

25/05/30 #0310 E
RECD F 30.50
REV S 15.00
CASHSL ***45.50
55

2/81 P.U.D.

RECEIVED THIS DAY
MAY 30 8 30 AM '85
BY THE DEPUTY COUNTY CLERK
RECORDS & ELECTIONS
KING COUNTY

SUMMERHILL

A PLANNED UNIT DEVELOPMENT

SW 1/4, SEC. 20, T. 24 N., R. 6 E., W. M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

GENERAL PROJECT DESCRIPTION:

FEE OWNER:

Wexford Development Corporation, 2219 2nd. Ave., Seattle, Washington 98121.

ENGINEER:

Eastside Consultants, Inc., 505 Rainier Blvd. N., Issaquah, Washington 98027.

TOTAL ACREAGE:

23.20 Acres.

NUMBER OF DWELLING UNITS:

55

NUMBER OF PARKING SPACES:

Minimum 110 covered (2 offstreet spaces per unit)

UNIT DISPOSITION:

All units to be sold with individual lots, per plat filed under King County Auditor's File No. _____ in Volume _____ of Plats, pages _____.

STATEMENT OF PURPOSE:

To provide quality detached single family dwellings which by scale and design harmonizes with the surrounding detached single family neighborhood, which results in a more efficient product and preserves large tracts of open area and a high proportion of large trees on the site; and which produces a development as good or better than traditional RS9600 single family tract development.

FEATURES OR USES NOT SHOWN:

None. No recreation equipment, accessory uses or conditional uses not shown on this plan are permitted on this site, except as provided under "Authorization and Restrictions" below.

AUTHORIZATION AND RESTRICTIONS:

This planned unit development is authorized by City of Issaquah Municipal Code, Title 18 and Title 20 and and City of Issaquah Motion, passed by the Issaquah City Council on June 18, 1984.

The use of this property is restricted to residential dwellings and those accessory uses described or shown herein. No other uses, buildings, structures or alterations are permitted.

Building size, scale, location, orientation and general character is authorized only as shown hereon except that the City of Issaquah may approve minor variations and/or stylistic changes consistent with the approved planned unit development and City of Issaquah Code, at the time of Building permit, or thereafter.

Exception: The home owners may according to the adopted rules of the Summerhill Association, petition the 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.

OWNERSHIP AND MAINTENANCE RESPONSIBILITIES:

Tract "A" shall belong to the City of Issaquah for drainage and utility purposes. Tracts "B" and "C" will belong to all unit owners as an undivided interest and will be managed and maintained in accordance with the rules of the Summerhill Association of Lot Owners. The City of Issaquah shall have unlimited access to Tracts "B" and "C" for maintenance of trails, utilities, and the stream.

AMOUNT OF COMMON OPEN AREA:

10.96 Acres, 47.2% of site.

LEGAL DESCRIPTION:

The north 525 feet of that portion of the south half of the southwest quarter of Section 20, Township 24 North, Range 6 East, W.M., lying westerly of Newport-Issaquah Road (ALSO KNOWN AS State Road No. 2 and Southeast Newport Way).

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 whereof we have hereunto set our hand and seals:

Patrick J. O'Boyle
WEXFORD DEVELOPMENT CORPORATION (PRESIDENT)
V.P. Pres.
COLUMBIA FEDERAL SAVINGS BANK (TITLE)

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON)
COUNTY OF KING) ss

This is to certify that on this 20th day of MAY 1985, before me the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn personally appeared Patrick J. O'Boyle, to me known to be the president of Wexford Development, Corp. the corporation that executed the aforementioned instrument to be the free and voluntary act and deed of said corporation and said limited partnership, for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument. Witness my hand and official seal the date and year first above written.

Allen F. [Signature]
Notary Public in and for the State of Washington,
residing at KIRKLAND

STATE OF WASHINGTON)
COUNTY OF KING) ss

This is to certify that on this 20th day of MAY 1985, before me the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn personally appeared (Title) DEL R. JOEDAN V.P. of Columbia Federal Savings Bank, a Washington Corporation the aforementioned instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument. Witness my hand and official seal the date and year first above written.

Allen F. [Signature]
Notary Public in and for the State of Washington,
residing at KIRKLAND

LAND SURVEYORS CERTIFICATE:

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 20, Township 24 North, Range 6 East, W.M.; that the courses and distances are shown correctly hereon, and that monuments will be set and all property and building corners will be staked correctly on the ground.

Ronald R. [Signature]
Professional Land Surveyor
Washington License No: 16915

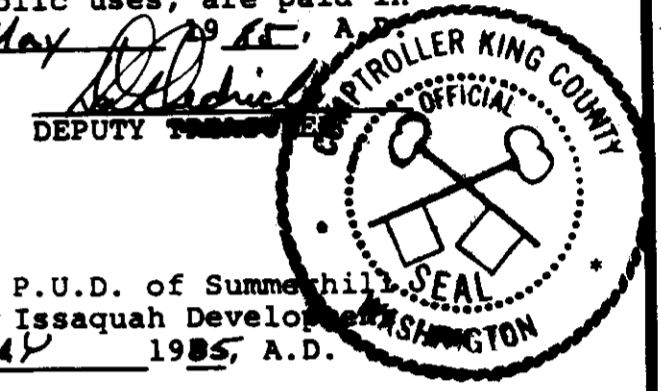
TREASURERS' CERTIFICATES:

I HEREBY CERTIFY 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 uses, are paid in full this 28th day of May 1985, A.D.

[Signature]
FINANCE DIRECTOR, CITY OF ISSAQUAH

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 uses, are paid in full this 29th day of May 1985, A.D.

Robert V. Cowan Jr.
KING COUNTY TREASURER
DIRECTOR of Finance



APPROVALS:

I HEREBY CERTIFY that this P.U.D. of Summerhill is duly Approved By the City of Issaquah Development Commission This 27th day of MAY 1985, A.D.

Doreen C. McInnis
CHAIRMAN, DEVELOPMENT COMMISSION

Mark [Signature]
SECRETARY, DEVELOPMENT COMMISSION

EXAMINED AND APPROVED this 24 day of May 1985, A.D.

David A. [Signature]
DIRECTOR, PLANNING DEPARTMENT

EXAMINED AND APPROVED this 24th day of May 1985, A.D.

[Signature]
MAYOR, CITY OF ISSAQUAH

ATTEST: [Signature]
CLERK, CITY OF ISSAQUAH

EXAMINED AND APPROVED this 24th day of MAY 1985, A.D.

[Signature]
CITY ENGINEER

EXAMINED AND APPROVED this 29 day of MAY 1985, A.D.

[Signature]
KING COUNTY ASSESSOR

[Signature]
DEPUTY COUNTY ASSESSOR

RECORDING CERTIFICATE: 8505300310

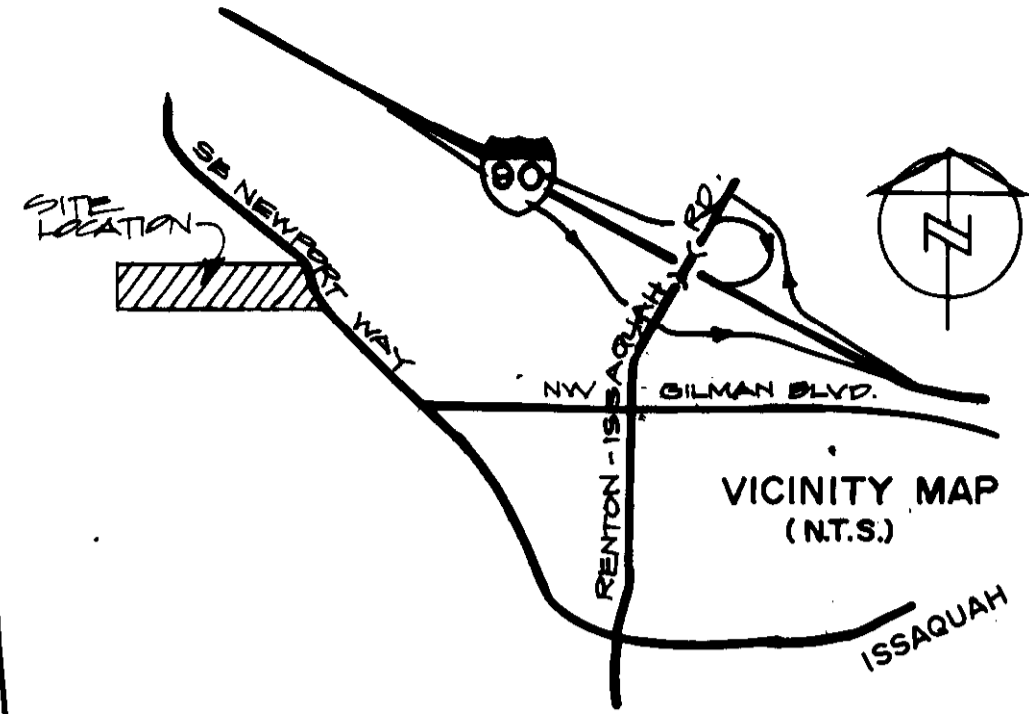
Filed for record at the request of the City of Issaquah this 30 day of May 1985, at 30 minutes past 8 A.M., and recorded in Volume 2 of P.U.D.'s pages 81-84, records of King County, Washington. Division of Records and Elections.

ELLEN HANSEN
MANAGER

JAMES S. WEEKS
Superintendent of Records

SUMMERHILL

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KING COUNTY, WASHINGTON
CITY OF ISSAQUAH

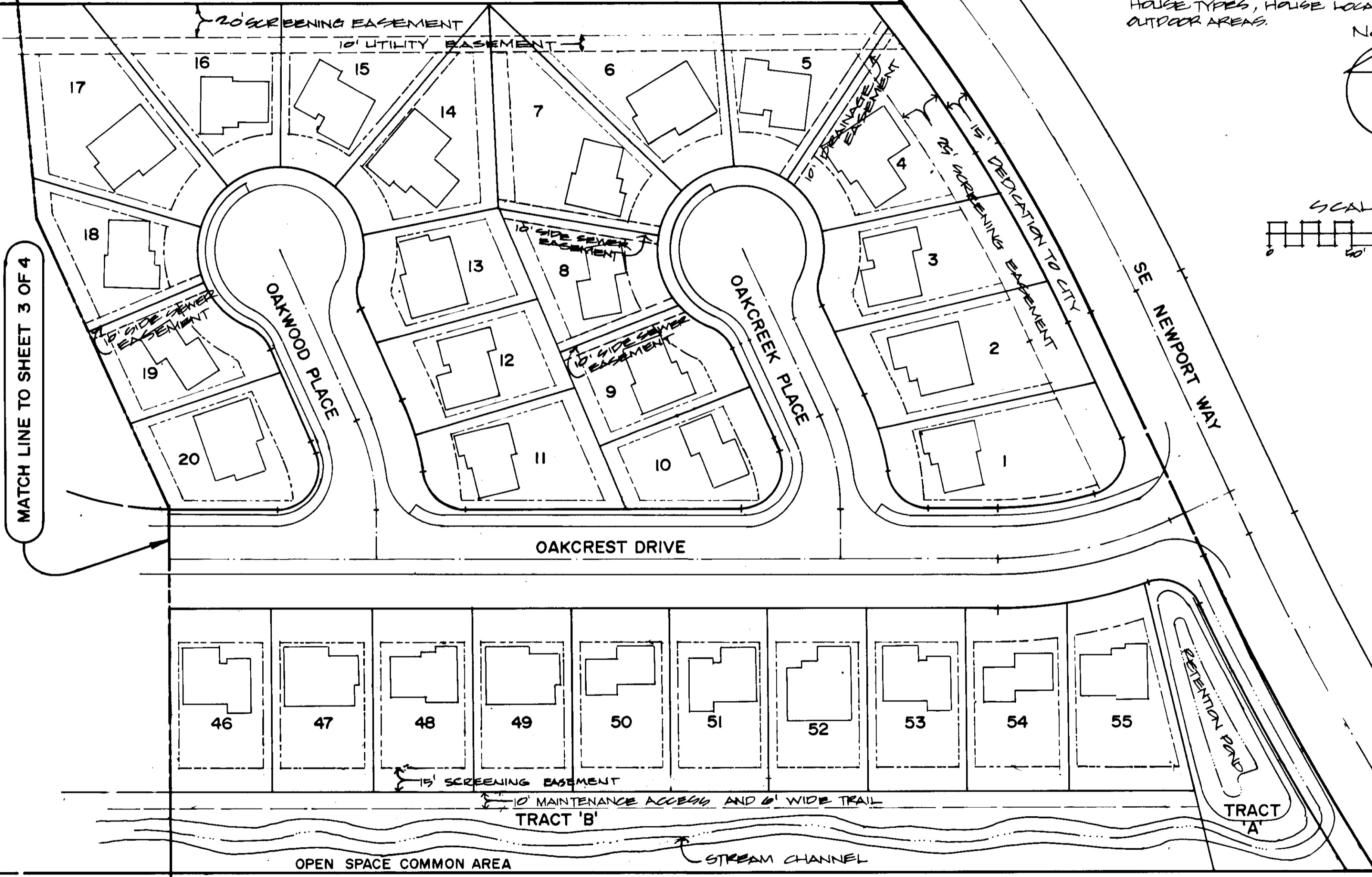
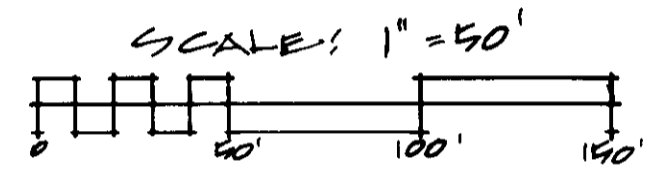
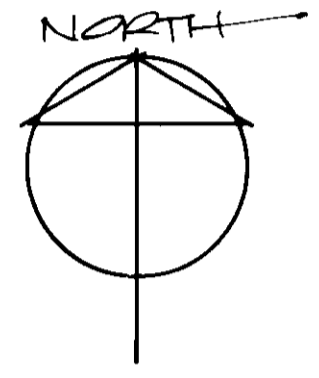


NOTES AND LEGEND:

BUILDING SETBACK LINES = - - - - -
20' @ FRONT OF EACH LOT
5' @ SIDE OF EACH LOT W/12' MIN. TOTAL SIDE YARDS.
10' @ BACK OF EACH LOT

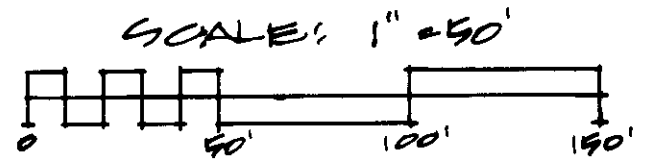
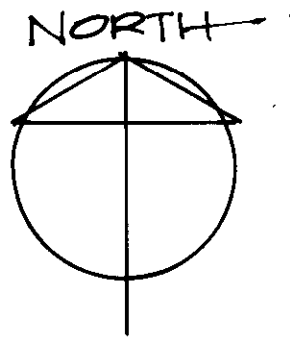
EASEMENT LINES = - - - - -
ALL LOT LINES ARE APPROXIMATE. SEE FINAL PLAN FOR EXACT LOCATION AND DIMENSIONS.

ALL STRUCTURES SHOWN REPRESENT SAMPLE HOUSE TYPES, HOUSE LOCATION AND PRIVATE OUTDOOR AREAS.



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 KING COUNTY, WASHINGTON
 CITY OF ISSAQUAH

UNPLATTED



19 20
 WEST 1/4 COR.
 SEC. 20

TRAIL TO DIVISION NO 2

6' WIDE TRAIL

TRACT 'C'
 OPEN SPACE COMMON AREA

UNPLATTED

MATCH LINE TO SHEET 2 OF 4

TRACT 'B'
 OPEN SPACE COMMON AREA

15' SCREENING EASEMENT

6' WIDE TRAIL

25' SCREENING & TRAIL EASEMENT

UNPLATTED

STREAM CHANNEL

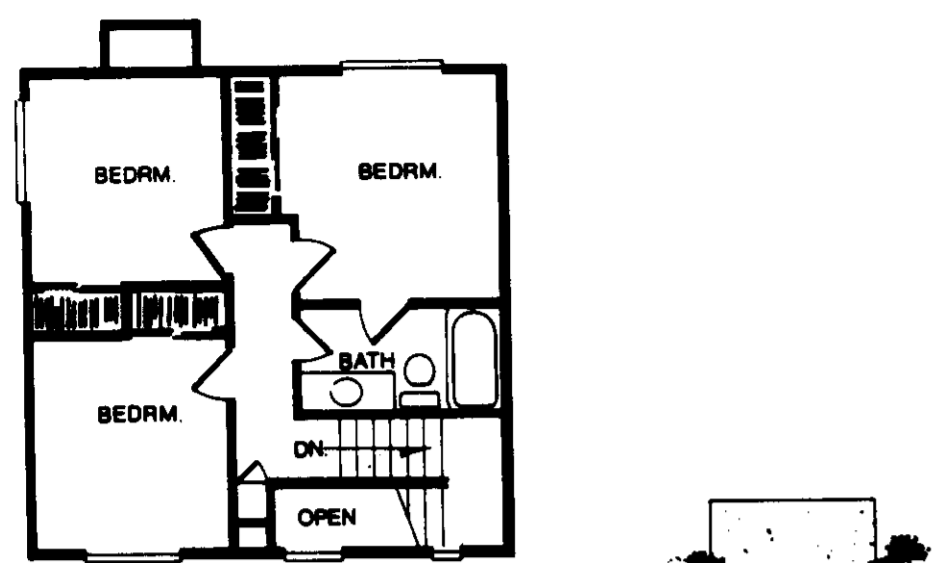
10' MAINTENANCE ACCESS AND 6' WIDE TRAIL EASEMENT

SW COR. SEC. 20
 19 20
 30 29



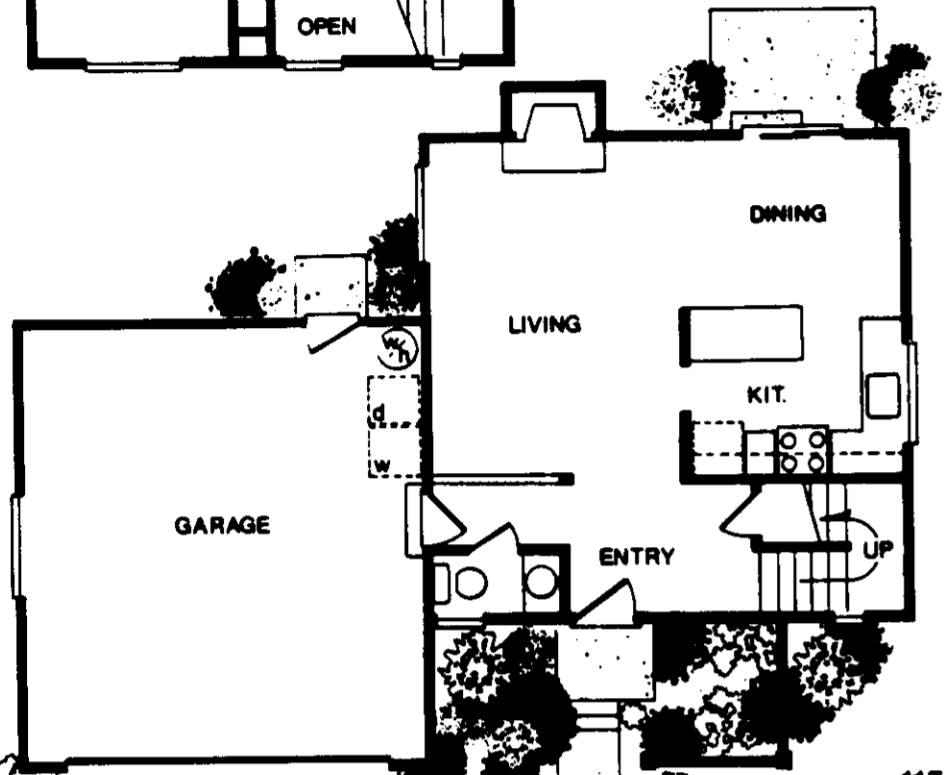
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CITY OF ISSAQUAH



1152 sq. ft.

SAMPLE 1



NOTES:

1. HOUSES SHOWN ARE SAMPLES ONLY OF THOSE THAT MAY BE BUILT IN THIS PLANNED UNIT DEVELOPMENT.
2. EACH BUILDING, DESIGN AND CLEARING LIMITS FOR EACH LOT SHALL BE APPROVED BY THE 'SUMMERHILL' ARCHITECTURAL CONTROL COMMITTEE, BEFORE SUBMITTAL TO THE BUILDING DEPARTMENT OF THE CITY OF ISSAQUAH, FOR BUILDING PERMITS.
3. ALL BUILDING TO BE SINGLE FAMILY UNITS, PLANS SHOWN ARE SAMPLES ONLY.



1687 sq. ft.

SAMPLE 2

