

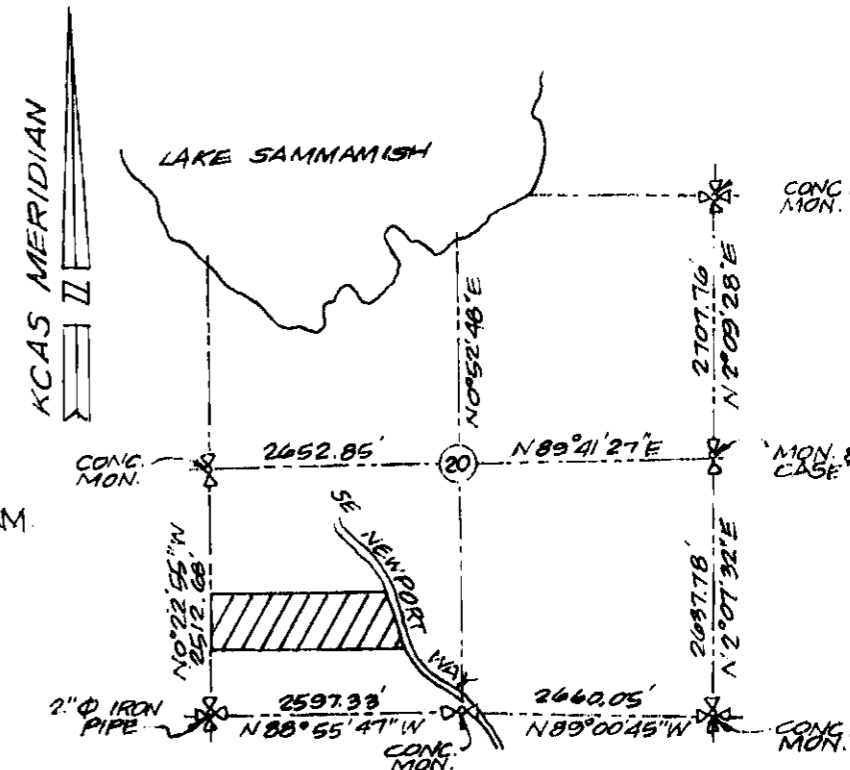
Official

THE PLAT OF
SUMMERHILL
SW 1/4, SEC. 20, T. 24N., R. 6 E., W.M.
KING COUNTY, WASHINGTON

CITY OF ISSAQUAH

NOTES:

- 1) THE IMPERVIOUS SURFACE AREA OF EACH BUILDING LOT SHALL BE NO GREATER THAN 40% OF THE LOT AREA.
- 2) THE OPEN SPACE SHOWN IN TRACTS "B" AND "C" SHALL REMAIN IN PERPETUITY AS OPEN SPACE WITHIN THE COMMON OWNERSHIP OF THE HOMEOWNERS ASSOCIATION.
- 3) THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON OPEN SPACE AREAS, THE RETENTION OF TREES WITHIN THE SCREENING EASEMENTS AND THE PROTECTION OF NATIVE GROWTH WITHIN THE SETBACKS FROM WATERCOURSES.
- 4) IN TRACT "B", NO CLEARING, GRADING, FILLING OR EXCAVATING SHALL BE ALLOWED ON EITHER SIDE OF THE STREAM, WITHIN 25 FEET OF THE TOP OF BANK, WITH THE EXCEPTION OF MAINTENANCE ON THE ACCESS ROAD.
- 5) ALL EASEMENTS SHOWN, SHALL BE TO THE CITY OF ISSAQUAH.
- 6) GRADING, CONSTRUCTION, ALTERATION, TREE CUTTING, FENCING ETC. IS PROHIBITED WITHIN ALL SCREENING EASEMENTS.
- 7) THE CITY OF ISSAQUAH SHALL HAVE UNLIMITED ACCESS TO TRACTS "B" AND "C" FOR MAINTENANCE OF TRAILS, UTILITIES AND THE STREAM.
- 8) A 10 FOOT BUILDING SETBACK FROM THE SCREENING EASEMENT LINE IS REQUIRED ON ALL LOTS WHERE SCREENING EASEMENTS APPLY.



SECTION 20-24-G
SCALE: 1" = 2000'

