 SF SEE NOTE 15 SHEET 2
N89°39'40"W 70.85'
N78°13'42"E 20.85'
N50°08'37"E(R) 7.74'
N36°16'08"E 44.42'
N53°48'52"W
Δ=102°47'43" R=7.74' L=13.89
Δ=17°37'22" R=112.50 L=34.60
N83°40'41"E 26.21'
N69°25'24"E 21.43'
N51°39'44"E 55.17'
N03°34'26"E 24.02'
N26°09'05"W 84.39'
Δ=18°51'07" R=82.50' L=27.14'
N05°40'00"W 61.76'
Δ=65°09'22" R=83.50 L=94.96
Δ=65°09'22" R=101.00 L=114.86
Δ=65°09'22" R=113.50 L=129.07
(NOT CONCENTRIC)
N42°29'06"W(R)
Δ=5°04'45" R=118.00 L=10.46
N15°28'10"W 58.71'
N47°33'51"W(R)
N57°35'27"E 17.46'
N86°17'41"E 60.17'
N43°49'41"W (R)
Δ=28°15'45" R=90.00' L=44.39'
Δ=35°55'54" R=120.18' L=75.37'
S58°46'23"E (R)
N88°38'03"W 200.00'
120.18
10' BSBL
15' BSBL
5' BSBL
BSBL
12.5' 17.5'
EX. 10' P.N.W.B. TELE. ESMT. REC. NO. 7804140988
EX. 15' INGRESS/EGRESS/UTILITY ESMT. REC. NO. 8612311320
N01°21'59"E
15' WATER LINE ESMT. REC. NO. 9301151106
OVERDALE PARK V. 60 PG. 82
TRACT D
MATCHLINE SEE SHEET 4
C1 C2 C5 C6 C7 L1 L5 L6 L8 L9 L10 L11 L12
N
SCALE: 1" = 40'
0' 20' 40' 80'
GRAPHIC SCALE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	25.87'	101.00'	Δ=14°40'35"
C2	30.84'	100.00'	Δ=17°40'18"
C5	30.19'	35.00'	Δ=49°25'33"
C6	25.28'	35.00'	Δ=41°22'34"
C7	13.85'	35.00'	Δ=22°40'32"

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.82'	N23°20'19"W
L2		
L3		
L5	5.00'	N66°39'41"E
L6	9.27'	S58°46'20"E
L8	17.20'	N23°18'14"W
L9	5.01'	N66°39'41"E
L10	6.56'	N23°20'19"W
L11	12.23'	N01°21'59"E
L12	17.50'	N01°21'59"E

10' PRIVATE STORM DRAINAGE EASEMENT REC. NO. 9906081905

LEGEND
- BSBL BUILDING SETBACK LINE
- SF SQUARE FEET
- (R) RADIAL
- ⊗ SET CITY OF ISSAQUAH STANDARD MONUMENT IN CASE

TRIAD ASSOCIATES
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JOB NO 00-229

SHEET 3 OF 4

GREGORY T. JUNEAU
22336
EXPIRES: 10/19/01

10/8/01

VOL/PG 200 42

CITY OF ISSAQUAH FILE NO. PLN 00-00157

VOL/PG
200 41

PARK HILL II

PORTION SE¼ NE¼ SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

20010524001419

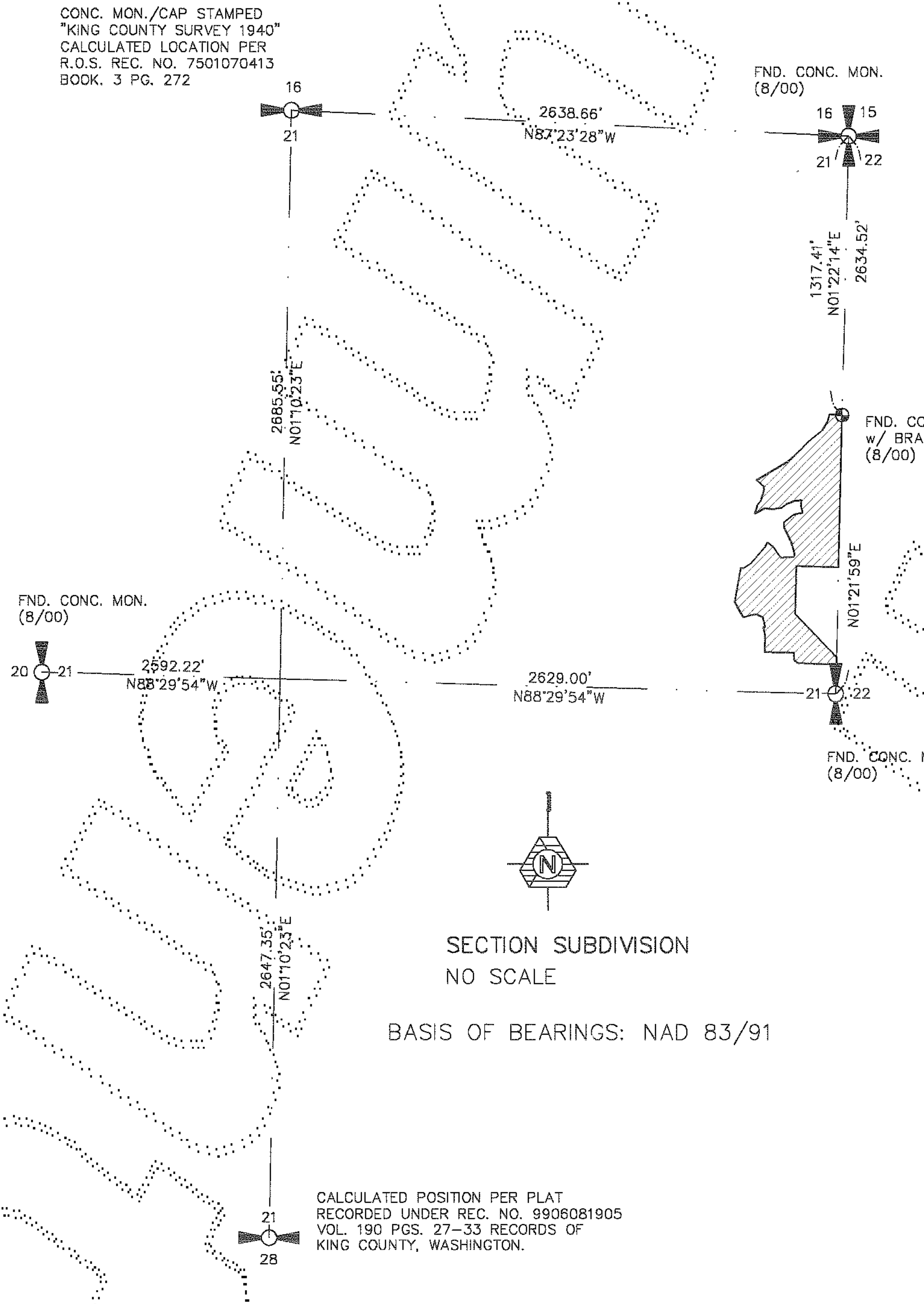
LEGAL DESCRIPTION

TRACT E, PARK HILL AT ISSAQUAH DIVISION 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 190 OF PLATS, PAGE(S) 27–33, RECORDS OF KING COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY GRANTED TO PUGET SOUND ENERGY, U.S. WEST, SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AND AT&T CABLE SERVICES 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, 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 TV SERVICE, SEWER AND WATER, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED.

ALL LOTS SHALL BE SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL INTERIOR LOT LINES AND 5 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL REAR LOT LINES FOR THE PURPOSE OF PRIVATE DRAINAGE. IN THE EVENT THE LOT LINES ARE ADJUSTED AFTER THE RECORDING OF THE PLAT, THE EASEMENTS SHALL MOVE WITH THE ADJUSTED LOT LINES. MAINTENANCE OF ALL PRIVATE DRAINAGE EASEMENTS ON THIS PLAT SHALL BE RESPONSIBILITY OF ALL LOTS DERIVING BENEFIT FROM SAID EASEMENT. NO STRUCTURE OTHER THAN FENCES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS.


CONC. MON./CAP STAMPED "KING COUNTY SURVEY 1940" CALCULATED LOCATION PER R.O.S. REC. NO. 7501070413 BOOK. 3 PG. 272
16
21
2638.66'
N87°23'28"W
FND. CONC. MON. (8/00)
16
15
21
22
1317.41'
N01°22'14"E
2634.52'
2685.55'
N01°10'23"E
FND. CONC. MON. w/ BRASS CAP (8/00)
N01°21'59"E
FND. CONC. MON. (8/00)
20
21
2592.22'
N88°29'54"W
2629.00'
N88°29'54"W
21
22
FND. CONC. MON. (8/00)
N
2647.35'
N01°10'23"E
CALCULATED POSITION PER PLAT RECORDED UNDER REC. NO. 9906081905 VOL. 190 PGS. 27-33 RECORDS OF KING COUNTY, WASHINGTON.
21
28

SECTION SUBDIVISION
NO SCALE

BASIS OF BEARINGS: NAD 83/91

GENERAL NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A 1 MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130- 090.
2. PROPERTY CORNERS SHALL BE SET AS FOLLOWS UNLESS OTHERWISE SPECIFIED.
   A) SET ½"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 ½"X 24" REBAR WITH CAP "LS NO. 22335" AT ALL REAR LOT CORNERS.
3. ALL BUILDING DOWNSPOUTS, 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 ON FILE WITH THE CITY OF ISSAQUAH. 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 THE PLANS ON FILE.
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 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.
5. THE HOUSE ADDRESS SYSTEM FOR THIS PLAT SHALL BE AS FOLLOWS: ADDRESSES SHALL BE ASSIGNED FOR THE NORTH-SOUTH ROADS WITHIN THE RANGE OF 5300 TO 5370 AND WITHIN THE RANGE OF __—__ TO __—__ FOR THE EAST-WEST ROADS. INDIVIDUAL ADDRESSES WILL BE ASSIGNED TO THE PRINCIPAL ENTRANCE OF EACH RESIDENCE OR BUILDING IN ACCORDANCE WITH THE CITY OF ISSAQUAH CODE
6. ALL FEES REQUIRED BY KING COUNTY CODE 14.75, MITIGATION PAYMENT SYSTEM (MPS) HAVE BEEN PAID.
7. ALL INDIVIDUAL STUBOUTS AND INFILTRATION SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
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 MAP UNLESS OTHERWISE APPROVED BY KING COUNTY DDES OR ITS SUCCESSOR AGENCY.
9. PLANTER ISLANDS (IF ANY) WITHIN CUL-DE-SAC BULBS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. THE STREET TREES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
11. THE ROAD AND STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE PLAN NO. ON FILE WITH THE CITY OF ISSAQUAH. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE PROPER AGENCY.
12. OWNERSHIP, MONITORING AND MAINTENANCE OF THE DRAINAGE/DEWATERING SYSTEM FOR LOT AND ROADWAY STABILIZATION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. THE MONITORING AND MAINTENANCE OF THE DRAINAGE/DEWATERING SYSTEM SHALL COMPORT TO THE PLAN RECOMMENDATIONS CONTAINED IN THE GEO TECHNICAL REPORT PREPARED IN APRIL 1999 BY ZIPPER-ZEMAN, GEO TECHNICAL AND ENVIRONMENTAL CONSULTING. COSTS FOR REPAIR AND MAINTENANCE OF SITE IMPROVEMENTS NECESSARY FOR THE STABILITY OF ALL LOTS SHALL BE APPORTIONED FAIRLY AMONG THE OWNERS OF THE BENEFITED AND AFFECTED LOTS.
13. NOTE DELETED
14. TRACT "A" IS AN ENTRY SIGNAGE AND LANDSCAPE TRACT HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN TRACT "A".
15. TRACTS "B" AND "I" ARE SENSITIVE AREA TRACTS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING AND THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN TRACTS "B" AND "I" IN ACCORDANCE WITH NOTE 4 ABOVE.
16. TRACT "J" IS AN OPEN SPACE TRACT AND HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN TRACT "J" IN ACCORDANCE WITH NOTE 4 ABOVE.
17. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 9 IS FOR THE BENEFIT OF LOT 8. LOT 8 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM WITHIN THE EASEMENT AREA.
18. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 4 AND 5 IS FOR THE BENEFIT OF LOTS 3 AND 4. LOTS 3 AND 4 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
19. TRACT "C" IS A PRIVATE ROADWAY TRACT AND IS OWNED AND MAINTAINED BY THE PARK HILL HOMEOWNER'S ASSOCIATION. TRACT "C" IS ALSO A PUBLIC SANITARY SEWER AND PUBLIC WATER EASEMENT, A PRIVATE STORM DRAINAGE EASEMENT AND A PUBLIC ACCESS, INGRESS AND EGRESS EASEMENT. THE PARK HILL HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM DRAINAGE FACILITIES WITHIN TRACT "C".

CITY OF ISSAQUAH FILE NO. PLN 00 00157

TRIAD ASSOCIATES
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(425) 821-8448 • (425) 821-3481 FAX

JOB NO 00-229
SHEET **2** OF **4**

GREGORY T. JUNEAU
22335
EXPIRES: 10/19/01

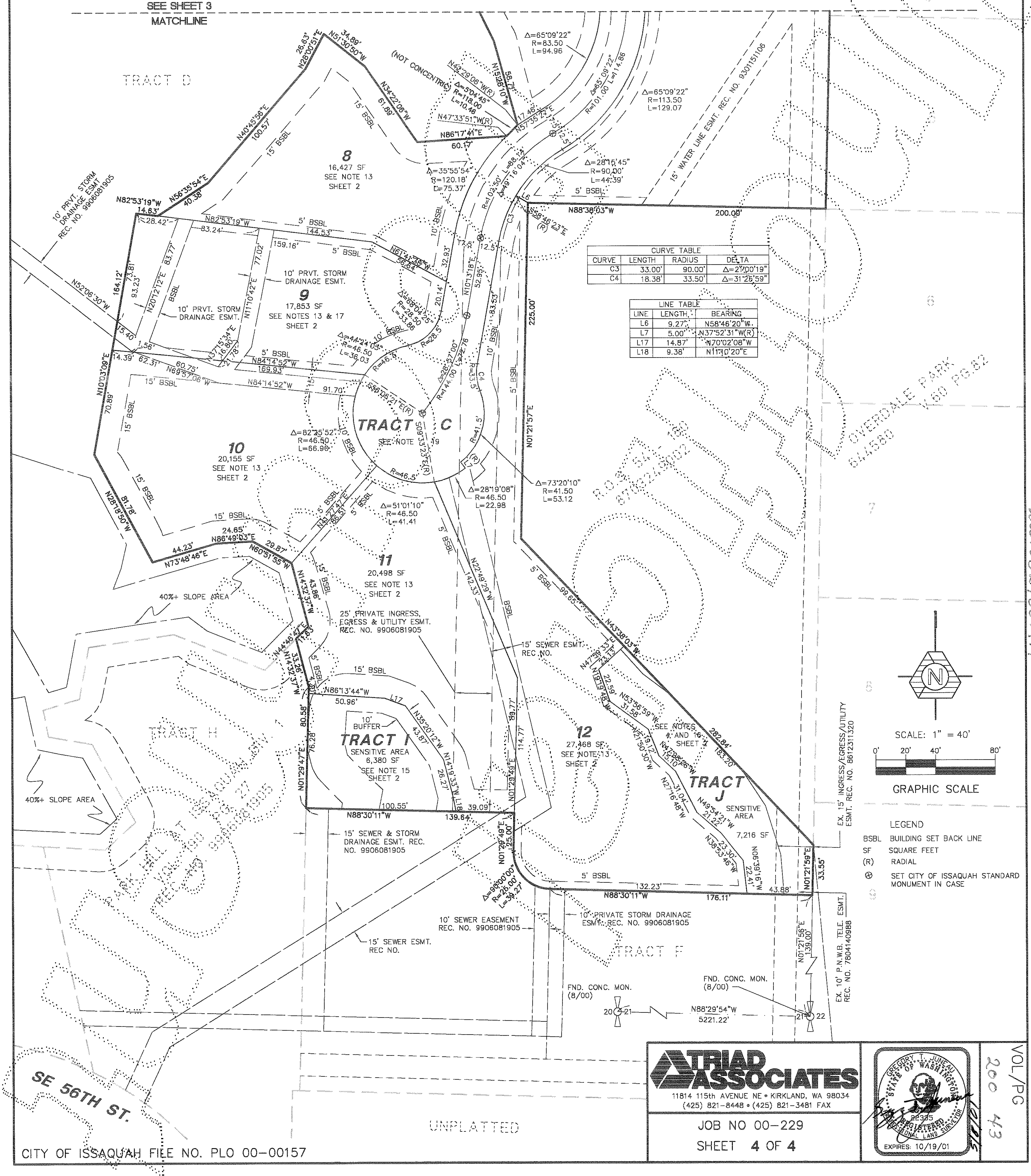
VOL/PG
200 41

VOL/PG
200 43

20010524001419

PARK HILL II

PORTION SE¼ NE¼ SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON


SEE SHEET 3
MATCHLINE
TRACT D
8
16,427 SF
SEE NOTE 13
SHEET 2
9
17,853 SF
SEE NOTES 13 & 17
SHEET 2
10
20,155 SF
SEE NOTE 13
SHEET 2
11
20,498 SF
SEE NOTE 13
SHEET 2
12
27,468 SF
SEE NOTE 13
SHEET 2
TRACT C
SEE NOTE 19
TRACT I
SENSITIVE AREA
6,380 SF
SEE NOTE 15
SHEET 2
10' BUFFER
TRACT J
SENSITIVE AREA
7,216 SF
SEE NOTES 4 AND 16 SHEET 1
TRACT H
TRACT F
UNPLATTED
SE 56TH ST.
OVERDALE PARK V.60 PG.82 614580
(NOT CONCENTRIC)
15' WATER LINE ESMT. REC. NO. 9301151106
10' PRVT. STORM DRAINAGE ESMT. REC. NO. 9906081905
10' PRVT. STORM DRAINAGE ESMT.
25' PRIVATE INGRESS, EGRESS & UTILITY ESMT. REC. NO. 9906081905
15' SEWER ESMT. REC. NO.
15' SEWER & STORM DRAINAGE ESMT. REC. NO. 9906081905
10' SEWER EASEMENT REC. NO. 9906081905
10' PRIVATE STORM DRAINAGE ESMT. REC. NO. 9906081905
EX. 15' INGRESS/EGRESS/UTILITY ESMT. REC. NO. 8612311320
EX. 10' P.N.W.B. TELE. ESMT. REC. NO. 7804140988
40%+ SLOPE AREA
FND. CONC. MON. (8/00)
N88°29'54"W 5221.22'
N01°21'56"E 139.00'
N88°38'03"W 200.00'
N01°21'57"E 225.00'
N43°38'03"W 99.65' 282.84' 183.20'
N01°21'59"E 33.55'
N88°30'11"W 176.11' 132.23' 43.88'
N01°29'49"E 114.77' 39.77' 25.00'
Δ=90°00'00" R=25.00 L=39.27
N88°30'11"W 139.64' 100.55' 39.09'
N01°29'47"E 80.58' 76.28'
N14°32'37"W 33.26' 43.86'
N44°46'47"E
N60°51'55"W 29.87
N86°49'03"E 24.65'
N73°48'46"E 44.23'
N28°18'50"W 81.78'
N10°03'09"E 70.89'
N52°06'30"W
N82°53'19"W 14.63' 28.42' 83.24'
N56°35'54"E 40.38'
N40°45'58"E 100.57
N28°00'51"E 26.63'
N51°30'50"W 34.89'
N34°22'06"W 61.89'
N86°17'41"E 60.17'
N15°28'10"W 58.71'
N43°29'06"W(R)
Δ=5°04'45" R=118.00 L=10.46
N47°33'51"W(R)
N57°35'27"E 17.46'
Δ=65°09'22" R=83.50 L=94.96
Δ=65°09'22" R=101.00 L=114.86
Δ=65°09'22" R=113.50 L=129.07
Δ=28°15'45" R=90.00' L=44.39'
Δ=35°55'54" R=120.18' L=75.37'
R=102.50' L=88.14'
Δ=49°16'04"
N58°46'23"E (R)
N10°13'18"E 52.95' 83.53'
Δ=68°04'25" R=28.50 L=33.86
Δ=44°24'03" R=46.50 L=36.03
Δ=28°57'00" R=44.00 L=22.76
Δ=82°25'52" R=46.50 L=66.90
Δ=51°01'10" R=46.50 L=41.41
Δ=28°19'08" R=46.50 L=22.98
Δ=73°20'10" R=41.50 L=53.12
S09°33'23"E(R)
S56°06'21"E(R)
N61°41'38"W 36.84
N20°12'12"E 83.77'
N11°10'42"E 77.02
159.16' 144.53'
N37°15'34"E 16.80' 21.78'
N84°14'52"W 169.93' 91.70'
N69°57'06"W 60.75' 62.31' 14.39'
N41°27'47"E 85.51'
N22°49'29"W 142.33'
N47°59'33"W 23.13
N19°19'48"W 22.59
N53°56'59"W 31.38'
N21°50'30"W 19.12
N47°28'26"W 13.10
N27°16'48"W 31.04'
N49°54'21"W 21.22'
N38°53'46"W 23.30'
N06°39'16"W 22.41'
N86°13'44"W 50.96'
N35°20'12"W 43.87'
N14°19'33"W 26.27'
L6 L7 L17 L18 C3 C4
5' BSBL
10' BSBL
15' BSBL
20 21
21 22
SCALE: 1" = 40'
0' 20' 40' 80'
GRAPHIC SCALE
N

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	33.00'	90.00'	Δ=21°00'19"
C4	18.38'	33.50'	Δ=31°25'59"

LINE TABLE		
LINE	LENGTH	BEARING
L6	9.27'	N58°46'20"W
L7	5.00'	N37°52'31"W(R)
L17	14.87'	N70°02'08"W
L18	9.38'	N11°10'20"E

LEGEND

BSBL	BUILDING SET BACK LINE
SF	SQUARE FEET
(R)	RADIAL
⊕	SET CITY OF ISSAQUAH STANDARD MONUMENT IN CASE

TRIAD ASSOCIATES
11814 115th AVENUE NE • KIRKLAND, WA 98034
(425) 821-8448 • (425) 821-3481 FAX

JOB NO 00-229
SHEET 4 OF 4

GREGORY T. JUNEAU
22335
EXPIRES: 10/19/01

10/8/01

VOL/PG
200 43

CITY OF ISSAQUAH FILE NO. PLO 00-00157