

RIVENWOOD

(A.K.A. ISSAQUAH 22)

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

VOL/PG
269/041

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THE WE, THE UNDERSIGNED, AS OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE FOR PUBLIC USE TO THE CITY OF ISSAQUAH ALL OF THOSE ROADS, ALLEYS, EASEMENTS, AND RIGHTS OF WAY WHICH ARE SHOWN HEREON ALSO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THE FACE OF THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE PUBLIC STREETS AND AVENUES SHOWN HEREON; AND DEDICATE TO THE CITY OF ISSAQUAH FREE AND CLEAR OF ALL ENCUMBRANCES, EXCEPT AS SHOWN HEREON; AND DEDICATE ALL PUBLICLY DESIGNATED EASEMENTS FOR PUBLIC UTILITIES IN FAVOR OF THE CITY OF ISSAQUAH AND GRANT TO THE CITY OF ISSAQUAH AUTHORITY TO ASSIGN LAST SAID PUBLICLY DESIGNATED EASEMENTS TO OTHER PUBLIC UTILITIES AT ITS DISCRETION.

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.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:

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

BY: SHLR OF WASHINGTON INC., A WASHINGTON CORPORATION
IT'S: MANAGER

Kevin A. Capuzzi
BY: KEVIN A. CAPUZZI

IT'S: VICE PRESIDENT

ACKNOWLEDGMENTS

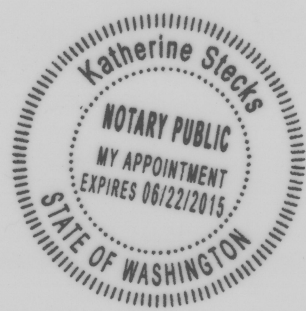
STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KEVIN A. CAPUZZI IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF SHLR OF WASHINGTON INC., A WASHINGTON CORPORATION, THE MANAGER OF SSHI LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA D R HORTON TO BE THE FREE AND VOLUNTARY ACT OF SUCH ENTITY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED April 17, 2015

Katherine Stecks
(SIGNATURE OF NOTARY)

Katherine Stecks
(LEGIBLY PRINT OR STAMP NAME OF NOTARY)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Kenmore
MY APPOINTMENT EXPIRES 06-22-2015



LEGAL DESCRIPTION

PARCEL A

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

PARCEL B

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; TOGETHER WITH AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE EAST 30 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22.

PARCEL C

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE NORTH 30 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER.

MATTERS OF RECORD

- SUBJECT TO AN AGREEMENT REGARDING ACCESS ROAD MAINTENANCE AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 9210303440.
- SUBJECT TO AN AGREEMENT REGARDING THE LOCATION OF FENCE IN RELATION TO THE NORTH LINE OF SAID PREMISES AND RELATED MATTERS AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20050422002077.
- SUBJECT TO TRI-PARTY AGREEMENT REGARDING LANDSCAPING AND FENCING AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20051229001877. SAID AGREEMENT HAS BEEN MODIFIED BY AMENDMENT THERETO RECORDED UNDER RECORDING NUMBER 20080123001450.
- SUBJECT TO THE TERMS AND CONDITIONS OF NOTICES OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES, RECORDED UNDER RECORDING NUMBERS 9307301617, 9811051363, 9901150609, 20040414002865, 20041201000040 AND 20060126001770.
- SUBJECT TO AN EASEMENT FOR ROAD AND UTILITIES AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 7401150340.
- SUBJECT TO AN UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 9106170743.
- SUBJECT TO AN EASEMENT FOR UTILITY SYSTEMS FOR TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY, AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20001115000387. SAID EASEMENT IS A RE-RECORDING OF EASEMENT RECORDED UNDER RECORDING NUMBER 9809250839.
- SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT AND PERMANENT ACCESS AND UTILITY EASEMENT AS RECORDED UNDER RECORDING NUMBER 20110708000460.
- SUBJECT TO AN EASEMENT FOR WETLAND MITIGATION AS RECORDED UNDER RECORDING NUMBER 20110708000461.
- SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT AND PERMANENT PUBLIC ACCESS AND UTILITY EASEMENT AS RECORDED UNDER RECORDING NUMBER 20130225001931 AND AMENDED BY RECORDING NUMBER 20130307000065.
- SUBJECT TO THE RESERVATIONS AND RECITALS CONTAINED IN THE DEED AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER RECORDING NUMBER 20140311001063.
- SUBJECT TO THE NOTICE OF OBLIGATION TO CONSTRUCT DEVELOPER EXTENSION AGREEMENT FOR WATER AND SEWER IMPROVEMENTS AS RECORDED UNDER RECORDING NUMBER 201309170020913.
- BENEFITTED BY AN EASEMENT FOR DRAINAGE AS RECORDED UNDER RECORDING NUMBER 20140626001597, SAID EASEMENT BENEFITS LOTS 3-5 OF THIS PLAT OF RIVENWOOD.
- SUBJECT TO AN EASEMENT TO PUGET SOUND ENERGY FOR GAS AND ELECTRICITY DISTRIBUTION SYSTEMS AS RECORDED UNDER RECORDING NUMBER 20141112001511.

CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 29 DAY OF April, 2015

LAND USE MANAGER

EXAMINED AND APPROVED THIS 6th DAY OF May, 2015

PUBLIC WORKS ENGINEERING DIRECTOR, 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 7th DAY OF May, 2015

Doree Marcotte
CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 7th DAY OF May, 2015

Christine Z...
MAYOR, CITY OF ISSAQUAH ATTEST: *Christine Z...*
CLERK OF THE CITY OF ISSAQUAH

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 15th DAY OF May, 2015

Lloyd Hara *Debra Wolfson*
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

PARCEL NUMBERS 2224069076, 2224069099, 2224069020

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 OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 15th DAY OF May, 2015

Scott Matheson *Silvia C. Yetter*
MANAGER, KING COUNTY FINANCE DIVISION DEPUTY

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

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF RIVENWOOD IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 22, 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.



Christopher Shane Barnes
CHRISTOPHER SHANE BARNES
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 35145
MEAD GILMAN & ASSOCIATES
P.O. BOX 289, WOODINVILLE, WA 98072
PHONE: (425)-486-1252

CONFORMED COPY

20150515000162

DRH PAGE-001 OF 006 PLAT 138.00
05/15/2015 10:11

RECORDING NO. 20150515000163

PORTION OF THE NW QUARTER OF THE NW QUARTER, SECTION 22 TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON.



Mead Gilman & Assoc.
Professional Land Surveyors

P.O. BOX 289, WOODINVILLE, WA 98072
PHONE: (425) 486-1252 FAX: (425) 486-6108

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