3148 P.U.D.

TERRA HIGHLANDS DIVISION Nº 2

A PLANNED UNIT DEVELOPMENT

IN THE NW¼ OF THE SW¼ OF
SEC. 20, T24N, R6E, W.M.,
CITY OF ISSAQUAH
KING COUNTY, WASHINGTON

3148 P.U.D.

86/11/26 #2062 E
RECD F 25.00
REV S 15.00
CASHSL ***40.00

GENERAL PROJECT DESCRIPTION:

FEE OWNER:

Wexford Development Corporation, 15405 Highway 99, Lynnwood Washington 98036.

ENGINEER:

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

TOTAL ACREAGE:

16.4 Acres.

NUMBER OF DWELLING UNITS:

29

NUMBER OF PARKING SPACES:

Minimum 58 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 City of Issaquah Motion, passed by the Issaquah City Council on August 4, 1986.

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 Terra Highlands 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:

Tracts "A", "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 Terra Highlands Association of Lot Owners.

Tract "D" shall belong to the City of Issaquah for future and right of way. The City of Issaquah shall have maintenance responsibility for the retention facility on Tract "A" and booster station on Tract "C".

AMOUNT OF COMMON OPEN AREA:

6.82 Acres, 41% of site.

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 where of we have hereunto set our hand and seals;

G R Severson
WEXFORD DEVELOPMENT CORPORATION (PRESIDENT)

M Severson
WEXFORD DEVELOPMENT CORPORATION (SECRETARY)

COLUMBIA FEDERAL SAVINGS BANK (TITLE) VICE PRESIDENT

LEGAL DESCRIPTION:

That portion of the Westerly 395.00 feet of the Easterly 759.00 feet of the Northwest 1/4 of the Southwest 1/4 of Section 20, Township 24 North, Range 6 East W.M., in King County, Washington, described as follows:

Beginning at the Northwest corner of the Easterly 759.00 feet of said subdivision;
thence South 0°15'25" West along the West line of the East 759.00 feet of said subdivision 275.75 feet to the true point of beginning;
thence North 89°41'27" East 8.39 feet;
thence South 47°20'44" East 166.17 feet;
thence North 45°00'00" East 188.44 feet to the Westerly margin of Newport-Issaquah Road;
thence Southerly along the Westerly margin of Newport-Issaquah Road 319.58 feet to its intersection to the North line of the South 722.44 feet of the Northwest 1/4 of the Southwest 1/4 of said Section 20;
thence North 89°37'36" West 394.59 feet to the West line of the East 759.00 feet of said subdivision;
thence North 0°15'25" East along said West line of the East 264.80 feet to the true point of beginning;
ALSO, the Northwest 1/4 of the Southwest 1/4 of Section 20, Township 24 North, Range 6 East W.M., in King County, Washington;
EXCEPT the Easterly 759 feet thereof;

AND EXCEPT that portion of the Northwest 1/4 of the Southwest 1/4 of Section 20, Township 24 North, Range 6 East W.M., in King County, Washington, described as follows:

Beginning at the Northwest corner of the East 759.00 feet of said Northwest 1/4 of the Southwest 1/4;
thence South 0°15'25" West along the West line of said East 759.00 feet 275.78 feet;
thence South 89°41'27" West 111.61 feet;
thence North 39°00'00" West 65.00 feet;
thence South 89°41'27" West 50.00 feet;
thence North 0°22'55" West 225.00 feet to the North line of the Northwest 1/4 of the Southwest 1/4 of said Section 20;
thence North 89°41'27" East 205.25 feet to the point of beginning;

Situate in the City of Issaquah, County of King, State of Washington.

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON)
) s.s.
COUNTY OF KING)

This is to certify that on this 23rd day of September 1986, before me the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn personally appeared G.R. Severson, to me known to be the President of Wexford Development, Corp., and Majorie Severson, to me known to be the Secretary 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.

Notary Public in and for the State of Washington,
residing at Issaquah

STATE OF WASHINGTON)
COUNTY OF King) s.s.

This is to certify that on this 22 day of Sept. 1986, before me the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn personally appeared (Title) Vice President 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.

Notary Public in and for the State of Washinton,
residing at Wenatchee (Stamp below)

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 corners will be staked correctly on the ground.

Professional Land Surveyor
Washington License No: 16915

TREASURERS' CERTIFCATES:

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 25th day of Sept, 1986, A.D.

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 26th day of Nov., 1986, A.D.

KING COUNTY TREASURER
Finance Director

DEPUTY TREASURER

APPROVALS:

I HEREBY CERTIFY that this P.U.D. of Terra Highlands is Duly Approved by the City of Issaquah Development Commission this 1st day of October 1986, A.D.

CHAIRMAN, DEVELOPMENT COMMISSION

SECRETARY, DEVELOPMENT COMMISSION

EXAMINED AND APPROVED This 19 day of November 1986, A.D.

DIRECTOR, DEPARTMENT OF DEVELOPMENT REVIEW

EXAMINED AND APPROVED This 20th day of November 1986, A.D.

MAYOR, CITY OF ISSAQUAH

ATTEST: Linda Ruehle
CLERK, CITY OF ISSAQUAH

EXAMINED AND APPROVED This 10th day of October 1986, A.D.

DIRECTOR OF PUBLIC WORKS

EXAMINED AND APPROVED This 26th day of November 1986, A.D.

KING COUNTY ASSESSOR

DEPUTY COUNTY ASSESSOR

RECORDING CERTIFICATE: 8611262062

Filed for record at the request of the City of Issaquah this 26 day of Nov. 1986, at 58 minutes past 2 P .m., and recorded in Volume 3 of P.U.D.'s pages 47-48, records of King County, Washington.
Division of Records and Elections.

JANE HAGUE
MANAGER

JAMES S. WEEKS
Superintendent of Records