Instrument Number: 20240603000961 Book:PLAT Vol: 304 Page: 55 Document:PLAT
Record Date: 6/3/2024 4:30 PM Rec: $423.50 In King County, WA

20240603000961 Vol:304 Page:55
PLAT Rec: $423.50
Pages:8
6/3/2024 4:30 PM
KING COUNTY, WA



# TIBBETTS CROSSING

A PLAT COMMUNITY
A PORTION OF THE SE 1/4, OF THE SE 1/4,
SECTION 29, AND THE NE 1/4, OF THE NE 1/4, SECTION 32,
ALL IN TOWNSHIP 24 NORTH, RANGE 6 EAST AND , W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

## DEDICATION/DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS BINDING SITE PLAN FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, HEREBY WAIVE AND RELEASE, FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ALL CLAIMS, DEMANDS, AND/OR CAUSES OF ACTION OF ANY KIND OR CHARACTER WHATSOEVER AGAINST THE CITY OF ISSAQUAH, AND ITS EMPLOYEES, OFFICERS, AGENTS, SUCCESSORS AND ASSIGNS, INCLUDING THOSE WHICH MAY RESULT FROM THE ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF ROADS, DRAINAGE SYSTEMS, OR OTHER AREAS DEDICATED TO THE PUBLIC WITHIN THE LAND HEREBY SUBDIVIDED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF ISSAQUAH, AND ITS EMPLOYEES, OFFICERS, AGENTS, SUCCESSORS AND ASSIGNS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, AND/OR CAUSES OF ACTION OF ANY KIND OR CHARACTER WHATSOEVER, INCLUDING THOSE RESULTING FROM ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THE LAND HEREBY SUBDIVIDED OR FROM THE ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF ROADS, DRAINAGE SYSTEMS, OR OTHER AREAS DEDICATED TO THE PUBLIC WITHIN THE LAND HEREBY SUBDIVIDED, WHETHER BROUGHT BY THE UNDERSIGNED OWNERS OR A THIRD PARTY.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS.

STEVE BURNSTEAD CONSTRUCTION, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: LEO SUVER

ITS: PRESIDENT

## ACKNOWLEDGEMENTS

STATE OF WASHINGTON )
)SS
COUNTY OF King )

ON May 2nd 2024 BEFORE ME, Leo Brendalyn S, NOTARY PUBLIC, PERSONALLY

APPEARED LEO SUVER, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: Brendalyn S

BRENDA LYONS
NOTARY PUBLIC #33405
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 9, 2026

## LEGAL DESCRIPTION

LOT B, OF CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO PLN12-00027, RECORDED UNDER RECORDING NUMBER 20121213900009, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

| LOT / TRACT # | TOTAL LOT AREA | IMPERVIOUS AREA |
|---|---|---|
| | SF | SF |
| 1 | 3,323 | 1,375 |
| 2 | 2,834 | 1,375 |
| 3 | 4,897 | 2,500 |
| 4 | 6,532 | 3,000 |
| 5 | 4,818 | 2,600 |
| 6 | 4,781 | 2,600 |
| 7 | 4,397 | 2,600 |
| 8 | 7,540 | 4,250 |
| 9 | 5,375 | 2,688 |
| 10 | 5,350 | 2,675 |
| 11 | 4,401 | 2,900 |
| 12 | 4,116 | 2,900 |
| 13 | 4,640 | 2,900 |
| 14 | 4,837 | 2,900 |
| 15 | 4,810 | 3,500 |
| 16 | 4,948 | 3,500 |
| 17 | 16,146 | 6,500 |
| 18 | 15,216 | 5,000 |
| 19 | 15,616 | 5,000 |
| 20 | 13,645 | 5,000 |
| TRACT 'A' | 40,634 | 32,521 |
| TRACT 'B' | 8,281 | 417 |
| TRACT 'C' | 980 | 0 |
| TRACT 'D' | 4,268 | 803 |
| TRACT 'E' | 765,596 | 0 |

## CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 3rd DAY OF May 2024.

Mirela Shaliwal
~~LAND DEVELOPMENT MANAGER~~, CITY OF ISSAQUAH CPD
COMMUNITY PLANNING & DEVELOPMENT DIRECTOR

EXAMINED AND APPROVED THIS 7th DAY OF May 2024

CPD ENGINEER, 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 22 DAY OF May 2024

CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 13th DAY OF May 2024

MAYOR, CITY OF ISSAQUAH

ATTEST: Lisa Lisser
CLERK OF THE CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 31st DAY OF May 2024

John Wilson
KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

TAX PARCEL NUMBER: 292406-9041

## 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 ANY OTHER PUBLIC USE ARE PAID IN FULL.

THIS 31st DAY OF MAY 2024

Nora Bennett
MANAGER, FINANCE DIVISION

DEPUTY

## SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF STEVE BURNSTEAD CONSTRUCTION, LLC, A WASHINGTON LIMITED LIABILITY COMPANY ON May 2, 2024. I HEREBY CERTIFY THAT THIS MAP FOR TIBBETTS CROSSING, A PLAT COMMUNITY IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

5/2/24

ROBERT D. WEST
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 44653
STATE OF WASHINGTON

DATE

ROBERT DAVID WEST
STATE OF WASHINGTON
44653
REGISTERED
PROFESSIONAL LAND SURVEYOR
5/2/24

## RECORDING CERTIFICATE

FILED FOR RECORD THIS 3rd DAY OF June 2024 AT 4:30 P M IN BOOK 304 OF PLATS

AT PAGE 55-62 AT THE REQUEST OF ROBERT D. WEST.

MANAGER OF RECORDS
Norm Alberg

## NOTES

1. THE TIBBETTS CROSSING HOMEOWNERS ASSOCIATION WAS ESTABLISHED WITH THE SECRETARY OF STATE ON JANUARY 20, 2024. LOTS 1 THROUGH 20 IN THIS SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR TIBBETTS CROSSING HOMEOWNERS ASSOCIATION, RECORDED UNDER KING COUNTY RECORDING NUMBER 20240603000962.

2. COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R) ESTABLISHING A HOMEOWNER'S ASSOCIATION; GOVERNANCE STRUCTURE; AND FLEXIBLE SYSTEM OF STANDARDS AND PROCEDURE FOR THE DEVELOPMENT, ADMINISTRATION, MAINTENANCE, AND PRESERVATION OF THE PROPERTIES OF THIS PLAT HAS BEEN RECORDED IN KING COUNTY, WASHINGTON AS A SEPARATE INSTRUMENT UNDER RECORDING NUMBER 20240603000962.

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

CITY OF ISSAQUAH FILE NO. FP23-00001

JOB NO. 17127

# TIBBETTS CROSSING

A PLAT COMMUNITY
A PORTION OF THE SE 1/4, OF THE SE 1/4,
SECTION 29, AND THE NE 1/4, OF THE NE 1/4, SECTION 32,
ALL IN TOWNSHIP 24 NORTH, RANGE 6 EAST AND , W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

## EXCEPTIONS CONTAINED IN TITLE

1. THIS SITE IS SUBJECT TO RESERVATIONS AND RECITALS CONTAINED IN THE DEED AS SET FORTH IN THE DOCUMENT RECORDED UNDER RECORDING NUMBER 1284144, RECORDS KING COUNTY, WASHINGTON. SAID DOCUMENT PROVIDES FOR, AMONG OTHER THINGS, THE FOLLOWING: RESERVING THEREFROM ALL MINERAL RIGHTS, INCLUDING COAL, OIL OR CLAY, IT BEING AGREED, HOWEVER, THAT IN THE REMOVAL OF SAID COAL, OIL, CLAY OR MINERAL, THAT THE SURFACE RIGHTS SHALL IN NO WISE DISTURBED. (NOTHING TO PLOT)

2. THIS SITE IS SUBJECT TO RESERVATIONS AND RECITALS CONTAINED IN THE DEED AS SET FORTH IN THE DOCUMENT RECORDED UNDER RECORDING NUMBER 1891419, RECORDS KING COUNTY, WASHINGTON. SAID DOCUMENT PROVIDES FOR, AMONG OTHER THINGS, THE FOLLOWING: THE GRANTOR EXPRESSLY RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS ALL COAL AND MINERALS OF EVERY NATURE WHATSOEVER IN SAID LAND, AND THE FULL AND EXCLUSIVE RIGHT TO EXPLORE, EXAMINE AND PROSPECT SAID LAND FOR SUCH MINERALS, AND TO DIG, MINE, EXCAVATE AND CARRY AWAY SUCH MINERALS AS MAY BE FOUND THEREIN. (NOTHING TO PLOT)

3. THIS SITE IS SUBJECT TO RESERVATIONS AND RECITALS CONTAINED IN THE DEED AS SET FORTH IN THE DOCUMENT RECORDED UNDER RECORDING NUMBER 2509307, RECORDS KING COUNTY, WASHINGTON. SAID DOCUMENT PROVIDES FOR, AMONG OTHER THINGS, THE FOLLOWING: THE GRANTOR EXPRESSLY RESERVES TO ITSELF ALL COAL AND MINERAL RIGHTS OF EVERY NATURE WHATSOEVER IN SAID LANDS, AND THE RIGHT TO DIG, MINE, EXCAVATE, CARRY AWAY, SELL AND DISPOSE OF SUCH MATERIALS AS MAY BE FOUND THEREIN. (NOTHING TO PLOT)

4. THIS SITE IS SUBJECT TO AN EASEMENT FOR THE PURPOSE OF UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AND THE RIGHTS INCIDENTAL THERETO, AS GRANTED IN THE DOCUMENT RECORDED UNDER RECORDING NUMBER 2670075, RECORDS KING COUNTY, WASHINGTON. (AS CONSTRUCTED)

5. THIS SITE IS SUBJECT TO AN EASEMENT FOR THE PURPOSE OF GUY WIRES AND ANCHORS AND THE RIGHTS INCIDENTAL THERETO, AS GRANTED IN THE DOCUMENT RECORDED UNDER RECORDING NUMBER 8110150604, RECORDS KING COUNTY, WASHINGTON. (PLOTTED HEREON)

6. THIS SITE IS SUBJECT TO AN EASEMENT FOR THE PURPOSE OF RIVER PROTECTION AND THE RIGHTS INCIDENTAL THERETO, AS GRANTED IN THE DOCUMENT RECORDED UNDER RECORDING NUMBER 9003021162, RECORDS KING COUNTY, WASHINGTON. (DESCRIBED AS A 30 FOOT WIDE STRIP OF LAND THAT IS PARALLEL TO AND LANDWARD OF THE TOP OF THE CREEK BANK AS CONSTRUCTED OR RECONSTRUCTED)

7. THIS SITE IS SUBJECT TO ANY MATTERS, AS SET FORTH ON CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. PLN12-00027 RECORDED UNDER RECORDING NUMBER 20121213900009, RECORDS KING COUNTY, WASHINGTON. (NOTHING TO PLOT)

8. THIS SITE IS SUBJECT TO A CLUSTER HOUSING DEVELOPMENT AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER RECORDING NUMBER 20170124001263, RECORDS KING COUNTY, WASHINGTON. (NOTHING TO PLOT)

9. THIS SITE IS SUBJECT TO ANY QUESTION THAT MAY ARISE DUE TO SHIFTING AND CHANGING IN THE COURSE, BOUNDARIES OR HIGH WATER LINE OF TIBBETTS CREEK. (NOTHING TO PLOT)

10. THIS SITE IS SUBJECT TO RIGHTS OF THE STATE OF WASHINGTON IN AND TO THAT PORTION, IF ANY, OF THE LAND WHICH LIES BELOW THE LINE OF ORDINARY HIGH WATER OF TIBBETTS CREEK. (NOTHING TO PLOT)

11. THIS SITE IS SUBJECT TO ANY PROHIBITION OR LIMITATION OF USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY PORTION WHICH IS NOW OR WAS FORMERLY COVERED BY WATER. (NOTHING TO PLOT)

12. THIS SITE IS SUBJECT TO PARAMOUNT RIGHTS AND EASEMENTS IN FAVOR OF THE UNITED STATES FOR COMMERCE, NAVIGATION, FISHERIES AND THE PRODUCTION OF POWER. (NOTHING TO PLOT)

13. NOT APPLICABLE TO THIS SURVEY.

14. THIS SITE IS SUBJECT TO AN EASEMENT FOR THE PURPOSES OF TRAIL FOR PEDESTRIAN, EQUESTRIAN, AND BICYCLE USE, INCLUDING BUT NOT LIMITED TO THE FILL PRISM, SURFACING, PAVED SURFACES, LANDSCAPING, ALL NECESSARY CUTS AND FILLS AND DRAINAGE FACILITIES AND THE RIGHTS INCIDENTAL THERETO, AS GRANTED IN THE DOCUMENT RECORDED UNDER RECORDING NUMBER 20200520001636, RECORDS KING COUNTY, WASHINGTON. (PLOTTED HEREON)

15. THIS SITE IS SUBJECT TO AN EASEMENT FOR THE PURPOSES OF UTILITY SYSTEMS AND THE RIGHTS INCIDENTAL THERETO, AS GRANTED IN THE DOCUMENT RECORDED UNDER RECORDING NUMBER 20210412000332, RECORDS KING COUNTY, WASHINGTON. (PLOTTED HEREON)

16. THIS SITE IS SUBJECT TO AN EASEMENT FOR THE PURPOSE OF A RECREATIONAL TRAIL EASEMENT AND THE RIGHTS INCIDENTAL THERETO, AS GRANTED IN THE DOCUMENT RECORDED UNDER RECORDING NUMBER 20231226000162, RECORDS KING COUNTY WASHINGTON. (PLOTTED HEREON)

## UTILITY EASEMENT PROVISION (UEP)

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH, PUGET SOUND ENERGY COMPANY, THE REGIONAL TELEPHONE COMPANY, THE REGIONAL CABLE TELEVISION COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THOSE EASEMENTS IDENTIFIED AS PUBLIC UTILITY EASEMENTS, THE EXTERIOR 10 FEET, PARALLEL WITH AND ADJOINING THE PRIVATE ACCESS AND UTILITY TRACT FRONTAGE OF ALL LOTS AND TRACTS, IN WHICH TO LAY, INSTALL, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDER GROUND CONDUITS, MAINS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC TELEPHONE, T.V. AND GAS SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED, THESE 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 THE TRANSMISSION OF ELECTRIC CURRENT, TELEPHONE, OR CABLE T.V. SHALL BE PLACED OR BE PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

## TRACT NOTES

1. TRACT A, A PRIVATE ACCESS AND UTILITIES TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT TO THE TIBBETTS CROSSING HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE TIBBETTS CROSSING HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 20 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS AND UTILITY FACILITIES WITHIN SAID TRACT. A PRIVATE ACCESS EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH, ITS SUCCESSORS AND ASSIGNS, OVER THE ENTIRETY OF TRACT A FOR UTILITY MAINTENANCE. PUBLIC ACCESS IS GRANTED TO ONLY THAT PORTION OF TRACT A COVERED BY THE PUBLIC RELOCATABLE TRAIL EASEMENT AS SHOWN AND GRANTED IN THE DOCUMENT TITLED "RECREATIONAL TRAIL EASEMENT" RECORDED UNDER KING COUNTY RECORDING NUMBER 20231226000162. (40,634± SQUARE FEET / 0.9328± ACRES)

2. TRACT B, AN OPEN SPACE AND UTILITIES TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT TO THE TIBBETTS CROSSING HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE TIBBETTS CROSSING HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 20 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE AND UTILITY FACILITIES WITHIN SAID TRACT. (8,281± SQUARE FEET / 0.1901± ACRES)

3. TRACT C, AN OPEN SPACE AND DRAINAGE TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT TO THE TIBBETTS CROSSING HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE TIBBETTS CROSSING HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 20 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE AND DRAINAGE FACILITIES WITHIN SAID TRACT. (980± SQUARE FEET / 0.0225± ACRES)

4. TRACT D, A STORM DRAINAGE DETENTION & RECREATION TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT TO THE TIBBETTS CROSSING HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE TIBBETTS CROSSING HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 20 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE DETENTION & RECREATION FACILITIES WITHIN SAID TRACT. PUBLIC ACCESS IS GRANTED TO ONLY THAT PORTION OF TRACT D COVERED BY THE PUBLIC RELOCATABLE TRAIL EASEMENT AS SHOWN AND GRANTED IN THE DOCUMENT TITLED "RECREATIONAL TRAIL EASEMENT" RECORDED UNDER KING COUNTY RECORDING NUMBER 20231226000162. (4,268± SQUARE FEET / 0.0980± ACRES)

5. TRACT E, A NATURAL GROWTH PROTECTION EASEMENT (NGPE) TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT TO THE TIBBETTS CROSSING HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE TIBBETTS CROSSING HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 20 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE NATURAL GROWTH PROTECTION FACILITIES WITHIN SAID TRACT. PUBLIC ACCESS IS GRANTED TO ONLY THAT PORTION OF TRACT E COVERED BY THE PUBLIC RELOCATABLE TRAIL EASEMENT AS SHOWN AND GRANTED IN THE DOCUMENT TITLED "RECREATIONAL TRAIL EASEMENT" RECORDED UNDER KING COUNTY RECORDING NUMBER 20231226000162. (765,596± SQUARE FEET / 17.5757± ACRES)

## NGPE TRACT NOTE

THE NATIVE GROWTH PROTECTION EASEMENT ("EASEMENT") IS GRANTED TO THE CITY OF ISSAQUAH WITHIN TRACT E IS FOR 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. THIS EASEMENT PROHIBITS, IN PERPETUITY, THE DEVELOPMENT AND ALTERATION OF THE TRACT, OR THE DISTURBANCE OF TREES AND OTHER VEGETATION WITHIN THE TRACT EXCEPT FOR PURPOSES OF HABITAT ENHANCEMENT AS PART OF AN ENHANCEMENT PROJECT WITH PRIOR WRITTEN APPROVAL FROM THE CITY, AND ANY OTHER AGENCY WITH JURISDICTION OVER SUCH ACTIVITY. THIS EASEMENT IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE TIBBETTS CROSSING PLAT THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT. THE TREES AND OTHER VEGETATION WITHIN THE CRITICAL AREA SHALL NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT PRIOR APPROVAL IN WRITING FROM THE CITY, UNLESS OTHERWISE PROVIDED BY LAW. DEMONSTRATED HEALTH AND SAFETY CONCERN SHALL BE CONSIDERED BY THE CITY WHEN PERMITTING THE CUTTING, PRUNING OR REMOVAL OF LIVING OR DEAD TREES AND OTHER VEGETATION. THE BOUNDARY BETWEEN TRACT E SHALL BE DELINEATED BY PERMANENT SURVEY MARKERS, PERMANENT SIGNAGE, AND OTHER DEVICES SUCH AS FENCING AS REQUIRED BY THE CITY, WHICH SHALL REMAIN IN PLACE IN PERPETUITY. THE TIBBETTS CROSSING HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL NGPE FACILITIES WITHIN SAID TRACT.

## PUBLIC ACCESS EASEMENT PROVISION

THE PUBLIC ACCESS EASEMENT OVER LOT 20 AND TRACT A AND SHOWN ON SHEET 8 OF 8 IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH FOR PUBLIC ACCESS TO THE WALKWAY CONTAINED THEREIN. THE TIBBETTS CROSSING HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC ACCESS FACILITIES WITHIN SAID EASEMENT. IF THE TIBBETTS CROSSING HOMEOWNERS ASSOCIATION FAILS TO PROPERLY MAINTAIN SAID FACILITIES, THE OWNERS OF LOTS 1 THROUGH 20 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC ACCESS FACILITIES WITHIN SAID EASEMENT.

## PRIVATE EASEMENT PROVISIONS(PEP)

THE OWNER(S) OF LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE OWNER(S) OF LOTS BENEFITED AS STATED IN THE EASEMENT NOTES OR ANY OTHER PRIVATE EASEMENT SHOWN AND THEIR ASSIGNS A PERPETUAL EASEMENT FOR THE STATED UTILITIES. THESE EASEMENTS AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS, AND ASSIGNS OF THE OWNER(S) OF LAND HEREBY BENEFITED. THE OWNER(S) OF LOT BENEFITED AND ITS ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW AT SUCH TIME AS MAY BE NECESSARY TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID UTILITIES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE ONE BENEFITED. THE OWNER(S) OF THE BURDENED LOT SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES.

HOWEVER, THE OWNER(S) OF THE BURDENED LOT SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. THE PLANTING OF TREES SHRUBS OR VEGETATION IS PERMITTED WITHIN TRACT 'E', EXCEPT FOR WITHIN THOSE EASEMENTS SHOWN ON SHEET 8. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREAS IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE OWNER(S) OF LOT BENEFITED PURSUANT TO ITS RESTORATION DUTIES HEREIN.

1. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER LOTS 1 AND 2 IS TO THE BENEFIT OF THE OWNERS OF LOTS 2 AND 3. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

2. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER LOTS 5 AND 6 IS TO THE BENEFIT OF THE OWNERS OF LOTS 4, 6 AND 7. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

3. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER LOT 8 AND TRACT 'E' IS TO THE BENEFIT OF THE OWNERS OF LOTS 7 AND 8. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

4. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER LOTS 11, 12 AND TRACT 'E' IS TO THE BENEFIT OF THE OWNERS OF LOTS 11 AND 12. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

5. THE PRIVATE STORM DRAINAGE EASEMENT SHWON OVER LOTS 13, 14 AND TRACT 'E' IS TO THE BENEFIT OF THE OWNERS OF LOTS 13 AND 14. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

6. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER LOT 17 AND TRACT 'E' IS TO THE BENEFIT OF THE OWNERS OF LOTS 17 AND 18. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

7. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER LOT 20 AND TRACT 'E' IS TO THE BENEFIT OF THE OWNERS OF LOTS 19 AND 20. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

8. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER TRACT 'E' IS TO THE BENEFIT OF THE OWNERS OF LOT 9. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

9. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER TRACT 'E' IS TO THE BENEFIT OF THE OWNERS OF LOT 10. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

10. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER TRACT 'E' IS TO THE BENEFIT OF THE OWNERS OF LOT 17. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANGE OF THE PRIVATE STORM DRAINAGE FACILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

11. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER TRACT 'E' IS TO THE BENEFIT OF THE OWNERS OF LOT 20. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

12. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER TRACT 'E' IS TO THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 3 AND TRACT 'C'. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

13. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER TRACT 'E' IS TO THE BENEFIT OF THE OWNERS OF LOT 15. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

14. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER TRACT 'E' IS TO THE BENEFIT OF THE OWNERS OF LOT 16. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

15. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER LOTS 15, 16 & TRACT 'E' IS TO THE BENEFIT OF THE TIBBETTS CROSSING HOMEOWNERS ASSOCIATION. THE TIBBETTS CROSSING HOMEOWNERS ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT. IF THE TIBBETTS CROSSING HOMEOWNERS ASSOCIATION FAILS TO PROPERLY MAINTAIN SAID FACILITIES, THE OWNERS OF LOTS 1 THROUGH 20 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT.

16. THE PRIVATE ACCESS & UTILITIES EASEMENT OVER LOT 8 IS TO THE BENEFIT OF LOT 7. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ACCESS AND UTILITIES FACILITIES FOR WHICH THEY HAVE SOLE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR PRIVATE ACCESS AND UTILITIES FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

17. THE PRIVATE SEWER EASEMENT OVER TRACT 'A' IS TO THE BENEFIT OF LOTS 17 THROUGH 20. THE OWNERS OF SAID LOTS SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES FOR SEWER FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

18. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER TRACT 'E' IS TO THE BENEFIT OF THE TIBBETTS CROSSING HOMEOWNERS ASSOCIATION. THE TIBBETTS CROSSING HOMEOWNERS ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT. IF THE TIBBETTS CROSSING HOMEOWNERS ASSOCIATION FAILS TO PROPERLY MAINTAIN SAID FACILITIES, THE OWNERS OF LOTS 1 THROUGH 20 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT. THE CENTERLINE OF SAID STRIP EASEMENT IS DIMENSIONED HEREON. THE SIDELINES OF THE EASEMENT SHOULD BE LENGTHENED OR SHORTENED, AS REQUIRED TO INTERSECT ALL INTERIOR AND EXTERIOR ANGLE POINTS AND PROPERTY LINES.

19. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER LOT 14 IS TO THE BENEFIT OF THE TIBBETTS CROSSING HOMEOWNERS ASSOCIATION. THE TIBBETTS CROSSING HOMEOWNERS ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT. IF THE TIBBETTS CROSSING HOMEOWNERS ASSOCIATION FAILS TO PROPERLY MAINTAIN SAID FACILITIES, THE OWNERS OF LOTS 1 THROUGH 20 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT.

## CITY OF ISSAQUAH PUBLIC WATER AND SEWER EASEMENT PROVISION

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED, UPON THE RECORDING OF THIS PLAT, TO THE CITY OF ISSAQUAH OR ITS SUCCESSORS AND ASSIGNS, OVER, UNDER, THROUGH AND UPON THE EASEMENTS SHOWN ON THIS PLAT DESCRIBED AS 'PUBLIC SEWER EASEMENT' AND 'PUBLIC WATER EASEMENT' 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 EASEMENTS AT ALL TIMES WITH ALL NECESSARY MAINTENANCE AND CONSTRUCTION EQUIPMENT FOR THE PURPOSES STATED. THE GRANTOR COVENANTS THAT NO STRUCTURES SHALL BE CONSTRUCTED OR ERECTED OVER, UPON OR WITHIN THESE EASEMENTS, INCLUDING FENCES OR ROCKERIES, AND NO TREES, BUSHES OR OTHER SHRUBBERY SHALL BE PLANTED IN THE AREA OF GROUND FOR WHICH THE EASEMENT IN FAVOR OF THE CITY OF ISSAQUAH HAS BEEN APPROVED.

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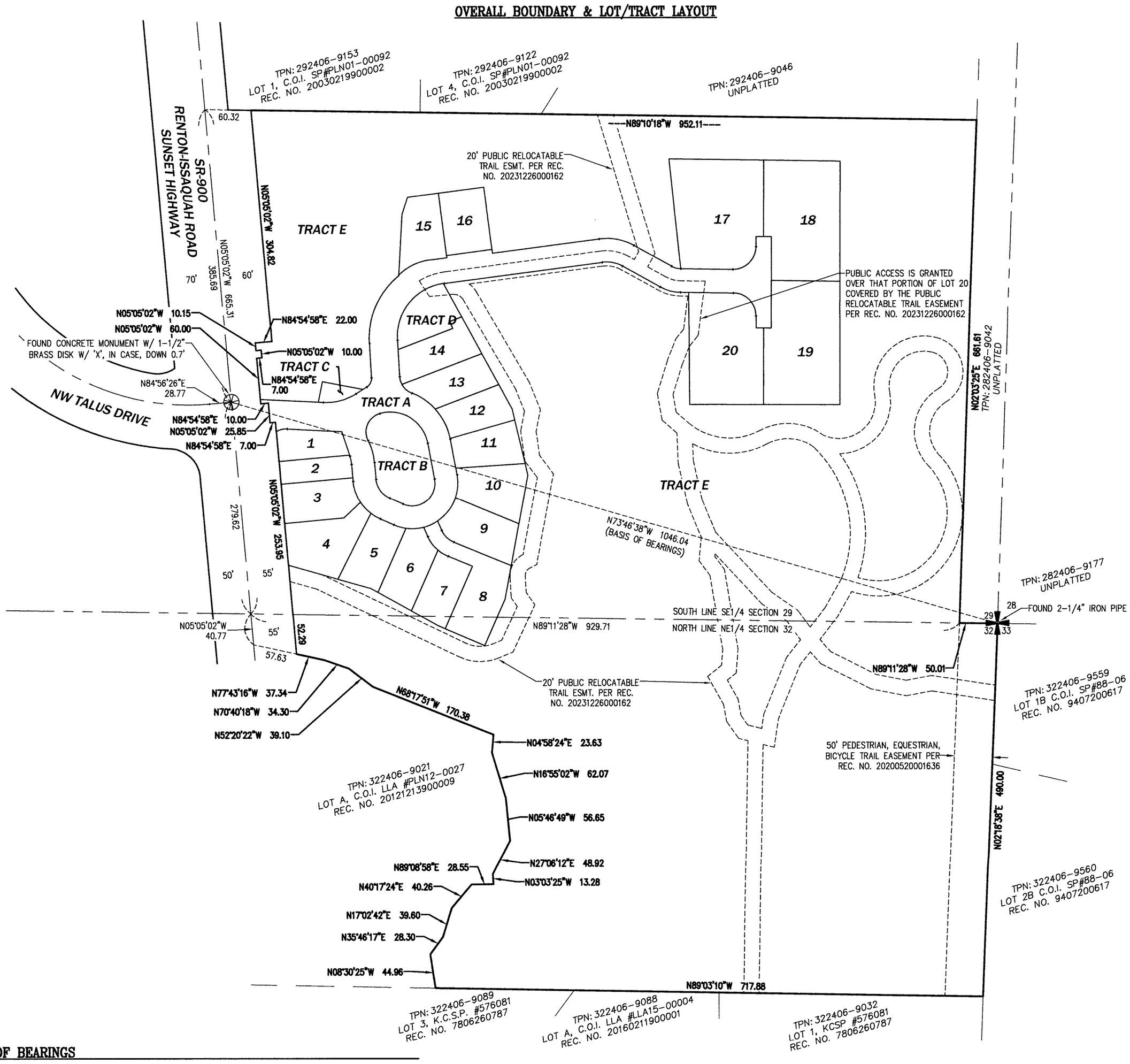
JOB NO. 17127

304/56

# TIBBETTS CROSSING

A PLAT COMMUNITY
A PORTION OF THE SE 1/4, OF THE SE 1/4,
SECTION 29, AND THE NE 1/4, OF THE NE 1/4, SECTION 32,
ALL IN TOWNSHIP 24 NORTH, RANGE 6 EAST AND , W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

## OVERALL BOUNDARY & LOT/TRACT LAYOUT




## BASIS OF BEARINGS

WASHINGTON STATE PLANE, NORTH ZONE.
N73°46'38"W BETWEEN THE FOUND SOUTHEAST SECTION CORNER OF SECTION 29-24-6 AND THE FOUND MONUMENT AT THE INTERSECTION OF THE CENTERLINES OF SR-900 AND NW TALUS DRIVE.

## REFERENCES

1. CITY OF ISSAQUAH LOT LINE ADJUSTMENT NUMBER PLN12-00027, RECORDED UNDER RECORDING NUMBER 20121213900009, RECORDS KING COUNTY, WASHINGTON.
2. PLAT OF TALUS DIVISION 'A', A MASTER PLAT, RECORDED IN VOLUME 201, PAGE 38 OF PLATS, UNDER RECORDING NUMBER 20010815000871, RECORDS KING COUNTY, WASHINGTON.

## GENERAL NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NUMBER 0128013-16 REVISION 7TH GUARANTEE, DATED MARCH 7, 2024. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JANUARY 13, 2015. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JANUARY, 2015.
3. PROPERTY AREA = 957,981± SQUARE FEET (21.9922± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

N

SCALE: 1" = 100'
0 50 100 200

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304157

# TIBBETTS CROSSING

A PLAT COMMUNITY
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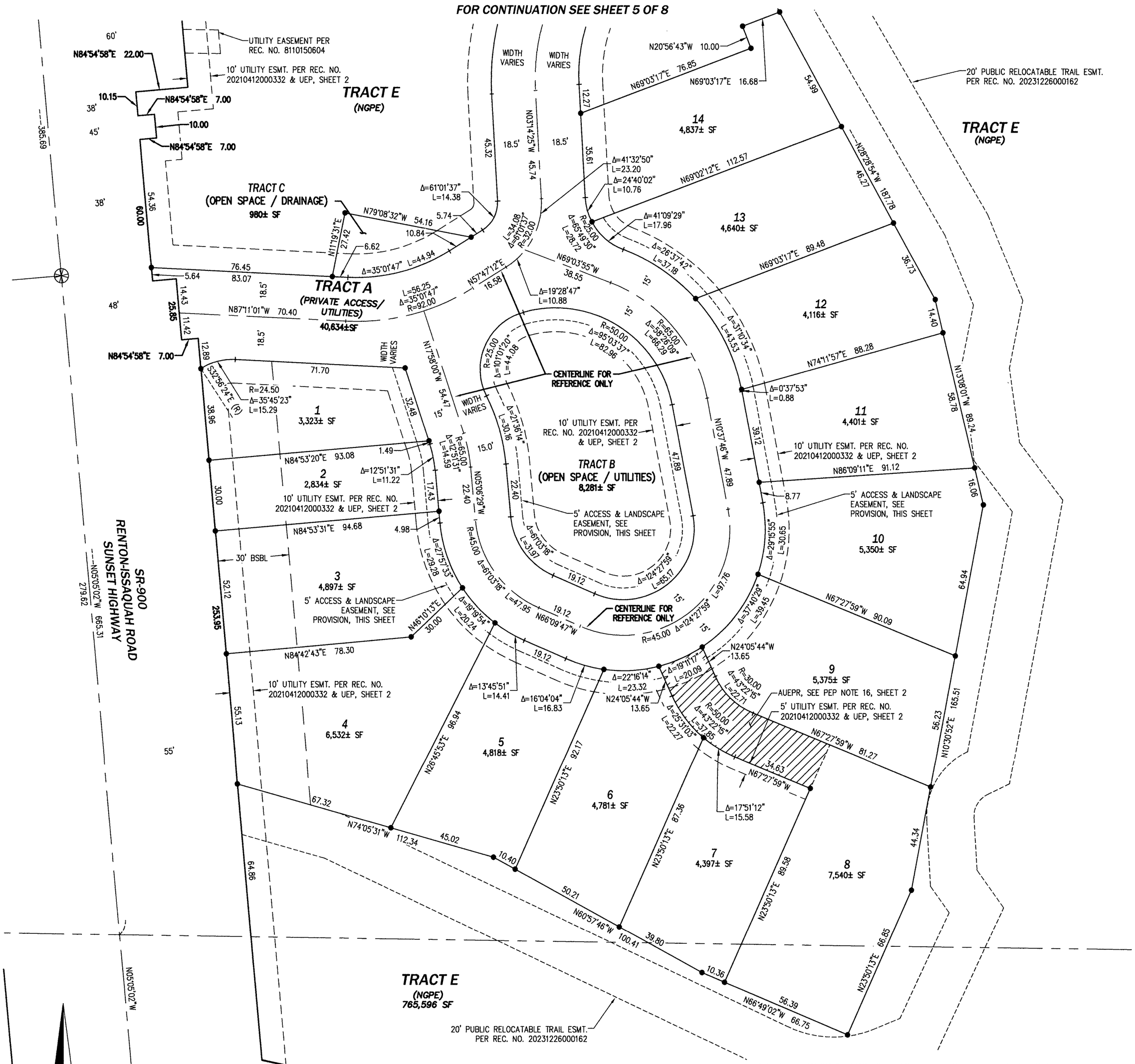
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

## LOT DIMENSIONS, UTILITY & ACCESS EASEMENTS

*FOR CONTINUATION SEE SHEET 5 OF 8*




## PRIVATE ACCESS AND LANSCAPE EASEMENT PROVISION

THE 5-FOOT PRIVATE ACCESS AND LANDSCAPE EASEMENT SHOWN ON THIS SHEET IS HEREBY GRANTED AND CONVEYED TO THE TIBBETTS CROSSING HOMEOWNERS ASSOCIATION FOR ACCESS TO SIDEWALKS AND PROTECTION OF STREET TREES. THE TIBBETTS CROSSING HOMEOWNERS ASSOCIATION WILL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE RESPONSIBILITIES OF THE LANDSCAPE AND ACCESS FACILITIES WITHIN SAID EASEMENT.

**SCALE: 1" = 30'**

0 15 30 60

### LEGEND

| | |
|---|---|
| SDEPR | PRIVATE STORM DRAINAGE EASEMENT |
| AUEPR | PRIVATE ACCESS AND UTILITIES EASEMENT |
| BSBL | BUILDING SETBACK LINE |
| ● | SET 1/2" REBAR W/ YELLOW PLASTIC CAP STAMPED "CORE 44653" |

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**JOB NO. 17127**

# TIBBETTS CROSSING

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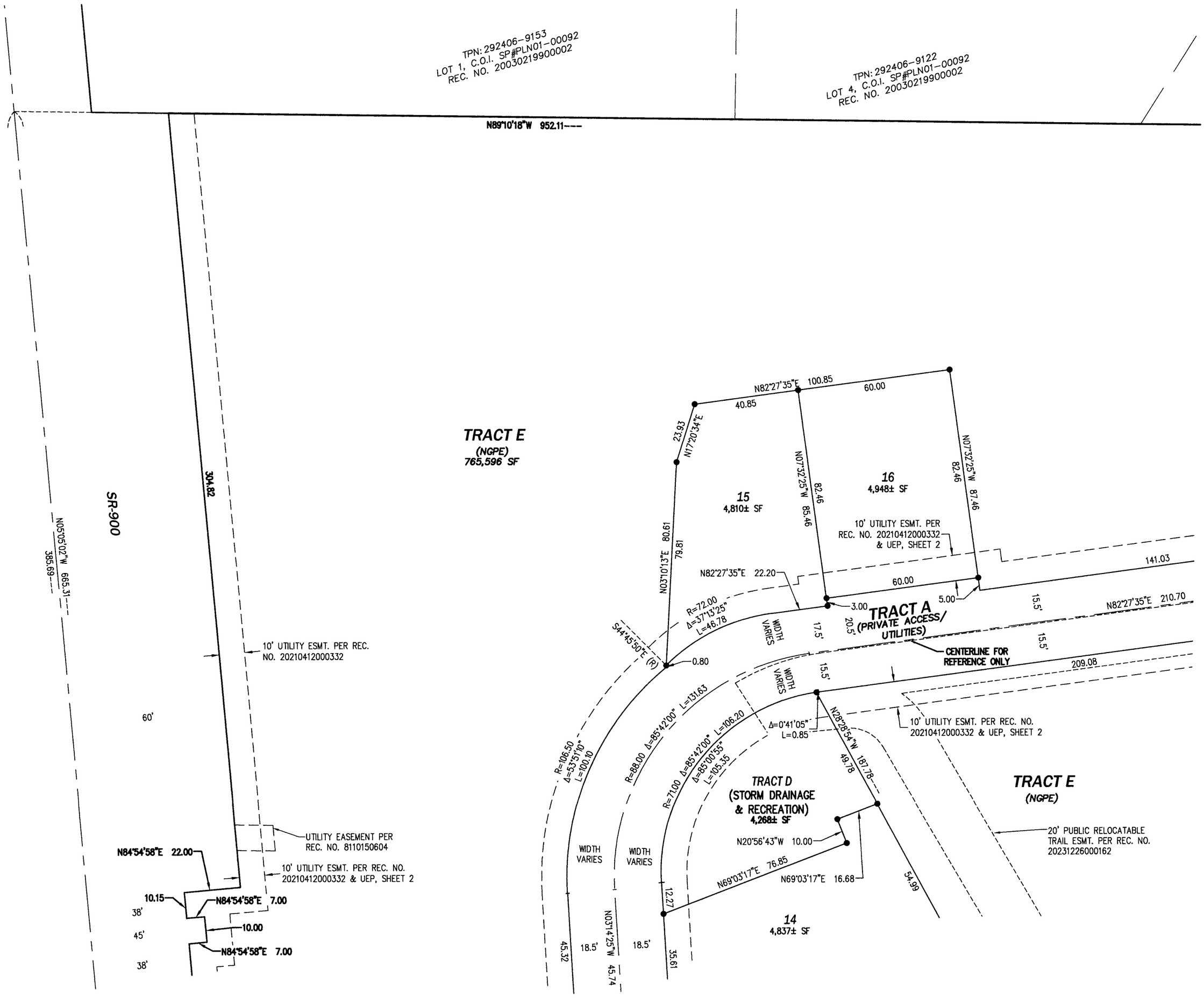
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

## LOT DIMENSIONS, UTILITY & ACCESS EASEMENTS




FOR CONTINUATION SEE SHEET 6 OF 8

FOR CONTINUATION SEE SHEET 4 OF 8

SCALE: 1" = 30'
0 15 30 60

**LEGEND**

| | |
|---|---|
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304159

# TIBBETTS CROSSING

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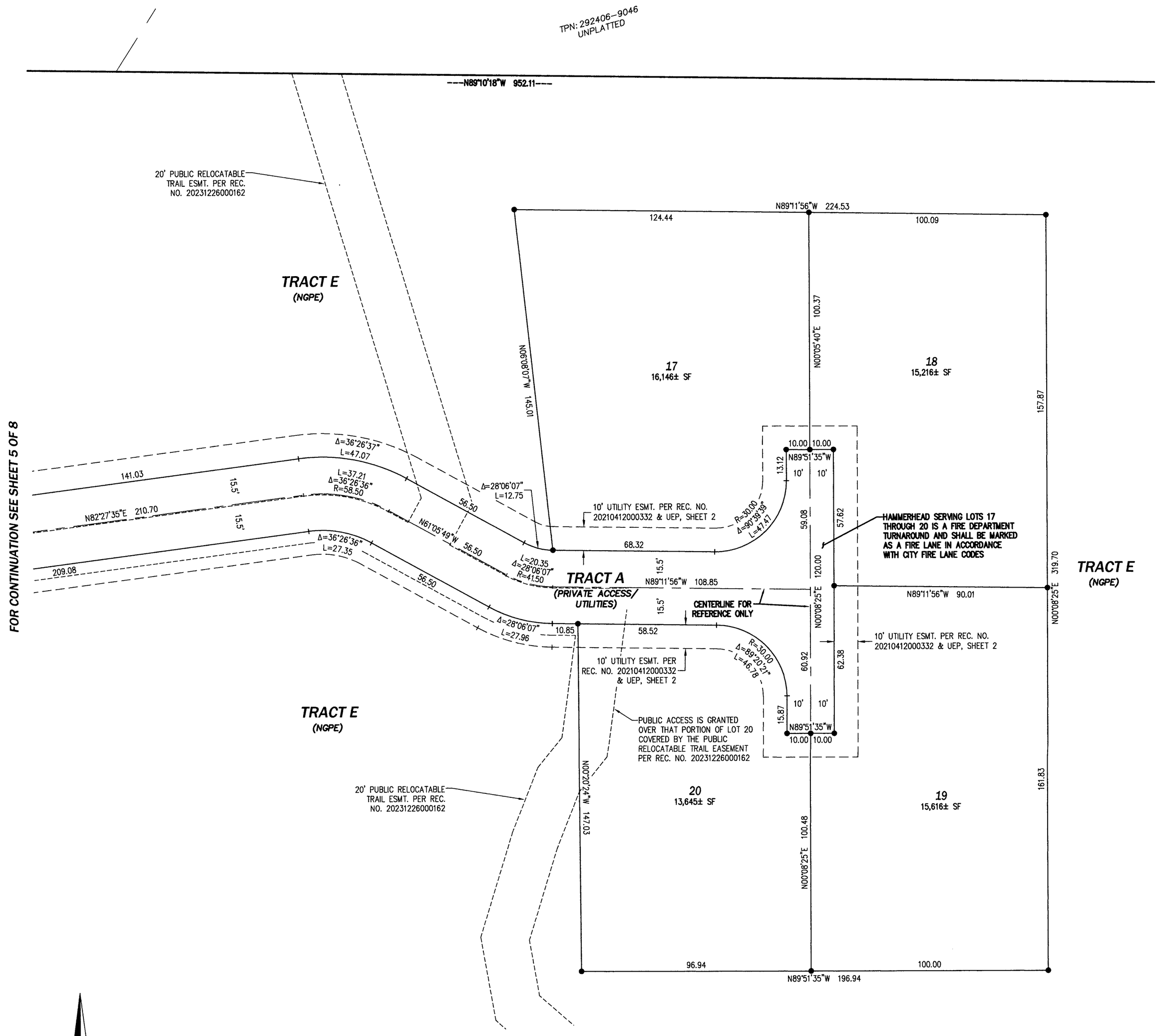
## LOT DIMENSIONS, UTILITY & ACCESS EASEMENTS

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SCALE: 1" = 30'

0 15 30 60

**LEGEND**

| | |
|---|---|
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# TIBBETTS CROSSING

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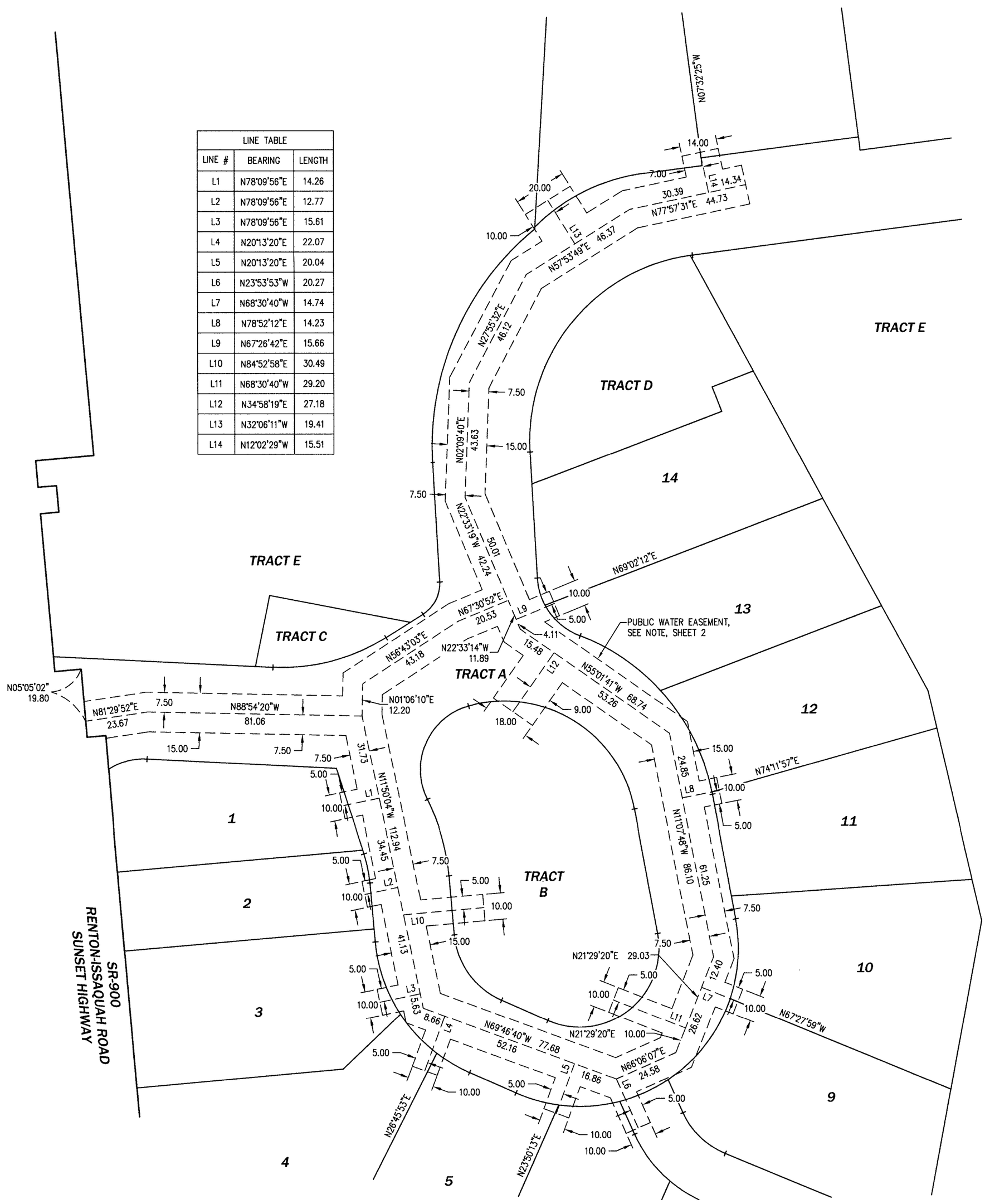
**PUBLIC WATER EASEMENT**

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | LENGTH |
| L1 | N78°09'56"E | 14.26 |
| L2 | N78°09'56"E | 12.77 |
| L3 | N78°09'56"E | 15.61 |
| L4 | N20°13'20"E | 22.07 |
| L5 | N20°13'20"E | 20.04 |
| L6 | N23°53'53"W | 20.27 |
| L7 | N68°30'40"W | 14.74 |
| L8 | N78°52'12"E | 14.23 |
| L9 | N67°26'42"E | 15.66 |
| L10 | N84°52'58"E | 30.49 |
| L11 | N68°30'40"W | 29.20 |
| L12 | N34°58'19"E | 27.18 |
| L13 | N32°06'11"W | 19.41 |
| L14 | N12°02'29"W | 15.51 |

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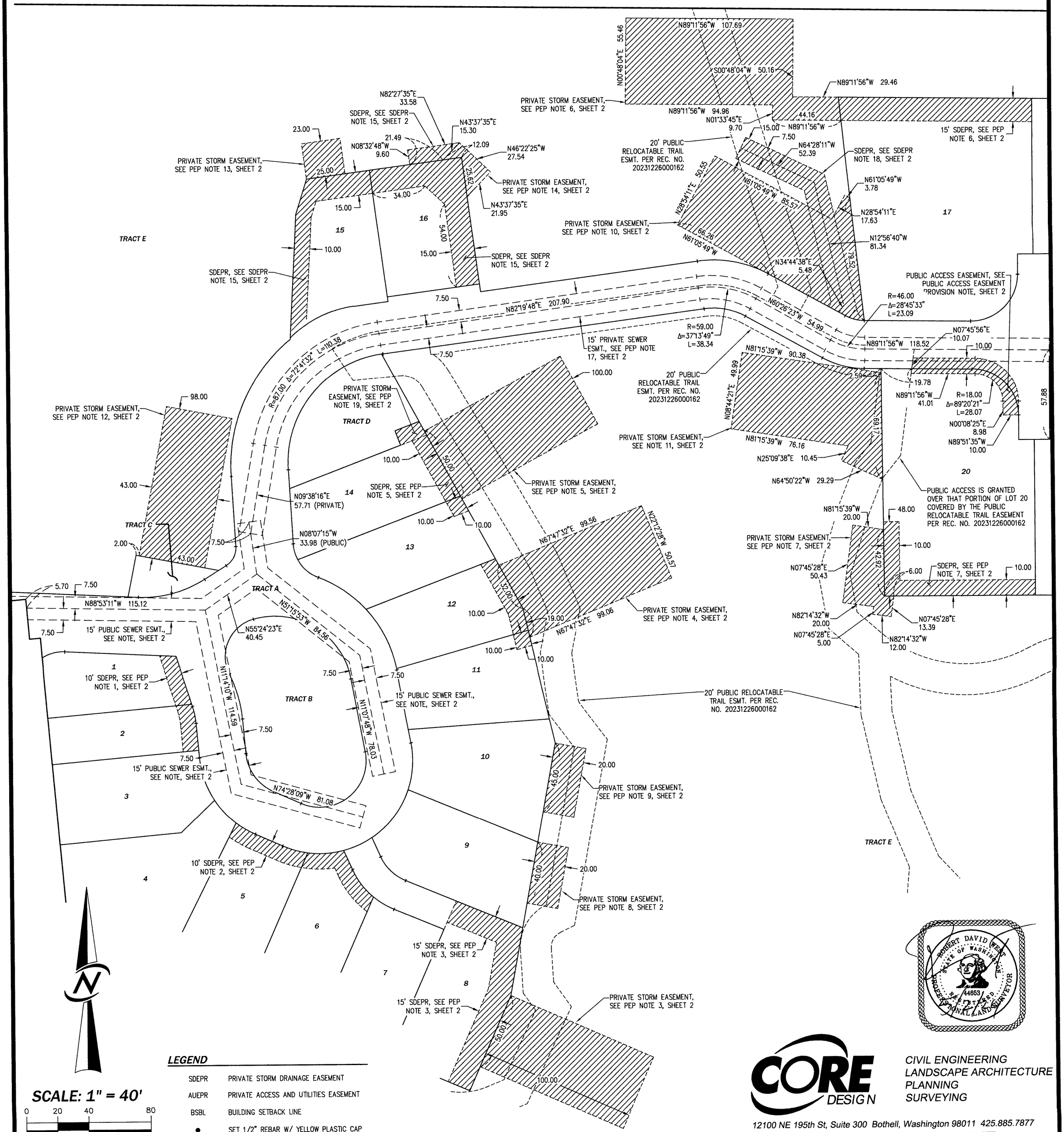
## PRIVATE STORM & PUBLIC SEWER EASEMENTS

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