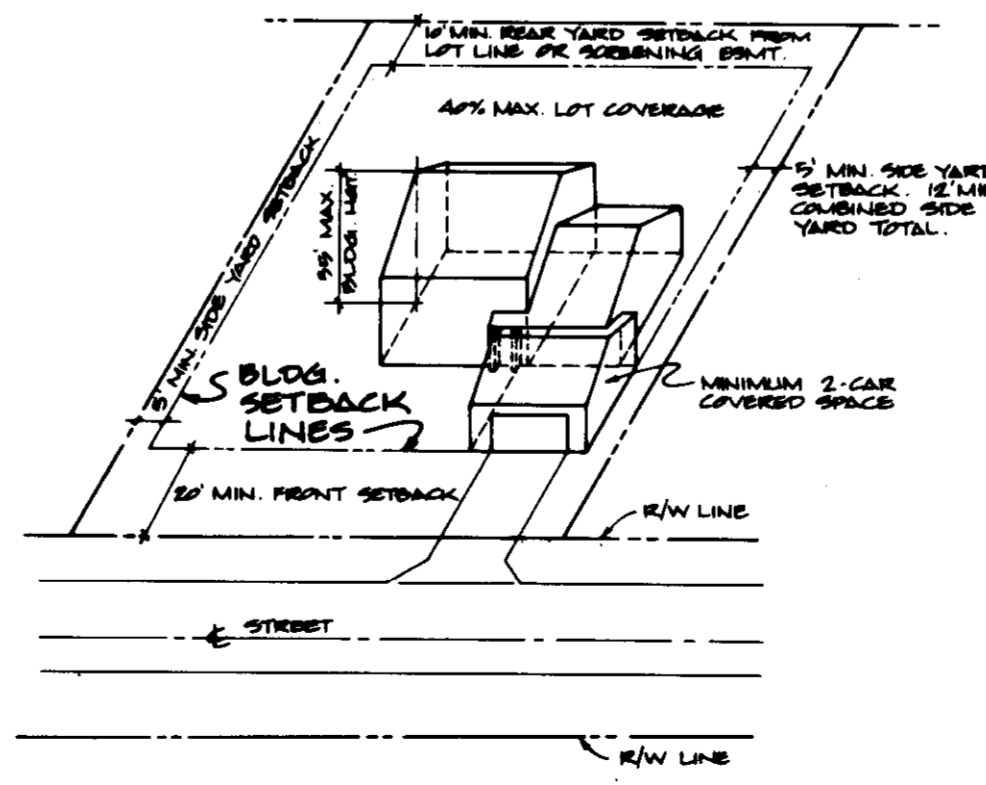
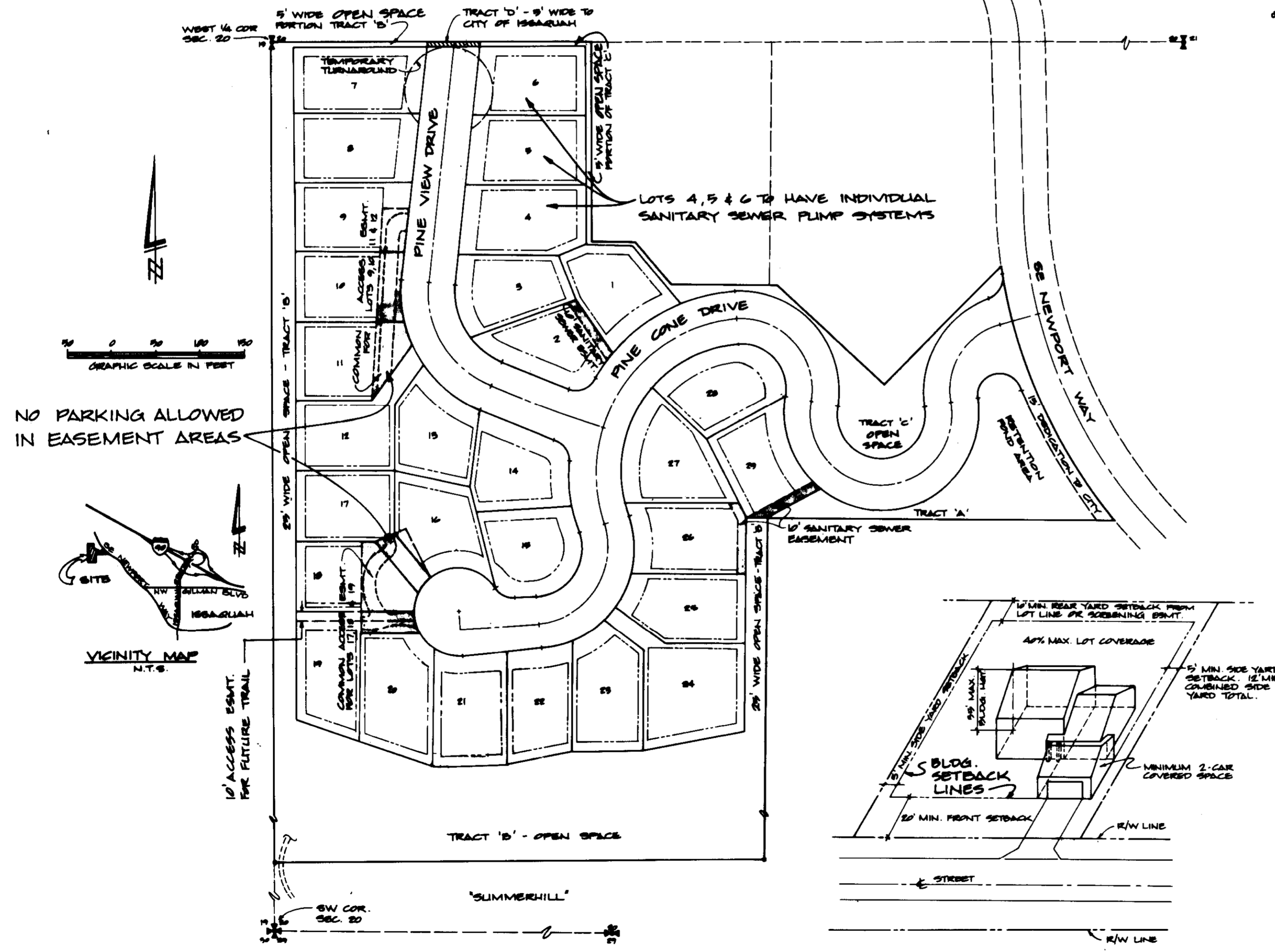


**TERRA HIGHLANDS DIVISION N<sup>o</sup> 2**  
**A PLANNED UNIT DEVELOPMENT**  
 IN THE NW<sup>1</sup>/<sub>4</sub> OF THE SW<sup>1</sup>/<sub>4</sub> OF  
 SEC. 20, T24N, R6E, W.M.,  
**CITY OF ISSAQUAH**  
**KING COUNTY, WASHINGTON**

**NOTES:**

- 1.) All lot lines are approximate. See final plat for exact dimensions.
- 2.) Administrative Design Review by the City of Issaquah for Lots 1-3, 5-13, and 16-29 will include, but not be limited to, the following requirements at time of building permit submittal:
  - a. A survey of the lot and adjacent right-of-way as it exists after plat construction shall be prepared and/or stamped by a licensed surveyor. The minimum scale of such survey shall be 1" = 20' and the contour interval shall be 2 feet with an accuracy of plus or minus one interval.
  - b. The survey in "a" above shall include boundaries and descriptions of existing vegetation, specific tree locations and identification for all trees over 8 inches diameter, 3 feet above the ground, and shall show existing contours and any structures, rockeries or retaining walls existing on the subject lot and adjacent parcels within 10 feet of the property line.
  - c. The submitted site plan shall show the proposed building location, driveway location and slope and all revised contours including any retaining structures proposed on the site.
  - d. All building permits proposed for these subject lots will undergo an administrative review process which will not involve architectural details of the proposed residence but will stress fitting the proposed residence to the property as opposed to regrading the property to suite a particular building, compliance with City standards for driveway slopes, Fire Department emergency access, and retention of significant vegetation, and may require revisions to the proposed site plan and/or a different design solution to development on the subject lots.



IN THE EVENT THAT SIDE YARD ABUTS CITY RIGHT OF WAY, SIDE YARD MUST BE 7'.



TERRA HIGHLANDS DIVISION N<sup>o</sup> 2
A PLANNED UNIT DEVELOPMENT
IN THE NW 1/4 OF THE SW 1/4 OF
SEC. 20, T24N, R6E, W.M.,
CITY OF ISSAQUAH
KING COUNTY, WASHINGTON

86/11/26 #206 E
RECD F 25.00
REV S 15.00
CASHSL \*\*\*40.0

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:
10.4 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 de-
tached 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 altera-
tions 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 amend-
ments 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 re-
tention facility on Tract "A"
and booster station on Tract "C".

AMOUNT OF COMMON OPEN AREA:
6.02 Acres, 4 1/2% 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;

WEXFORD DEVELOPMENT CORPORATION (PRESIDENT)
WEXFORD DEVELOPMENT CORPORATION (SECRETARY)
COLUMBIA FEDERAL SAVINGS BANK (TITLE)

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.

ACKNOWLEDGMENTS:

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

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 per-
sonally 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 there-
in 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 22nd 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) ... of Columbia Federal Savings Bank, a Washington Corporation,
of 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 Washington,
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' 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, dedi-
cated 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.

Finance Director

APPROVALS:

I HEREBY CERTIFY that this P.U.D. of Terra Highlands is
Duly Approved by the City of Issaquah Development Commission
this 13th 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

CLERK, CITY OF ISSAQUAH

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

DIRECTOR OF PUBLIC WORKS

EXAMINED AND APPROVED This 25th day of November
1986, A.D.

KING COUNTY ASSESSOR
DEPUTY COUNTY ASSESSOR

RECORDING CERTIFICATE: 86 1126 2062

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