

SOLWAY
SW1/4, NE1/4, SEC. 28, TWP. 24N., RGE. 6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG
285/084

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 THIS 7th DAY OF November 2018.

1404-WLD ISSAQUAH TOWNHOMES LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: [Signature] IT'S MGR

COLUMBIA STATE BANK

BY: [Signature] IT'S Senior Vice President

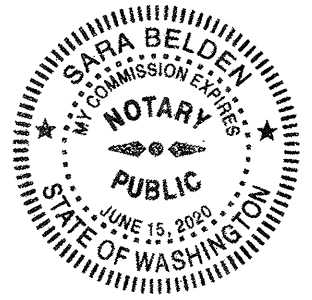
ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Mark S. Donner IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Manager TO BE THE FREE AND VOLUNTARY ACT OF SUCH ENTITY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 11/7/2018

[Signature]
(SIGNATURE OF NOTARY)
Sara Belden
(LEGIBLY PRINT OR STAMP NAME OF NOTARY)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Renton
MY APPOINTMENT EXPIRES 06/15/2020

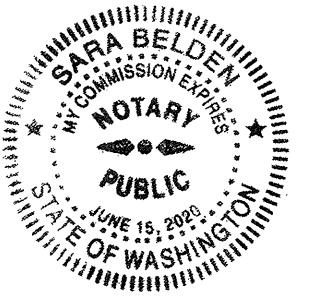


STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT David Adams IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Senior Vice President TO BE THE FREE AND VOLUNTARY ACT OF SUCH ENTITY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 11/07/2018

[Signature]
(SIGNATURE OF NOTARY)
Sara Belden
(LEGIBLY PRINT OR STAMP NAME OF NOTARY)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Renton
MY APPOINTMENT EXPIRES 06/15/2020



NOTES

- MAINTENANCE OF LANDSCAPING IN THE RIGHT-OF-WAYS OF 5TH AVENUE NW AND 4TH AVENUE NW SHALL BE THE RESPONSIBILITY OF THE SOLWAY 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.
- THE BIORETENTION CELLS BETWEEN THE INDIVIDUAL HOMES DRIVEWAYS AND THE CELL WITHIN THE 5TH AVENUE NW RIGHT-OF-WAY AND THE STORM DRAINAGE SYSTEM SHALL BE MAINTAINED BY THE SOLWAY HOMEOWNERS ASSOCIATION.
- COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R) ESTABLISHING A HOMEOWNER'S ASSOCIATION; GOVERNANCE STRUCTURE; AND FLEXIBLE SYSTEM OF STANDARDS AND PROCEDURES FOR THE DEVELOPMENT, ADMINISTRATION, MAINTENANCE, AND PRESERVATION OF THE PROPERTIES WITHIN THIS PLAT HAS BEEN RECORDED IN KING COUNTY, WASHINGTON AS A SEPARATE INSTRUMENT UNDER FILE NO. 20181127000280
- TOTAL SITE AREA EQUALS 21,747 SQUARE FEET.

TRACT NOTES

TRACT A0S100 IS HEREBY CONVEYED TO THE SOLWAY HOMEOWNERS ASSOCIATION (HOA) FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS AND PRIVATE UTILITIES. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PAVEMENT, LANDSCAPE, LIGHTING, AND UTILITY FACILITIES WITHIN TRACT A0S100. NO VEHICULAR PARKING SHALL BE ALLOWED IN TRACT A0S100.

EASEMENT PROVISIONS

- AN EASEMENT IS HEREBY GRANTED TO PUGET SOUND ENERGY, INC., CENTURYLINK, COMCAST, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 5 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF 5TH AVENUE NW AND 4TH AVENUE NORTHWEST AND THE SOUTH 5.00 FEET OF LOTS 5, 11, AND TRACT A0S100 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 ELECTRIC, TELEPHONE, GAS, AND CABLE TV SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES 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.
- THE PRIVATE STORM DRAINAGE EASEMENTS OVER LOTS 1-4 AND 7-10 ARE HEREBY GRANTED AND CONVEYED TO THE SOLWAY HOMEOWNERS ASSOCIATION. THE SOLWAY HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STORM DRAINAGE FACILITIES WITHIN SAID EASEMENTS.
- A PUBLIC PEDESTRIAN ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY OF ISSAQUAH FOR THE PURPOSE OF A PEDESTRIAN WALKWAY, OVER THAT PORTION OF TRACT A0S100 AS SHOWN HEREON. THE SOLWAY HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL FACILITIES WITHIN SAID EASEMENT.

LEGAL DESCRIPTION

(PER CHICAGO TITLE COMPANY COMMITMENT NO. 0058450-06 DATED 17, JULY 2017)
LOT 3, BLOCK 4, HERBERT S. UPPER'S SECOND ADDITION TO ISSAQUAH, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 21 OF PLATS, PAGE 4, IN KING COUNTY, WASHINGTON.

RESTRICTIONS OF RECORD

- SUBJECT TO AN EASEMENT TO PUGET SOUND ENERGY, INC. FOR UTILITY SYSTEMS FOR GAS AND ELECTRICITY AS RECORDED UNDER RECORDING NUMBER 20180227000407. NOT PLOTTABLE.
- SUBJECT TO RESERVATIONS AND RECITALS CONTAINED IN THE DOCUMENTS RECORDED UNDER RECORDING NUMBERS 888713 AND 1491753. NOT PLOTTABLE.
- SUBJECT TO PSE EASEMENT FOR TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY AND THE TERMS AND CONDITIONS THERETO AS RECORDED UNDER REC. NO. 20180227000407. (BLANKET IN NATURE-NOT PLOTTED).
- SUBJECT TO COMCAST EASEMENT FOR BROADBAND COMMUNICATION SYSTEM AND THE TERMS AND CONDITIONS THERETO AS RECORDED UNDER REC. NO. 20180604001106. (NO LEGAL DESCRIPTION PROVIDED IN SAID DOCUMENT- NOT PLOTTED)

CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 19th DAY OF November 2018

[Signature]
LAND USE MANAGER

EXAMINED AND APPROVED THIS 19th DAY OF Nov. 2018

[Signature]
DSD ENGINEER, CITY OF ISSAQUAH

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 20th DAY OF Nov 2018

[Signature]
CITY OF ISSAQUAH, FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 20 DAY OF November 2018

[Signature] ATTEST: [Signature]
MAYOR, CITY OF ISSAQUAH CLERK OF THE CITY OF ISSAQUAH

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 27th DAY OF NOVEMBER 2018

[Signature] [Signature]
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

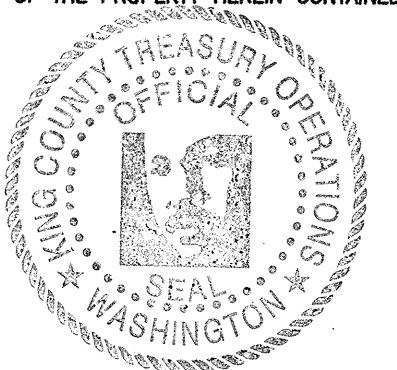
PARCEL NUMBER 8843900445

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 27th DAY OF November 2018

[Signature] [Signature]
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 SOLWAY IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28 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
PO BOX 289, WOODINVILLE, WA 98072
PHONE: (425)-486-1252

RECORDING CERTIFICATE

RECORDING NO. 20181127000279
FILED FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH THIS 27th DAY OF November 2018 AT 3 MINUTES PAST 11A M. AND RECORDED IN VOLUME 285 OF PLATS, PAGES 084 THROUGH 085 RECORDS OF KING COUNTY, WASHINGTON.

SW1/4, NE1/4, SEC. 28, TWP. 24N., RGE. 6E., W.M.



P.O. BOX 289, WOODINVILLE, WA 98072
425.486.1252 WWW.MEADGILMAN.COM
PROJ. NO. 13132 SHEET 1 OF 2

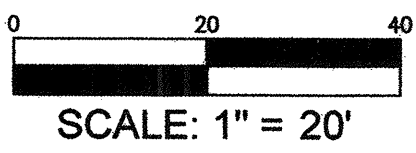
VOL/PG

SOLWAY

SW1/4, NE1/4, SEC. 28, TWP. 24N., RGE. 6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG
285/085

TAG #	LENGTH	DIRECTION/Δ	RADIUS
C1	14.14	90°00'00"	9.00
C2	14.14	90°00'00"	9.00
L1	17.32	N 88°00'53" W	
L2	22.71	N 76°17'16" W	



MERIDIAN

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

BASED ON WASHINGTON GEODETIC SURVEY CONTROL POINTS 2296(D#42820) AND 2297(D#42717)

EQUIPMENT & PROCEDURES

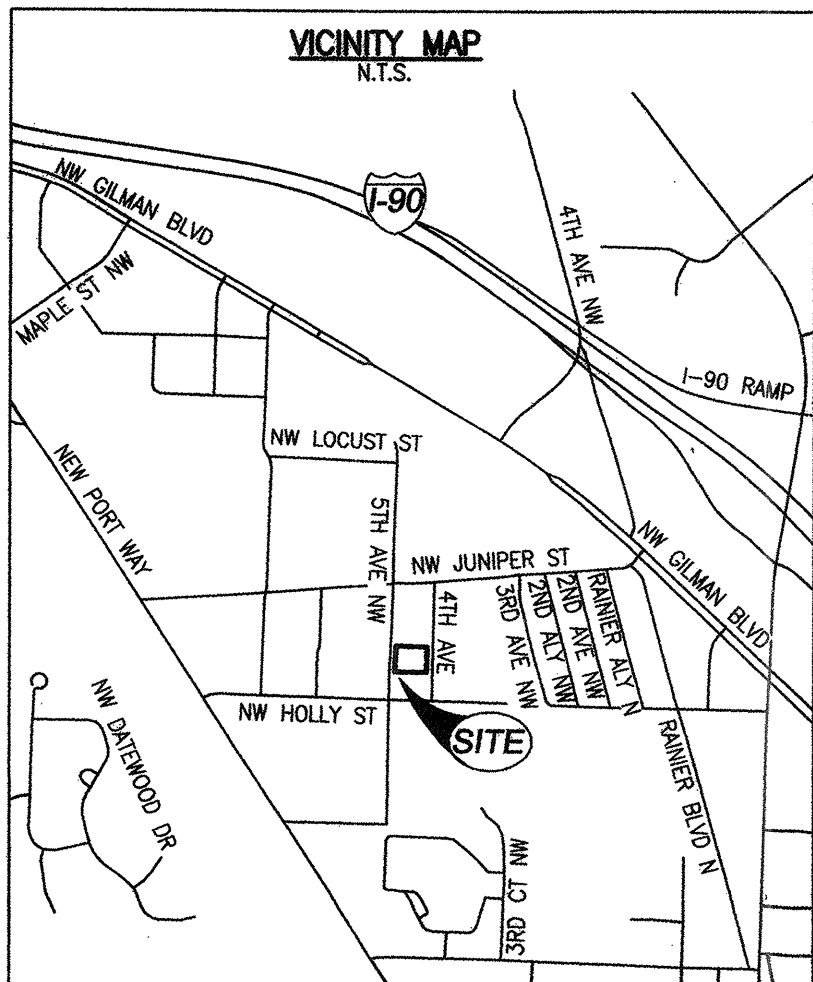
A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

LEGEND

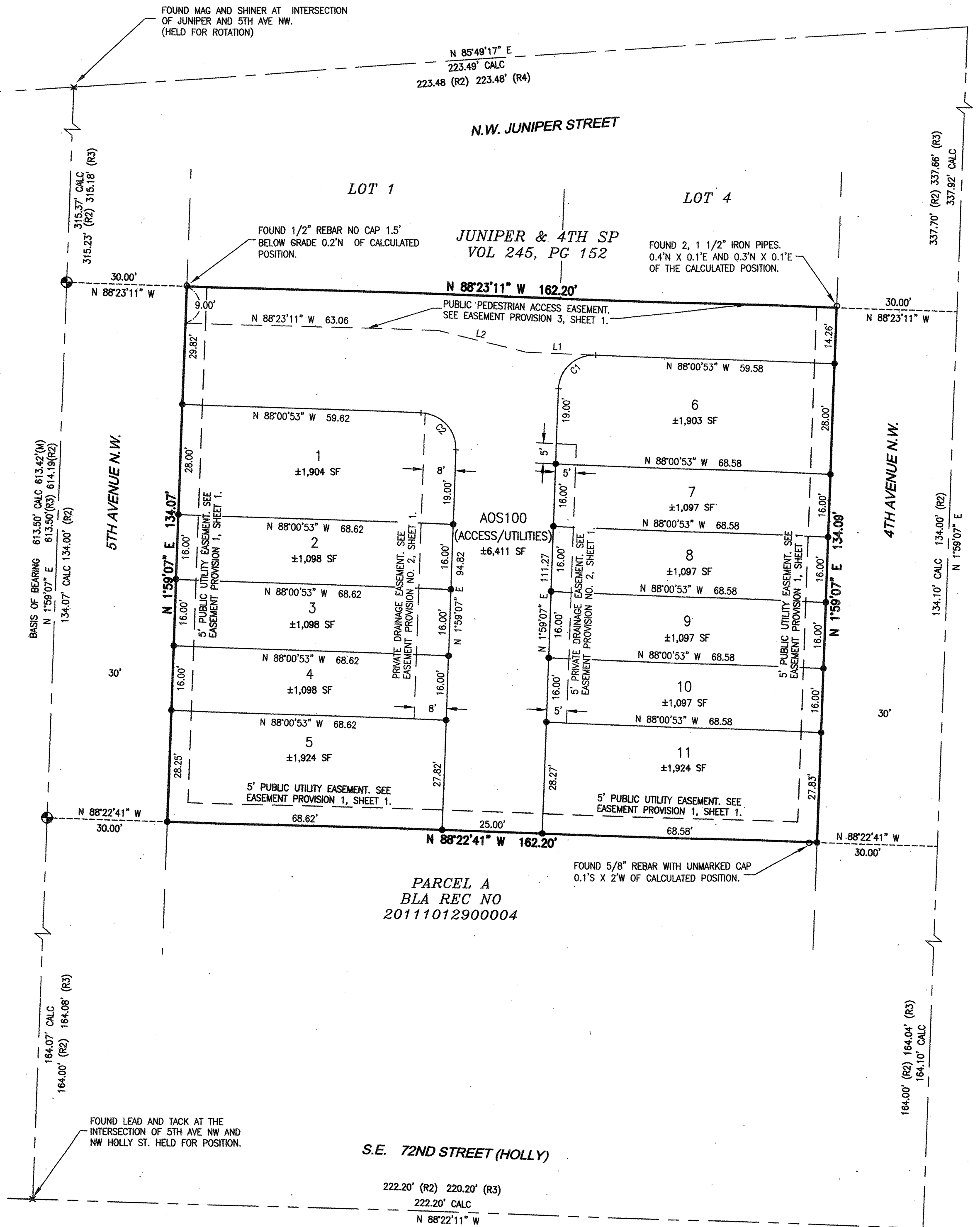
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "MGA 35145 48383"
- ⊕ SET 4" X 4" CONCRETE MONUMENT WITH 1-1/2" DIAMETER BRASS DISC STAMPED "35145" WITH "X" IN A CASE.
- FOUND CORNER AS NOTED.
- ⊕ FOUND MONUMENT AS NOTED.

REFERENCES

1. BELSHAYE AT ISSAQUAH, A REPLAT, REC. NO. 20080623000755, VOL. 248 OF PLATS, PGS. 12 IN KING COUNTY, WA.
2. HERBERT S. UPPER'S SECOND ADDITION TO ISSAQUAH, REC. NO. 19130401858963 IN KING COUNTY, WA.
3. LOT LINE ADJUSTMENT NO. PLN11-0018, REC. NO. 20111012900004, VOL. 283 OF SURVEYS, PG. 173, IN KING COUNTY, WA.
4. JUNIPER & 4TH SHORT PLAT NO. PLN07-0016, REC. NO. 20080423900010, VOL. 245 OF PLATS, PGS IN KING COUNTY, WA.



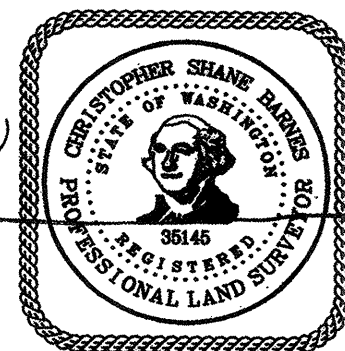
CITY FILE NO FP17-00001



S.E. 72ND STREET (HOLLY)

222.20' (R2) 220.20' (R3)
222.20' CALC
N 88°23'11" W

PARCEL A
BLA REC NO
20111012900004



P.O. BOX 289, WOODINVILLE, WA 98072
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PROJ. NO. 13132 SHEET 2 OF 2

VOL/PG

11/5/18