

RIPARIAN APARTMENTS

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A PLANNED UNIT DEVELOPMENT IN SECTION 28, T. 24 N., R. 6 E., W.M. ISSAQUAH, KING COUNTY, WASHINGTON

GENERAL PROJECT DESCRIPTION

FEE OWNERS AND DEVELOPERS

OWEN L. MILLER 477 1ST NW
ISSAQUAH, WA
DONALD W. KEOGH 455 1ST NW
ISSAQUAH, WA

RAINIER BANK
SEATTLE, WA

SURVEYOR

EASTSIDE CONSULTANTS
505 RAINIER BLVD N
ISSAQUAH, WA

TOTAL ACREAGE 1.72 ACRES

NUMBER OF DWELLING UNITS 10

NUMBER OF PARKING SPACES 32, 20 IN CARPORTS, 12 IN DESIGNATED OFF STREET SPACES

UNIT DISPOSITION

ALL UNITS TO BE RENTALS OWNED BY PROPERTY FEE OWNERS

STATEMENT OF PURPOSE

TO PROVIDED RESIDENTIAL UNITS IN AN ATTACHED TOWNHOUSE CONFIGURATION WHICH BY SCALE AND DESIGN HARMONIZES WITH THE SURROUNDING DETACHED SINGLE FAMILY NEIGHBORHOOD, WHICH RESULTS IN A MORE EFFICIENT PRODUCT AND PRESERVES A HIGH PROPORTION OF LARGE TREES ON THE SITE, AND WHICH PROVIDES PRIVACY, SECURITY AND UNIT AMENITIES AS GOOD OR BETTER THAN A DETACHED SINGLE FAMILY SUBDIVISION.

FEATURES OR USES NOT SHOWN

NONE-NO RECREATION EQUIPMENT, ACCESSORY USES OR CONDITIONAL USES NOT SHOWN ON THIS PLAN ARE PERMITTED ON THIS SITE.

OWNERSHIP AND MAINTENANCE RESPONSIBILITIES

ALL LAND WITHIN THIS PROJECT WILL BELONG TO THE BUILDING OWNERS, WHO SHALL HAVE THE SOLE RESPONSIBILITY FOR MAINTENANCE EXCEPT THE DRIVEWAY SHALL BE MAINTAINED ON A JOINT PROPERTY MANAGEMENT AGREEMENT.

AMOUNT OF COMMON OPEN SPACE

83% 1.42 ACRE

WE DO HEREBY DECLARE AND COVENANT THAT A PERMANENT COMMON AREA IS HEREBY ESTABLISHED BETWEEN THE IMPROVEMENTS TO BE ESTABLISHED ON LOTS 1 AND 2, THE COMMON AREA EXISTING ON THE TWO AFOREDESCRIBED LOTS HAS BEEN ESTABLISHED IN COMPLIANCE WITH SECTION 18.52.090 OF THE ISSAQUAH MUNICIPAL CODE, AND SHALL BE FOR THE MUTUAL USE AND ENJOYMENT OF THE OCCUPANTS OF LOTS 1 AND 2 AFOREDESCRIBED. THE COMMON AREA SHALL INCLUDE THE WALKWAYS, GARDENS AND LANDSCAPE AREAS LOCATED ON SAID PROPERTY AND OTHER AREAS IN COMMON USE. DECLARANTS DO HEREBY AGREE THAT SAID COMMON AREA SHALL BE THOSE AREAS INDICATED ON THE FINAL PUD PLANS AND SHALL BE USED AND MAINTAINED ON A JOINT AND MUTUAL BASIS FOR THE BENEFIT OF BOTH LOTS AFOREDESCRIBED. COMMON AREA MAINTENANCE SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS. IN THE EVENT INDIVIDUAL UNITS ARE SOLD, A CONDOMINIUM OWNERS ASSOCIATION OR OTHER LEGAL ENTITY SHALL BE ESTABLISHED TO PROVIDE MAINTENANCE RESPONSIBILITY FOR THE COMMON AREAS. THIS DECLARATION AND COVENANT SHALL BE BINDING ON SUCCESSIVE OWNERS.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SEC 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY WASHINGTON DESCRIBED AS FOLLOWS:

LOT 1 AND 2 OF ISSAQUAH S.P. 78-01 AS RECORDED UNDER KING COUNTY RECORDING NO. 7812270841 AND LOT 2 OF ISSAQUAH S.P. 78-02 AS RECORDED UNDER KING COUNTY RECORDING NO. 7812270840.

EASEMENTS

A 30 FOOT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LOT 1 AND 2 OF ISSAQUAH SP 78-01 AND LOT 1 AND 2 OF ISSAQUAH SP 78-02 FOR INGRESS AND EGRESS AND UTILITIES OVER, UNDER, ACROSS AND UPON A STRIP OF LAND 14 FEET NORTH OF AND 16 FEET SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT WHICH IS 1560.51 FEET NORTH AND 413.35 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 28, THENCE WEST 161 FEET TO THE TERMINUS OF SAID LINE.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, HEREBY DECLARE THIS PLANNED UNIT DEVELOPMENT AND RESTRICT THE USE OF SAID PROPERTY TO THOSE USES AND IN SUCH MANNER AS SHOWN HEREON.

IN WITNESS HEREOF WE HAVE HEREBY SET OUR HANDS AND SEALS

RAINIER FINANCIAL SERVICES CORP.
FORMERLY FINANCIAL MORTGAGE CO.

L.S. Plumb

Donald W. Keogh

Owen L. Miller

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF KING

ON THIS DAY *L.S. Plumb Vice President Rainier Financial Services Co.* PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SWORN AND EXECUTED THIS INSTRUMENT AND ACKNOWLEDGED THIS INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS *6th* DAY OF *February* 19*85*.

Geraldine M. Harkins
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING IN *Des Moines*

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF KING

ON THIS DAY *Owen L. Miller and Donald W. Keogh* PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SWORN AND EXECUTED THIS INSTRUMENT AND ACKNOWLEDGED THIS INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS *13th* DAY OF *February* 19*85*.

Lois H. Taylor
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING IN *Issaquah*

RECORDING CERTIFICATE

920130 1425
FILED FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH THIS *30* DAY OF *January* 19*92* AT *42* MINUTES PAST *12* P.M., AND RECORDED IN VOLUME *5* OF *100* PAGE *98-100* RECORDS OF KING COUNTY, WASHINGTON. *PHO*
DIVISION OF RECORDS AND ELECTIONS

Tara Hayes
MANAGER

Cecelia Ableman
SUPERINTENDENT OF RECORDS

AUTHORIZATION AND RESTRICTIONS

THIS PLANNED UNIT DEVELOPMENT IS AUTHORIZED BY ISSAQUAH MUNICIPAL CODE CHAPT 18.52 PASSED BY THE ISSAQUAH CITY COUNCIL ON *January 5, 1976*

THE USE OF THIS PROPERTY IS RESTRICTED TO RESIDENTIAL DWELLINGS AND THOSE ACCESSORY NON-RESIDENTIAL OR CONDITIONAL USES SPECIFICALLY DESCRIBED OR SHOWN HEREIN. NO OTHER USE, BUILDING, STRUCTURES, OR ALTERATIONS ARE PERMITTED.

BUILDING SIZE, SCALE, LOCATION, ORIENTATION, AND GENERAL CHARACTER IS AUTHORIZED ONLY AS SHOWN HEREON EXCEPT THAT CITY OF ISSAQUAH MAY APPROVE MINOR VARIATIONS AND/OR STYLISTIC CHANGES CONSISTENT WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND ISSAQUAH CITY CODE AT THE TIME OF BUILDING PERMIT OR THEREAFTER.

EXCEPTION-THE OWNERS MAY PETITION CITY OF ISSAQUAH TO APPROVE MINOR BUILDING CHANGES OR ACCESSORY OR RECREATIONAL USES WITHIN THE PLANNED UNIT DEVELOPMENT AND CITY OF ISSAQUAH MAY APPROVE SUCH AMENDMENTS TO THE PUD WHEN FOUND TO NOT CONFLICT WITH THE INTENT OF THE PUD CODE OR ORDINANCE.

LAND SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE PERIMETER BOUNDARIES OF THIS PUD AS REPRESENTED HEREON ARE TRUE AND CORRECT AND ARE BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28 TOWNSHIP 24, NORTH, RANGE 6 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON, AND THAT MONUMENTS ARE SET AND ALL PROPERTY AND BUILDING CORNERS WILL BE SPACED CORRECTLY ON THE GROUND.

Richard R. Kitz
EASTSIDE CONSULTANTS



I HEREBY CERTIFY THAT THIS PUD RIPARIAN APARTMENTS IS DULY APPROVED BY THE CITY OF ISSAQUAH DEVELOPMENT COMMISSION. THIS *20th* DAY OF *November*, 19*84*, A.D.

David J. McInnis CHAIRMAN, DEVELOPMENT COMMISSION
William J. McInnis SECRETARY

EXAMINED AND APPROVED THIS *24th* DAY OF *May* 19*85*, A.D.

A.J. Calvey MAYOR, CITY OF ISSAQUAH
Lois H. Taylor CLERK, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS *15* DAY OF *February* 19*85*, A.D.

Mark S. Lund CITY ENGINEER
Christine A. Hamilton PLANNING DIRECTOR

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS *29* DAY OF *January* 19*92*

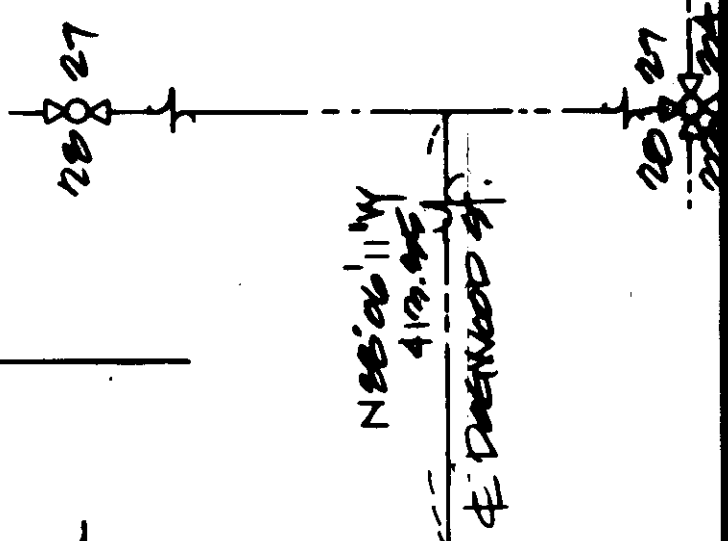
Bruce Holland ASSESSOR
Cliff Martin DEPUTY ASSESSOR

SHEET 1 OF 2

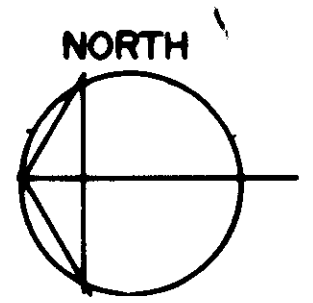
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A PLANNED UNIT DEVELOPMENT
IN SECTION 28, T. 24 N., R. 6 E., W.M.
ISSAQUAH, KING COUNTY, WASHINGTON

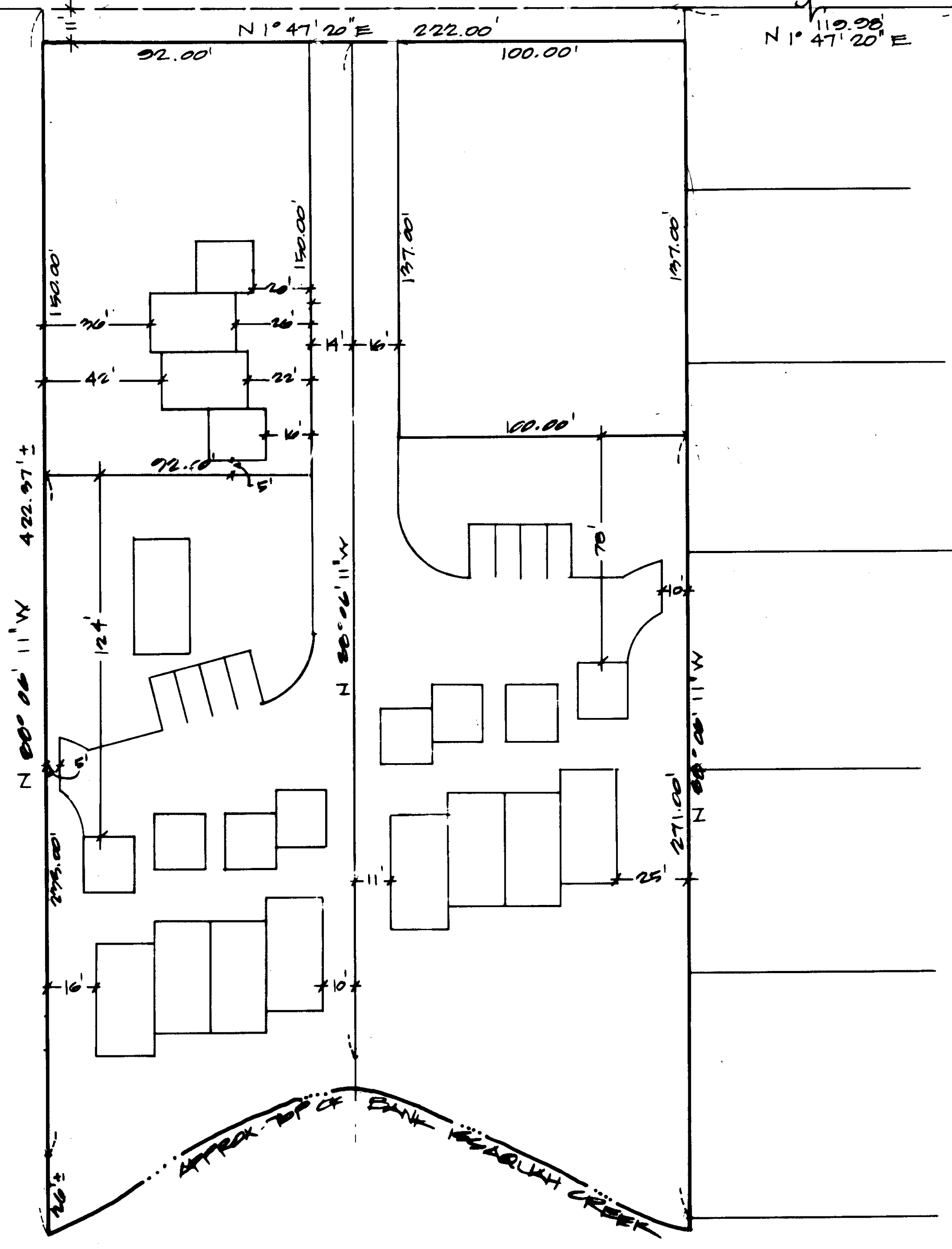
5 100



1 ST AVENUE NW



SCALE: 1" = 30'



APPROX. TOP OF BANK ISSAQUAH CREEK