

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

NOTES:

1. MAINTENANCE OF LANDSCAPING IN THE RIGHT-OF-WAY INCLUDING PLANTER ISLANDS SHALL BE THE RESPONSIBILITY OF THE RIVENWOOD HOMEOWNERS ASSOCIATION(HOA). EXCEPT THAT THE HOA COVENANTS AND RESTRICTIONS MAY REQUIRE THAT THE ABUTTING PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING IN THE PORTION OF THE RIGHT-OF-WAY THAT ABUTS IT'S LOT. UNDER NO CIRCUMSTANCES SHALL THE CITY BEAR ANY MAINTENANCE RESPONSIBILITIES FOR LANDSCAPING STRIPS, PLANTER ISLANDS OR PLANTED MEDIANS.
2. LOTS 35-47: NO STRUCTURES, INCLUDING ACCESSORY STRUCTURES, SHALL BE CONSTRUCTED WITHIN 15 FEET OF THE REAR PROPERTY LINE ABUTTING TRACT I. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES, PESTICIDES, HERBICIDES, AND FERTILIZERS (EXCEPT FOR SLOW-RELEASE FERTILIZERS) ARE PROHIBITED IN THE REAR SETBACK AREA ADJACENT TO THE TRACT I WETLAND BUFFER.

TRACT NOTES:

TRACTS A, F, AND G ARE FOR LANDSCAPING AND ARE HEREBY CONVEYED ALONG WITH ALL MAINTENANCE RESPONSIBILITIES THEREOF TO THE RIVENWOOD HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT.

TRACTS B AND J ARE FOR STORMWATER DETENTION AND ARE HEREBY CONVEYED ALONG WITH ALL MAINTENANCE RESPONSIBILITIES FOR THE STORMWATER CONVEYANCE AND DETENTION FACILITIES WITHIN SAID TRACTS TO THE CITY OF ISSAQUAH UPON THE RECORDING OF THIS PLAT.

TRACT C IS FOR ACCESS AND UTILITIES AND IS HEREBY CONVEYED ALONG WITH ALL MAINTENANCE RESPONSIBILITIES THEREOF, EXCEPTING ANY MAINTENANCE OF THE WATER AND SEWER FACILITIES WITHIN SAID TRACT, TO THE RIVENWOOD HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. TRACT C IS SUBJECT TO A WATER AND SEWER EASEMENT FOR SAMMAMISH PLATEAU WATER AND SEWER DISTRICT OVER IT'S ENTIRETY. SEE SPSWD EASEMENT PROVISIONS.

TRACT D IS FOR LANDSCAPING, UTILITIES AND PUBLIC ACCESS AND IS HEREBY CONVEYED ALONG WITH ALL MAINTENANCE RESPONSIBILITIES THEREOF TO THE RIVENWOOD HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. FURTHERMORE AN EASEMENT FOR A PUBLIC PEDESTRIAN TRAIL SHALL BE CONVEYED AND DEDICATED TO THE CITY OF ISSAQUAH OVER TRACT D, THE RIVENWOOD HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE TRAIL WITHIN TRACT D.

TRACT E IS FOR OPEN SPACE AND IS HEREBY CONVEYED ALONG WITH ALL MAINTENANCE RESPONSIBILITIES THEREOF TO THE RIVENWOOD HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. LANDSCAPE MAINTENANCE WITHIN TRACT E SHALL BE CONSISTENT WITH THE APPROVED LANDSCAPE PLAN. TREES SHALL NOT BE REMOVED WITHOUT APPROVAL BY THE CITY AND TREES SHALL BE REPLACED CONSISTENT WITH APPROVED LANDSCAPE PLAN. FURTHERMORE AN EASEMENT FOR A PUBLIC PEDESTRIAN TRAIL SHALL BE CONVEYED AND DEDICATED TO THE CITY OVER TRACT E, AS SHOWN HEREIN. THE RIVENWOOD HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE TRAIL WITHIN TRACT E.

TRACT H IS FOR ACCESS AND UTILITIES AND IS HEREBY CONVEYED ALONG WITH ALL MAINTENANCE RESPONSIBILITIES THEREOF, EXCEPTING ANY MAINTENANCE OF THE WATER AND SEWER FACILITIES WITHIN SAID TRACT, TO THE RIVENWOOD HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. TRACT H IS SUBJECT TO A WATER AND SEWER EASEMENT FOR SAMMAMISH PLATEAU WATER AND SEWER DISTRICT OVER IT'S ENTIRETY. SEE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT EASEMENT PROVISIONS.

TRACTS I AND L ARE CRITICAL AREA TRACTS AND ARE HEREBY CONVEYED TO THE RIVENWOOD HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SEE "RESTRICTIONS FOR NATIVE GROWTH PROTECTION EASEMENTS/CRITICAL AREA TRACTS AND BUFFERS". THE RIVENWOOD HOMEOWNERS ASSOCIATION WILL HAVE LONG-TERM MAINTENANCE RESPONSIBILITIES, CONSISTENT WITH THE "RESTRICTIONS FOR NATIVE GROWTH PROTECTION EASEMENTS" AND CONSISTENT WITH THE APPROVED MITIGATION PLAN. MAINTENANCE RESPONSIBILITIES INCLUDE REMOVAL OF GARBAGE, MAINTENANCE OF TRAIL AND FENCES, AND HAND-REMOVAL OF INVASIVE PLANT SPECIES SUCH AS HIMALAYAN BLACKBERRY, REED CANARY GRASS, ENGLISH IVY, THISTLE, CREEPING NIGHTSHADE, AND JAPANESE KNOTWEED. FURTHERMORE EASEMENTS FOR A PUBLIC PEDESTRIAN TRAIL AND PUBLIC DRAINAGE SHALL BE CONVEYED AND DEDICATED TO THE CITY OF ISSAQUAH OVER TRACT I AS SHOWN HEREIN. THE RIVENWOOD HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE TRAIL WITHIN TRACT I. THE CITY OF ISSAQUAH SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE PUBLIC DRAINAGE FACILITIES WITHIN TRACT I.

TRACT K IS FOR ACCESS AND UTILITIES AND IS HEREBY CONVEYED ALONG WITH ALL MAINTENANCE RESPONSIBILITIES THEREOF, EXCEPTING ANY MAINTENANCE OF THE WATER AND SEWER FACILITIES WITHIN SAID TRACT, TO THE RIVENWOOD HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. TRACT K IS SUBJECT TO A WATER AND SEWER EASEMENT FOR SAMMAMISH PLATEAU WATER AND SEWER DISTRICT OVER IT'S ENTIRETY. SEE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT EASEMENT PROVISIONS.

RESTRICTIONS FOR NATIVE GROWTH PROTECTION EASEMENTS/CRITICAL AREA TRACTS AND BUFFERS

THE CRITICAL AREA TRACT CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE SENSITIVE AREA TRACT. 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 CRITICAL AREA TRACT IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE LAND SUBJECT TO THE TRACT THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY OF ISSAQUAH, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT. THE VEGETATION WITHIN THE TRACT 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. DEMONSTRATED HEALTH AND SAFETY CONCERNS SHALL BE CONSIDERED BY THE CITY WHEN PERMITTING THE CUTTING, PRUNING OR REMOVAL OF LIVING OR DEAD VEGETATION.

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY GRANTED TO PUGET SOUND ENERGY, INC., CENTURYLINK, COMCAST, SAMMAMISH PLATEAU WATER AND SEWER DISTRICT, THE CITY OF ISSAQUAH, AND ALL OF THE OWNERS OF THE LOTS WITHIN THIS PLAT AND THE RIVENWOOD HOMEOWNERS ASSOCIATION, 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, WIRES, AND SIGNS WITH THE NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND OTHER PROPERTY WITH WATER, SEWER, STORM DRAINAGE, ELECTRIC, TELEPHONE, GAS, AND CABLE TV SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIME FOR THE PURPOSES STATED. THE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY THE UTILITY. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OR TRACT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT TO A BUILDING.
2. THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 4 AND 5 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 3 AND 4. THE OWNERS OF LOTS 3-5 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR FACILITIES AND SHALL SHARE EQUALLY IN MAINTAINING THE STORM DRAINAGE FACILITIES USED IN COMMON.
3. THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 44 AND 45 IS FOR CONVEYING STORM WATER FROM TRACT H TO THE STORM SYSTEM AND IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 42-44. STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT SHALL BE MAINTAINED BY THE OWNERS OF LOTS 42-44 IN AN EQUAL PORTION.
4. THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 43-47 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 42-46. THE OWNERS OF LOTS 42-47 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR FACILITIES AND SHALL SHARE EQUALLY IN MAINTAINING THE STORM DRAINAGE FACILITIES USED IN COMMON.
5. PRIVATE DRAINAGE EASEMENTS ARE HEREBY GRANTED AND CONVEYED OVER TRACT I AS SHOWN ON SHEETS 3 AND 6 HEREIN FOR THE OWNERS OF LOTS 35-41. THE RIVENWOOD HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES WITHIN SAID EASEMENTS.
6. THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 23-29 AND TRACT E IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 22-29. THE OWNERS OF LOTS 22-29 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR FACILITIES AND SHALL SHARE EQUALLY IN MAINTAINING THE STORM DRAINAGE FACILITIES USED IN COMMON.
7. ANY LOT THAT INCLUDES OR IS ADJACENT TO A RETAINING WALL OR ROCKERY INSTALLED BY THE DEVELOPER THAT IS ADJACENT TO OR STRADDLES ONE OR MORE PROPERTY LINES SHALL BE SUBJECT TO A PERMANENT EASEMENT GRANTED TO THE LOT OWNER ON THE OTHER SIDE OF SUCH RETAINING WALL OR ROCKERY FOR PURPOSES OF MAINTAINING AND REPAIRING SUCH RETAINING WALL OR ROCKERY. REPAIR AND MAINTENANCE OF SUCH RETAINING WALL OR ROCKERY SHALL BE THE SHARED RESPONSIBILITY OF THE LOT OWNERS ON BOTH SIDES OF SUCH RETAINING WALL OR ROCKERY.
8. A 10-FOOT WIDE PUBLIC ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY OF ISSAQUAH FOR THE PURPOSE OF A PEDESTRIAN TRAIL. EASEMENTS ARE PROVIDED THROUGH TRACTS D, E, I AND J. THE TRAIL EASEMENT IN TRACT I SHALL BE LOCATED IN THE OUTER 25 FEET OF THE WETLAND BUFFER. SHEET 3 SHOWS THE CONCEPTUAL CENTERLINE OF THE PUBLIC TRAIL ACCESS EASEMENT. THE ALIGNMENT OF THE TRAIL WILL BE DETERMINED IN THE FIELD TO AVOID IMPACTS TO TREES AND VEGETATION. THE LOCATION OF SAID 10-FOOT WIDE EASEMENT SHALL BE CENTERED UPON THE TRAIL AS CONSTRUCTED.
9. A PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED AND CONVEYED OVER TRACT L TO THE OWNERS OF LOTS 1 AND 2 FOR THE PURPOSE OF ROOF AND FOOTING DRAINAGE DISCHARGE. THE OWNERS OF TRACT L SHALL BE EQUALLY RESPONSIBLE FOR MAINTENANCE AND REPAIR OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
10. A WALL MAINTENANCE EASEMENT IS HEREBY GRANTED AND CONVEYED OVER TRACT L TO THE OWNER OF LOT 2 FOR THE PURPOSE OF MAINTAINING THE RETAINING WALL ALONG THE SOUTH BOUNDARY LINE OF LOT 2.
11. A WALL MAINTENANCE EASEMENT IS HEREBY GRANTED AND CONVEYED OVER THE WEST 10' OF TRACT I, THE EAST 10' OF TRACT L AND THE NORTH 8' OF LOT 3 TO THE CITY OF ISSAQUAH FOR THE PURPOSE OF MAINTAINING THE RETAINING WALLS ALONG THE SOUTH BOUNDARY OF TRACT B, AND THE RIGHT OF WAY OF 229TH AVE SE.

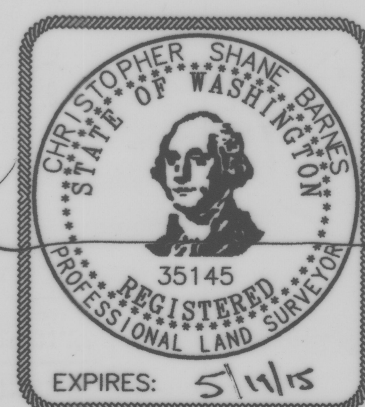
WATER AND SEWER EASEMENT PROVISIONS

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SAMMAMISH PLATEAU WATER & SEWER DISTRICT OVER, UNDER, THROUGH AND UPON THE EASEMENTS SHOWN ON THIS PLAT DESCRIBED AS "PUBLIC SANITARY SEWER EASEMENT" OR "PUBLIC WATER EASEMENT" AND AS DESCRIBED BELOW

1. TRACTS C, H & K.
2. THE EXTERIOR 10 FEET, PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS.
3. THAT PORTION OF LOTS 3 AND 4 BEING A 5.00' STRIP LYING PARALLEL AND ADJACENT WITH THE WESTERLY LINE OF TRACT C. TOGETHER WITH THE NORTH 10.00' OF THE EAST 25.00' OF LOT 5.
4. THE SOUTH 5.00' OF LOTS 42, 43, 46 AND 47, TOGETHER WITH THE SOUTH 25.00' OF LOTS 44 AND 45.

IN WHICH TO INSTALL, LAY, CONSTRUCT, MAINTAIN, INSPECT, REPLACE, REPAIR, REMOVE, RENEW, USE AND OPERATE WATER AND SEWER SYSTEMS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT AT ALL TIMES WITH ALL NECESSARY MAINTENANCE AND CONSTRUCTION EQUIPMENT FOR THE PURPOSES STATED. NO STRUCTURES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS. THE GRANTOR COVENANTS THAT NO STRUCTURES WITHIN THESE EASEMENTS, INCLUDING FENCES OR ROCKERIES, SHALL BE ERRECTED OVER, UPON OR WITHIN, AND NO TREES, BUSHES OR OTHER SHRUBBERY SHALL BE PLANTED IN THE AREA OF GROUND FOR WHICH THE EASEMENT IN FAVOR OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT HAS BEEN APPROVED.

FOR EASEMENTS ACROSS THE ENTIRETY OF TRACTS C, H, AND K A PRIVATE ACCESS AND UTILITIES TRACT. THE DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OF PAVEMENT REPLACEMENT OR REPAIR NECESSITATED BY DAMAGE INCURRED THROUGH THE NORMAL OPERATION OR MAINTENANCE OF THE WATER AND/OR SEWER FACILITIES, EXCEPT THAT IN THE EVENT THAT THE SURFACING IS REMOVED BY THE GRANTEE FOR ANY UNDERGROUND CONSTRUCTION, UNDERGROUND REPAIR OR REPLACEMENT OF THE WATER AND/OR SEWER LINES, THE SURFACING SHALL BE RESTORED AS NEARLY AS REASONABLY POSSIBLE TO ITS CONDITIONS PRIOR TO PLACEMENT OF THE WATER OR SEWER.



5/12/15

JOB NO. 13057
SHEET 2 OF 6



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