

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

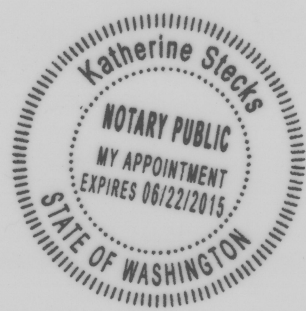
STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

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 6 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 7 DAY OF May, 2015

Doreen Marcotte
CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 7 DAY OF May, 2015

Christine Z...
MAYOR, CITY OF ISSAQUAH CLERK OF THE CITY OF ISSAQUAH

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 15 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 15 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
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 35145
MEAD GILMAN & ASSOCIATES
P.O. BOX 289, WOODINVILLE, WA 98072
PHONE: (425)-486-1252

CONFORMED COPY

FILED IN KING COUNTY COUNCIL THIS _____ DAY OF _____


20150515000162

DRH PAGE-001 OF 006 PLAT 138.00 VOLUME _____ OF PLATS, PAGES _____ THROUGH

05/15/2015 10:11 KING COUNTY, WASHINGTON

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

VOL/PG

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
269/042

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.

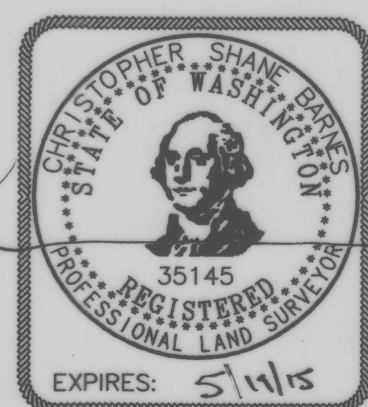
WATER AND SEWER EASEMENT PROVISIONS

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



Mead Gilman & Assoc.
Professional Land Surveyors

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

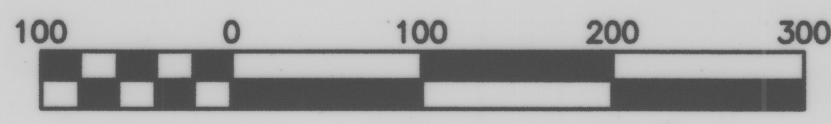
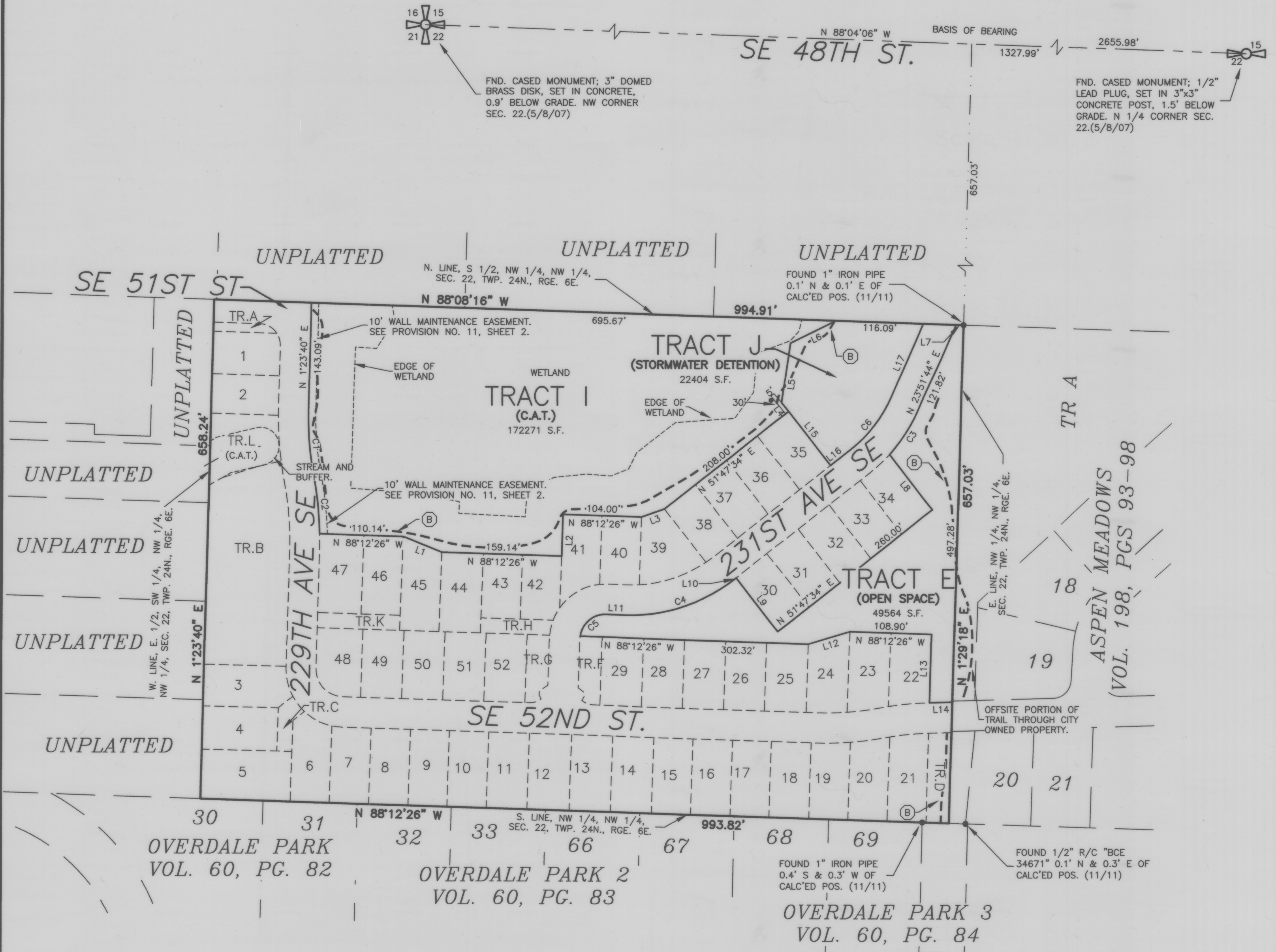
VOL/Pg

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
269/043



Scale 1" = 100'

MERIDIAN
WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE (NAD 83/91)

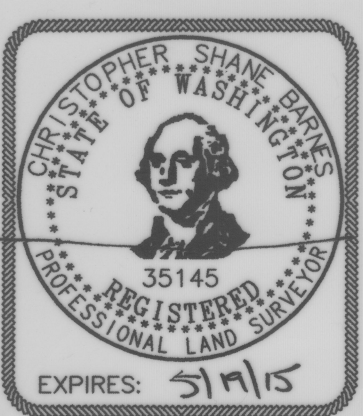
EQUIPMENT & PROCEDURES
A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

- LEGEND**
- FOUND REBAR AS NOTED IN CONTROL LEGEND.
 - ⊕ FOUND MONUMENT AS NOTED IN CONTROL LEGEND.
 - R1 DENOTES REFERENCE CALL.
 - (B) CONCEPTUAL CENTERLINE OF PUBLIC TRAIL ACCESS EASEMENT SEE EASEMENT PROVISION 8, SHEET 2.
 - LOTS 35-41 BENEFITTED BY PRIVATE DRAINAGE EASEMENTS OVER TRACT I. SEE PROVISIONS SHEET 2, AND SHEET 6 FOR LOT 36-41 EASEMENT DETAIL.

- REFERENCES**
1. PLAT OF ASPEN MEADOWS AS RECORDED IN VOLUME 198 OF PLATS, AT PAGES 93 THROUGH 98, UNDER RECORDING NUMBER 20010322001027.
 2. PLAT OF HIGHLAND TERRACES AS RECORDED IN VOLUME 232 OF PLATS, AT PAGES 69 THROUGH 72, UNDER RECORDING NUMBER 20060112003426.
 3. PLAT OF OVERDALE PARK AS RECORDED IN VOLUME 60 OF PLATS, AT PAGE 82, UNDER RECORDING NUMBER 4934223.
 4. PLAT OF OVERDALE PARK NO. 2 AS RECORDED IN VOLUME 60 OF PLATS, AT PAGE 83, UNDER RECORDING NUMBER 4934224.
 5. PLAT OF OVERDALE PARK NO. 3 AS RECORDED IN VOLUME 60 OF PLATS AT PAGES 84 THROUGH 86, UNDER RECORDING NUMBER 4934225.

TAG TABLE			
TAG #	LENGTH	DIRECTION/DELTA	RADIUS
C1	86.64	12°40'49" E	391.50
C2	75.95	10°09'21" E	428.50
C3	71.43	18°28'34" E	221.50
C4	154.64	40°00'00" E	221.50
C5	49.12	84°00'11" E	33.50
C6	88.48	27°55'50" E	181.50
L1	55.36	N 68°08'08" W	
L2	123.55	N 01°47'34" E	
L3	32.46	N 70°41'24" E	
L4	14.85	N 38°12'26" W	
L5	79.30	N 08°09'18" E	
L6	67.69	N 63°54'54" E	
L7	10.00	N 88°08'16" W	
L8	93.01	N 38°12'26" W	
L9	90.00	N 38°12'26" W	
L10	226.92	N 51°47'34" E	
L11	25.36	N 88°12'26" W	
L12	57.39	N 73°32'03" E	
L13	90.00	N 01°29'18" E	
L14	31.03	N 88°26'10" E	

TAG TABLE			
TAG #	LENGTH	DIRECTION/DELTA	RADIUS
L15	90.00	S 38°12'26" E	
L16	34.04	N 51°47'34" E	
L17	105.66	N 23°51'44" E	



MG
& A

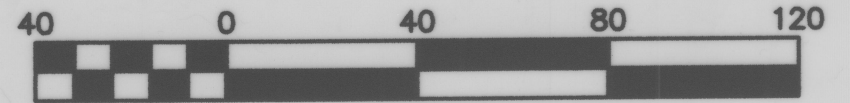
Mead Gilman & Assoc.

Professional Land Surveyors

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

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



Scale 1" = 40'

MERIDIAN
WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE (NAD 83/91)

EQUIPMENT & PROCEDURES
A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

LEGEND

- SET 1/2" X 24" REBAR WITH 1-3/4" PLASTIC CAP STAMPED "MEAD GILMAN & ASSOCIATES 32434/35145" (EXCEPT AS OTHERWISE NOTED).
- ⊙ SET 4" X 4" CONCRETE MONUMENT WITH 1-1/2" DIAMETER BRASS DISC STAMPED "35145" WITH "X" IN A CASE.
- SPWSD SAMMAMISH PLATEAU WATER AND SEWER DISTRICT
- P.D.E. PRIVATE DRAINAGE EASEMENT
- C.A.T. CRITICAL AREA TRACT

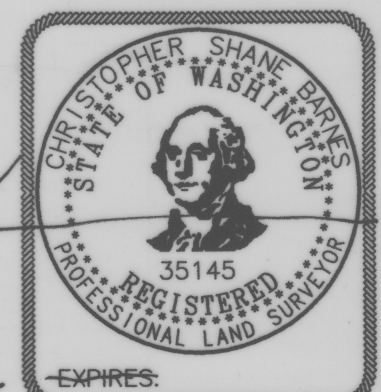
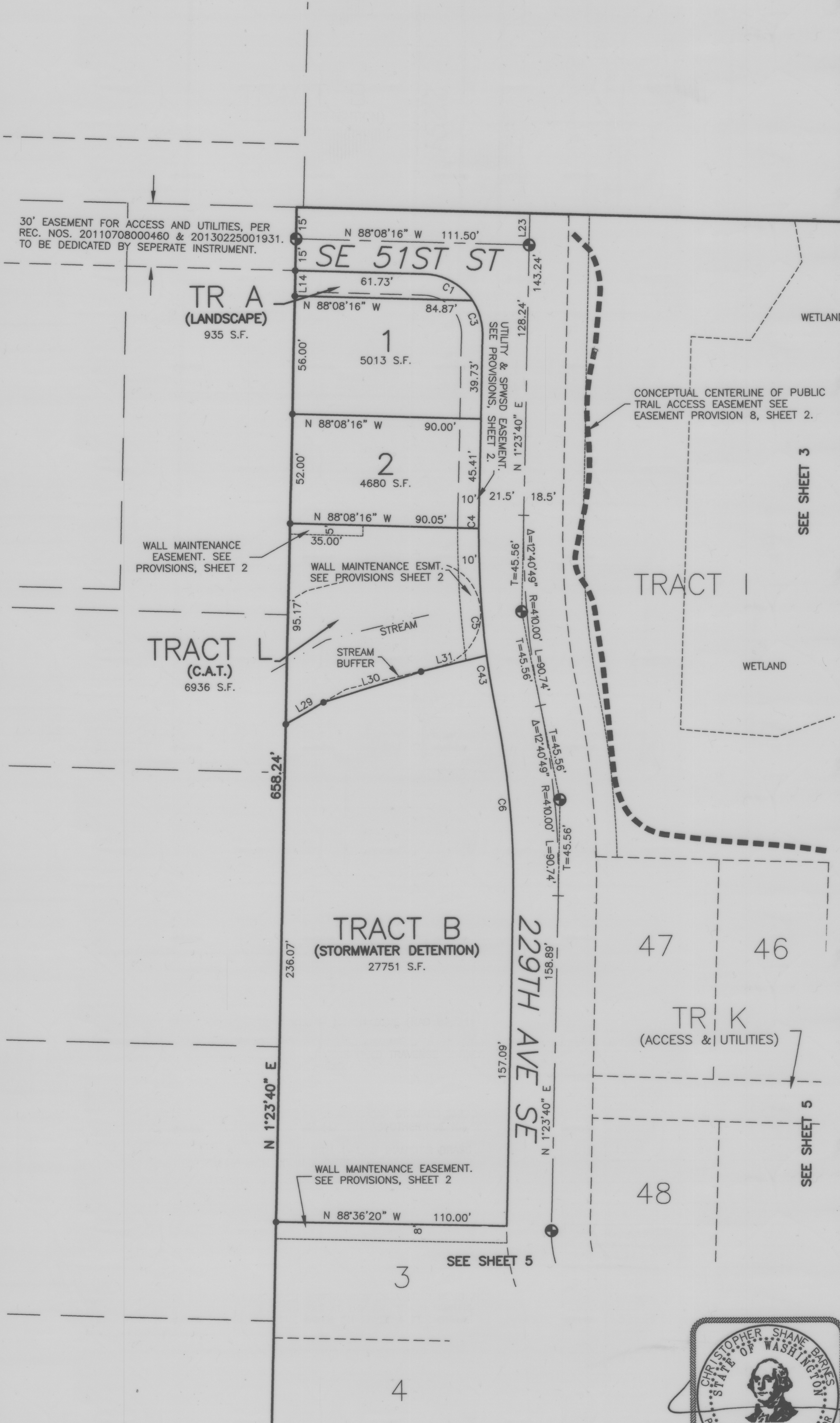
NOTES

ALL FRONT PROPERTY CORNERS HAVE BEEN REFERENCED BY A LEAD PLUG AND TACK, WITH AN LS WASHER STAMPED 35145 SET AT THE EXTENSION OF THE PROPERTY LINE TO THE TOP OF CURB. SEE TABLE BELOW FOR OFFSET DISTANCES FROM PLUG TO FRONT CORNER.

TAG TABLE			
TAG #	LENGTH	DIRECTION/Delta	RADIUS
C1	27.17	54°37'24"	28.50
C3	17.36	34°54'32"	28.50
C4	6.59	0°52'31"	431.50
C5	60.39	8°01'09"	431.50
C6	85.98	12°40'49"	388.50
C43	28.51	3°47'09"	431.50
L14	12.00	N 01°23'40" E	
L23	15.00	N 01°23'40" E	
L29	20.81	N 60°31'04" E	
L30	48.60	N 72°50'01" E	
L31	32.30	N 76°45'43" E	

CURB PLUG TABLES

LOT LINE	OFFSET	LOT LINE	OFFSET
TR. A/1	3.81	30/31	1.17'
1/2	1.12	31/32	1.25'
2/TR L	1.45	32/33	1.21'
TR L/TR B	9.17	33/34	1.21'
TR B/3	9.14	34/TR E	1.61
3/TR C	1.12	TR J/35	6.43'
TR C/6	1.22	35/36	6.31'
6/7	1.22	36/37	6.17'
7/8	1.48	37/38	6.19'
8/9	1.19	38/39	6.12'
9/10	1.34'	39/40	6.27'
10/11	1.16'	40/41	6.16'
11/12	5.95	41/42	12.58
12/13	1.17'	42/TR H	6.29
13/14	1.18'	TR I/47	6.23
14/15	1.13'	47/TR K	6.21
15/16	1.34	TR K/48	6.23
16/17	1.15	48/49	6.11
17/18	1.14	49/50	6.15
18/19	1.10	50/51	6.22'
19/20	1.53	51/52	6.25'
20/21	1.16	52/TR G	6.26'
21/TR D	12.94		
TR D/BNDRY	9.24		
BNDRY/TR E	5.44		
TR E/22	6.19		
22/23	6.45'		
23/24	6.17'		
24/25	6.25'		
25/26	6.10'		
26/27	6.11'		
27/28	6.18'		
28/29	6.20'		
29/TR F	6.20'		
TR F/TR E	1.26		
TR E/30	1.16'		



9/17/15
JOB NO. 13057
SHEET 4 OF 6

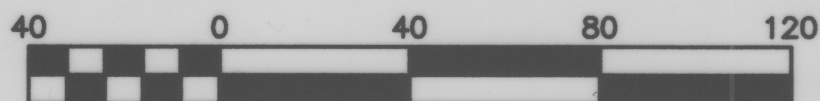
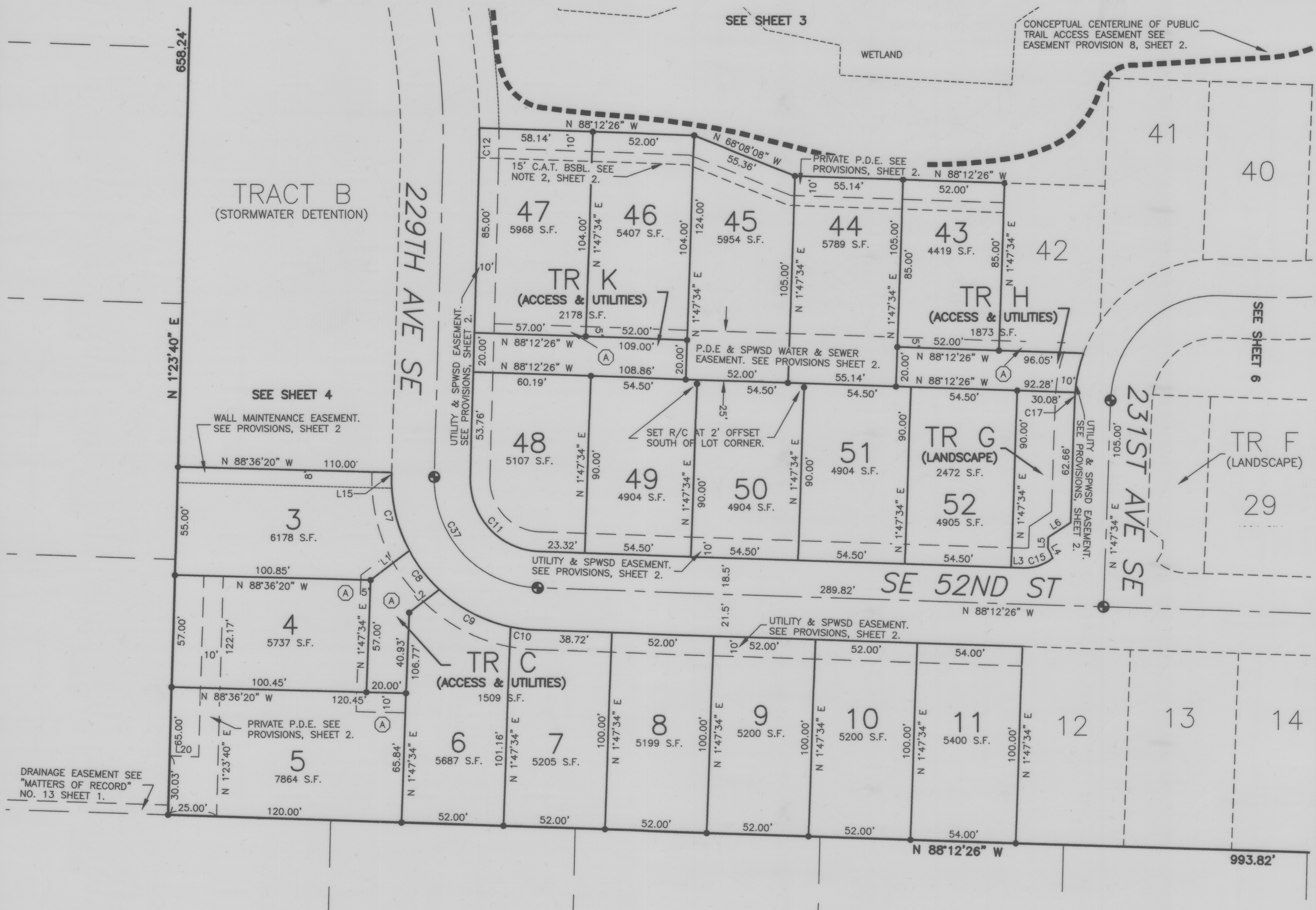
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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG
269/045



Scale 1" = 40'

MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE (NAD 83/91)

EQUIPMENT & PROCEDURES

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

LEGEND

- SET 1/2" X 24" REBAR WITH 1-3/4" PLASTIC CAP STAMPED "MEAD GILMAN & ASSOCIATES 32434/35145" (EXCEPT AS OTHERWISE NOTED).
- ⊙ SET 4" X 4" CONCRETE MONUMENT WITH 1-1/2" DIAMETER BRASS DISC STAMPED "35145" WITH 'X' IN A CASE.
- SPWSD SAMMAMISH PLATEAU WATER AND SEWER DISTRICT
- P.D.E. PRIVATE DRAINAGE EASEMENT
- C.A.T. CRITICAL AREA TRACT
- BSBL BUILDING SETBACK LINE

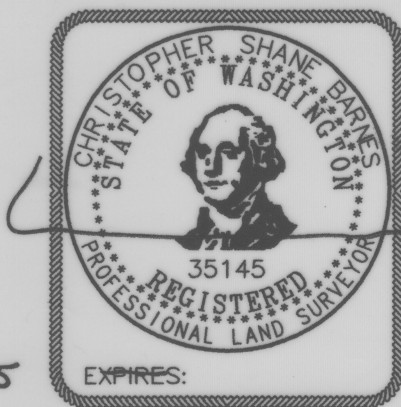
NOTES

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(A) UTILITY AND SPWSD EASEMENT, SEE PROVISIONS ON SHEET 2.

SHEET 5

TAG TABLE			
TAG #	LENGTH	DIRECTION/Delta	RADIUS
C7	39.48	29°34'00"	76.50
C8	25.11	18°48'30"	76.50
C9	41.70	31°13'53"	76.50
C10	13.35	9°59'42"	76.50
C11	57.08	89°36'06"	36.50
C12	19.01	2°32'30"	428.50
C15	16.43	40°03'20"	23.50
C17	3.50	2°43'46"	73.50
C37	86.01	89°36'06"	55.00
L1	24.58	N 52°25'25" E	
L2	19.22	N 52°25'25" E	
L3	6.50	N 88°12'26" W	
L4	5.64	N 28°46'33" W	
L5	5.57	N 01°47'34" E	
L6	13.74	N 56°43'45" E	
L15	1.79	N 01°23'40" E	
L20	15.00	N 88°12'26" W	



4/17/15

EXPIRES:



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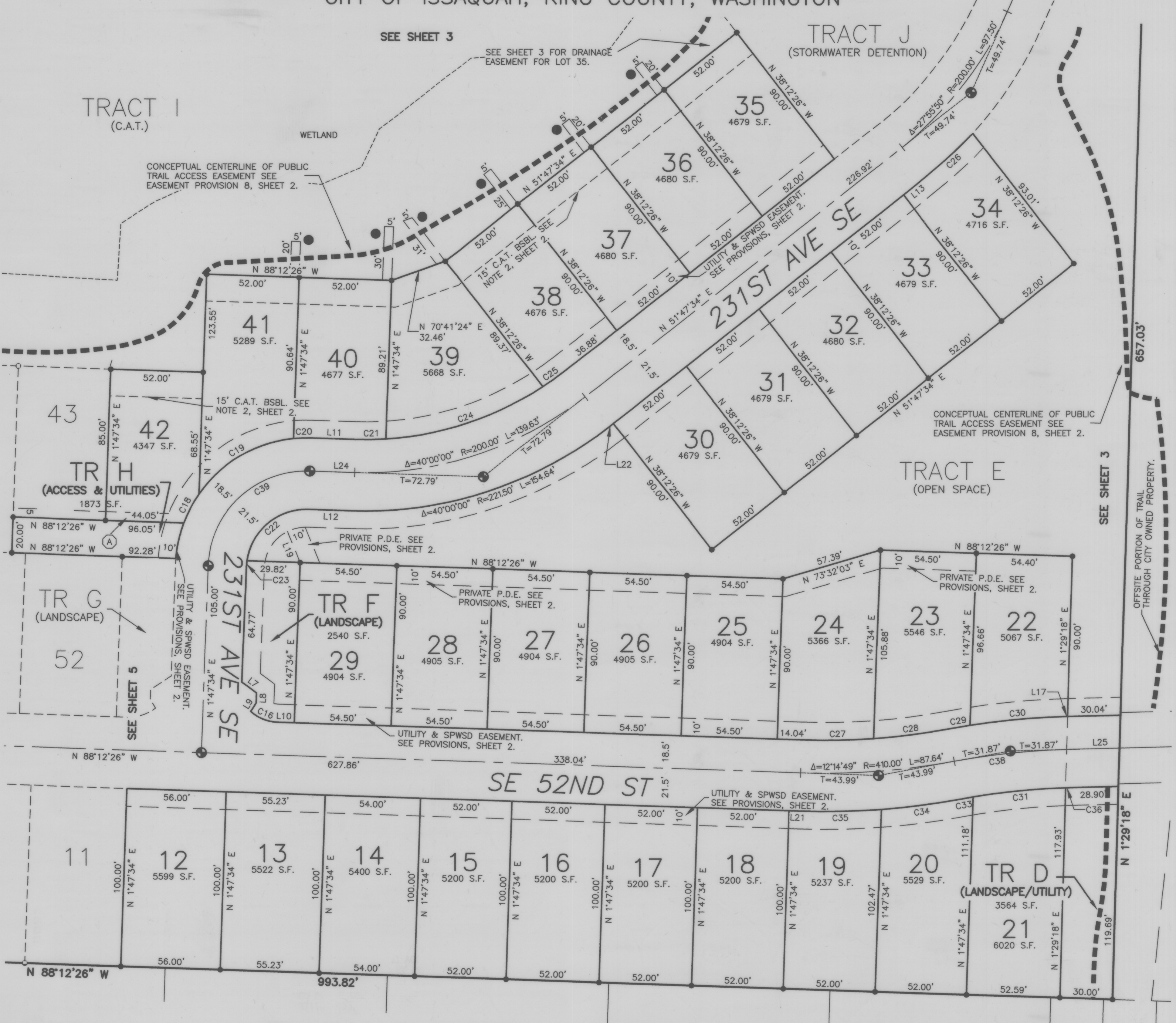
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JOB NO. 13057
SHEET 5 OF 6

RIVENWOOD

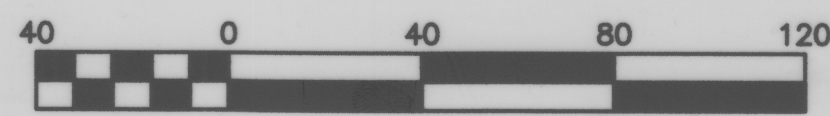
(A.K.A. ISSAQUAH 22)

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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



TAG #	LENGTH	DIRECTION/DELTA	RADIUS
C16	16.43	40°03'20"	23.50
C18	18.32	14°16'55"	73.50
C19	63.49	49°29'39"	73.50
C20	9.72	7°34'39"	73.50
C21	16.97	5°21'29"	181.50
C22	49.12	84°00'11"	33.50
C23	3.51	5°59'49"	33.50
C24	94.60	29°51'47"	181.50
C25	15.14	4°46'45"	181.50
C26	36.55	9°27'16"	221.50
C27	40.53	5°55'53"	391.50
C28	43.15	6°18'56"	391.50
C29	12.15	1°37'29"	428.50
C30	54.34	7°15'56"	428.50
C31	52.44	7°44'02"	388.50
C33	6.70	0°59'15"	388.50

TAG #	LENGTH	DIRECTION/DELTA	RADIUS
C34	46.06	6°06'56"	431.50
C35	46.18	6°07'53"	431.50
C36	1.15	0°10'09"	388.50
C38	63.62	8°53'25"	410.00
L7	10.08	N 53°08'37" W	
L8	5.57	N 01°47'34" E	
L9	5.64	N 32°21'41" E	
L10	9.50	N 88°12'26" W	
L11	25.36	N 88°12'26" W	
L12	25.36	N 88°12'26" W	
L13	15.62	N 51°47'34" E	
L17	0.99	N 88°26'10" E	
L21	5.91	N 88°12'26" W	
L22	3.30	N 51°47'34" E	
L25	30.04	N 88°26'10" E	



Scale 1" = 40'

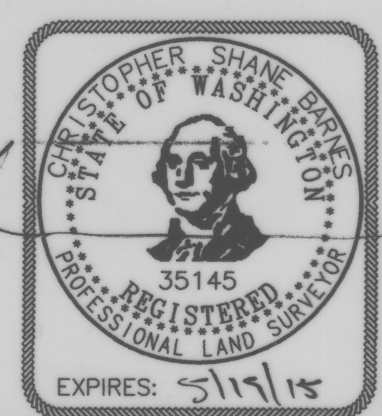
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(A) UTILITY AND SPWSD EASEMENT, SEE PROVISIONS ON SHEET 2.

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JOB NO. 12093
SHEET 6 OF 6



Mead Gilman & Assoc.
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