254/095

zHome

A REPLAT OF VISTA PARK BLOCK 9C

A PORTION OF THE SE 1/4 OF THE SE 1/4 SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

BLOCK 9C OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA08-001HD, ACCORDING TO THE SURVEY RECORDED SEPTEMBER 11, 2008 IN VOLUME 252 OF SURVEYS AT PAGE 288, UNDER RECORDING NO. 20080911900005, KING COUNTY, WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, AS OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE FOR PUBLIC USE TO THE CITY OF ISSAQUAH ALL OF THOSE ROADS, ALLEYS, EASEMENTS AND RIGHTS OF WAY WHICH ARE SHOWN HEREON. ALSO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS SHOWN ON THE FACE OF THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE PUBLIC STREETS AND AVENUES SHOWN HEREON; AND DEDICATE TO THE CITY OF ISSAQUAH FREE AND CLEAR OF ALL ENCUMBRANCES, EXCEPT AS SHOWN HEREON; AND DEDICATE ALL PUBLICLY-DESIGNATED EASEMENTS FOR PUBLIC UTILITIES IN FAVOR OF THE CITY OF ISSAQUAH AND GRANT TO THE CITY OF ISSAQUAH AUTHORITY TO ASSIGN LAST SAID PUBLICLY-DESIGNATED EASEMENTS TO OTHER PUBLIC UTILITIES AT ITS DISCRETION.

FURTHER, WE WAIVE FOR OURSELVES, OUR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS SUBDIVISION BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

HOWLAND DEVELOPMENT ISSAQUAH LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: MATT HOWLAND
ITS: Member

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

ON THIS 6 DAY OF May, 2010 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED MATT HOWLAND TO ME KNOWN TO BE THE PRESIDENT OF HOWLAND DEVELOPMENT ISSAQUAH LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THAT HE EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Seattle, WA
MY APPOINTMENT EXPIRES 9-19-13
PRINT NAME Angela M. Fritz

Notary Public
State of Washington
ANGELA M. FRITZ
MY COMMISSION EXPIRES
September 19, 2013

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS 18th DAY OF May 2010

Lloyd Hara
KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

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 OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 18th DAY OF May 2010

FINANCE DIVISION

Scott Matheson
MANAGER, KING COUNTY FINANCE DIVISION

DEPUTY

COUNTY TREASURY OFFICIAL SEAL WASHINGTON

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF ZHOME, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT ALL COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE LOT AND TRACT CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

05/03/10
GLENN R. SPRAGUE — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 41299
STATE OF WASHINGTON
CORE DESIGN, INC.
14711 N.E. 29TH PL., #101
BELLEVUE, WA 98007
PHONE NO.
(425) 885-7877

GLENN R. SPRAGUE — STATE OF WASHINGTON — 41299 — REGISTERED PROFESSIONAL LAND SURVEYOR
05/03/10

CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 17 DAY OF MAY 2010

KEITH NIVEN, PROGRAM MANAGER, CITY OF ISSAQUAH M.D.R.T.

EXAMINED AND APPROVED THIS 17th DAY OF May 2010

BOB BROCK, PUBLIC WORKS ENGINEERING DIRECTOR, 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 17 DAY OF MAY 2010

JIM BLAKE, CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 17th DAY OF May 2010

AVA FRISINGER
MAYOR, CITY OF ISSAQUAH

ATTEST:
CLERK OF THE CITY OF ISSAQUAH

RECORDING CERTIFICATE

20100518000766
CASH PLAT 129.00
PAGE-001 OF 003
05/18/2010 13:13
KING COUNTY, WA

BOOK 254 OF Plats
PAGE(S) 095-097

SUPERINTENDENT OF RECORDS

RESTRICTIONS AND NOTES

1. THIS SITE IS SUBJECT TO FACILITY CHARGES FOR SEWER WATER AND PUBLIC FACILITIES OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060126001770.

2A. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SCHOOL MITIGATION AGREEMENT BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) AND THE GLACIER RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), BOTH LIMITED PARTNERSHIPS RECORDED AUGUST 16, 1995 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9508160202 AND MODIFICATION AND/OR AMENDMENT RECORDED DECEMBER 12, 1997 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9712121468.

2B. A SCHOOL MITIGATION PAYMENT IN THE AMOUNT OF NINE HUNDRED AND FORTY EIGHT AND NO/100 DOLLARS ($948.00) PER SINGLE FAMILY DWELLING UNIT, SHALL BE PAID TO ISSAQUAH SCHOOL DISTRICT NO. 411 AT THE TIME THE BUILDING PERMIT FOR EACH DWELLING UNIT IN THE PLAT IS ISSUED.

2C. THIS SITE IS SUBJECT TO THE PAYMENT OF ALL CITY OF ISSAQUAH MUNICIPAL IMPACT FEES CONSISTENT WITH THE ISSAQUAH MUNICIPAL CODE.

3. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS OF COOPERATION" RECORDED DECEMBER 20, 1995 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9512201313 INCLUDING MODIFICATION AND/OR AMENDMENT BY INSTRUMENT AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO.'S 9609191192, 9705161550 AND 20010329001057 (WHICH IS A RE-RECORD AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20010116001293).

4. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 9704281806 AND AS MODIFIED BY AMENDMENTS AND NOTED IN CONNECTION WITH "DECLARANTS AFFIRMATION OF AMENDMENTS" RECORDED UNDER RECORDING NO. 20021210001157.

5. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 9704281807 AND AS MODIFIED BY AMENDMENTS.

6. THIS SITE IS SUBJECT TO PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION, AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION.

7. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM" BY INSTRUMENT RECORDED FEBRUARY 18, 2003 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20030218001542 AND AS MODIFIED.

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS" BY INSTRUMENT RECORDED FEBRUARY 4, 2004 ASDISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20040204000499 AND AS MODIFIED.

9. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF LIEN FOR RESIDENTIAL ASSOCIATION ASSESSMENTS" BY INSTRUMENT RECORDED SEPTEMBER 26, 2008 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20080926000563.

10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF MINERAL RESOURCE LAND" BY INSTRUMENT RECORDED NOVEMBER 14, 2005 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20051114001849.

11. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT RECORDED UNDER RECORDING NO. 20021028900001, UNLESS MODIFIED BY THIS PLAT.

12. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT NO. SP02-001H, RECORDED UNDER RECORDING NO. 20021028900001, UNLESS MODIFIED BY THIS PLAT.

13. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY FINAL PLAT OF ISSAQUAH HIGHLANDS VISTA PARK RECORDED IN VOLUME 231 OF PLATS, PAGES 30-33, UNLESS MODIFIED BY THIS PLAT.

14. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT NO. SP06-002H, RECORDED UNDER RECORDING NO. 20060517900002, UNLESS MODIFIED BY THIS PLAT.

15. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR VIEW PROTECTION" BY INSTRUMENT RECORDED FEBRUARY 15, 2008 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080215001940.

SEE SHEET 2 FOR CONTINUATION

CORE DESIGN
14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
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ENGINEERING • PLANNING • SURVEYING

JOB NO. 07213H

CITY FILE NO.: FP08-001HD

254/096

zHome

A REPLAT OF VISTA PARK BLOCK 9C

A PORTION OF THE SE 1/4 OF THE SE 1/4 SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

BASIS OF BEARINGS

N88°02'05"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22-24-6 PER CITY OF ISSAQUAH SHORT PLAT NO. SP-02-001-IH, REC. NO. 20021028900001.

HORIZONTAL DATUM

NAD 1983/91

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY THIRD COMMITMENT ORDER NO. 4209-1554668, DATED MARCH 25, 2010. IN PREPARING THIS MAP, CORE DESIGN HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN COMMITMENT. CORE DESIGN HAS RELIED WHOLLY ON FIRST AMERICAN TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. ALL DISTANCES ARE IN FEET.

3. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA 5 SECOND 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 HAS BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS WITHIN ONE YEAR OF THE DATE OF THIS SURVEY.

REFERENCES

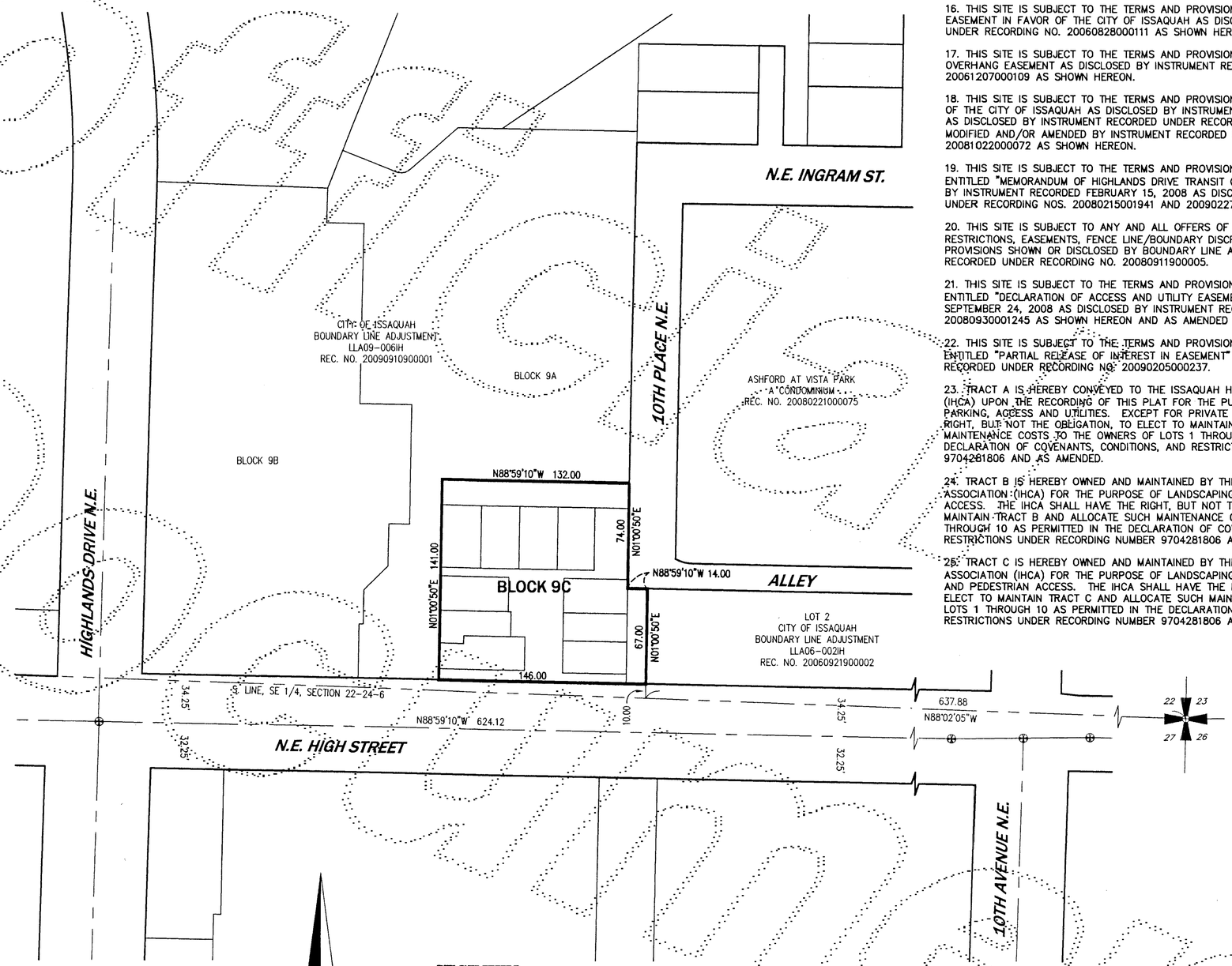
1. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT
   NO. LLA06-002IH
   VOLUME 212, PAGE 122
   RECORDING NO. 20060921900002
2. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT
   NO. LLA08-001HD
   VOLUME 252, PAGE 288
   RECORDING NO. 20080911900005
3. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT
   NO. LLA09-006IH
   VOLUME 265, PAGES 237-238
   RECORDING NO. 20090910900001

SITE AREAS

LOTS 1-10:	11,198± S.F.
TRACT A:	5,038± S.F.
TRACT B:	938± S.F.
TRACT C:	2,376± S.F.
BLOCK 9C:	19,550± S.F. (0.4488± ACRES)

APPROVED ADDRESSING PLAN

LOT 1:	1715 9TH PLACE N.E.
LOT 2:	1719 9TH PLACE N.E.
LOT 3:	1723 9TH PLACE N.E.
LOT 4:	1711 9TH PLACE N.E.
LOT 5:	1707 9TH PLACE N.E.
LOT 6:	1703 9TH PLACE N.E.
LOT 7:	1739 9TH PLACE N.E.
LOT 8:	1735 9TH PLACE N.E.
LOT 9:	1731 9TH PLACE N.E.
LOT 10:	1727 9TH PLACE N.E.



RESTRICTIONS & NOTES

16. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN ACCESS AND UTILITY EASEMENT IN FAVOR OF THE CITY OF ISSAQUAH AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060828000111 AS SHOWN HEREON.

17. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A MAINTENANCE ACCESS AND OVERHANG EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20061207000109 AS SHOWN HEREON.

18. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A UTILITY EASEMENT IN FAVOR OF THE CITY OF ISSAQUAH AS DISCLOSED BY INSTRUMENT RECORDED SEPTEMBER 19, 2007 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20070919001299 AND MODIFIED AND/OR AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20081022000072 AS SHOWN HEREON.

19. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF HIGHLANDS DRIVE TRANSIT ORIENTED DEVELOPMENT AGREEMENT" BY INSTRUMENT RECORDED FEBRUARY 15, 2008 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NOS. 20080215001941 AND 20090227001958.

20. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY BOUNDARY LINE ADJUSTMENT NO. LLA08-001HD, RECORDED UNDER RECORDING NO. 20080911900005.

21. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF ACCESS AND UTILITY EASEMENT" BY INSTRUMENT RECORDED SEPTEMBER 24, 2008 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080930001245 AS SHOWN HEREON AND AS AMENDED BY RECORDING NO. 20091130002913.

22. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTIAL RELEASE OF INTEREST IN EASEMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20090205000237.

23. TRACT A IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS PLAT FOR THE PURPOSE OF OPEN SPACE, PRIVATE PARKING, ACCESS AND UTILITIES. EXCEPT FOR PRIVATE SEWER, THE IHCA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ELECT TO MAINTAIN TRACT A AND ALLOCATE SUCH MAINTENANCE COSTS TO THE OWNERS OF LOTS 1 THROUGH 10 AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS UNDER RECORDING NUMBER 9704281806 AND AS AMENDED.

24. TRACT B IS HEREBY OWNED AND MAINTAINED BY THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) FOR THE PURPOSE OF LANDSCAPING, UTILITIES AND PUBLIC PEDESTRIAN ACCESS. THE IHCA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ELECT TO MAINTAIN TRACT B AND ALLOCATE SUCH MAINTENANCE COSTS TO THE OWNERS OF LOTS 1 THROUGH 10 AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS UNDER RECORDING NUMBER 9704281806 AND AS AMENDED.

25. TRACT C IS HEREBY OWNED AND MAINTAINED BY THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) FOR THE PURPOSE OF LANDSCAPING, UTILITIES AND PUBLIC VEHICULAR AND PEDESTRIAN ACCESS. THE IHCA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ELECT TO MAINTAIN TRACT C AND ALLOCATE SUCH MAINTENANCE COSTS TO THE OWNERS OF LOTS 1 THROUGH 10 AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS UNDER RECORDING NUMBER 9704281806 AND AS AMENDED.

VICINITY DIAGRAM

SCALE: 1" = 60'

GLENN R. SPRAGUE
STATE OF WASHINGTON
41299
REGISTERED PROFESSIONAL LAND SURVEYOR
06/03/10

CORE DESIGN
14711 N.E. 29th Pl. Suite 101
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SHEET 2 OF 3

CITY FILE NO.: FP08-001HD

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PLAT 129 00
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05/18/2010 13:13
KING COUNTY, WA

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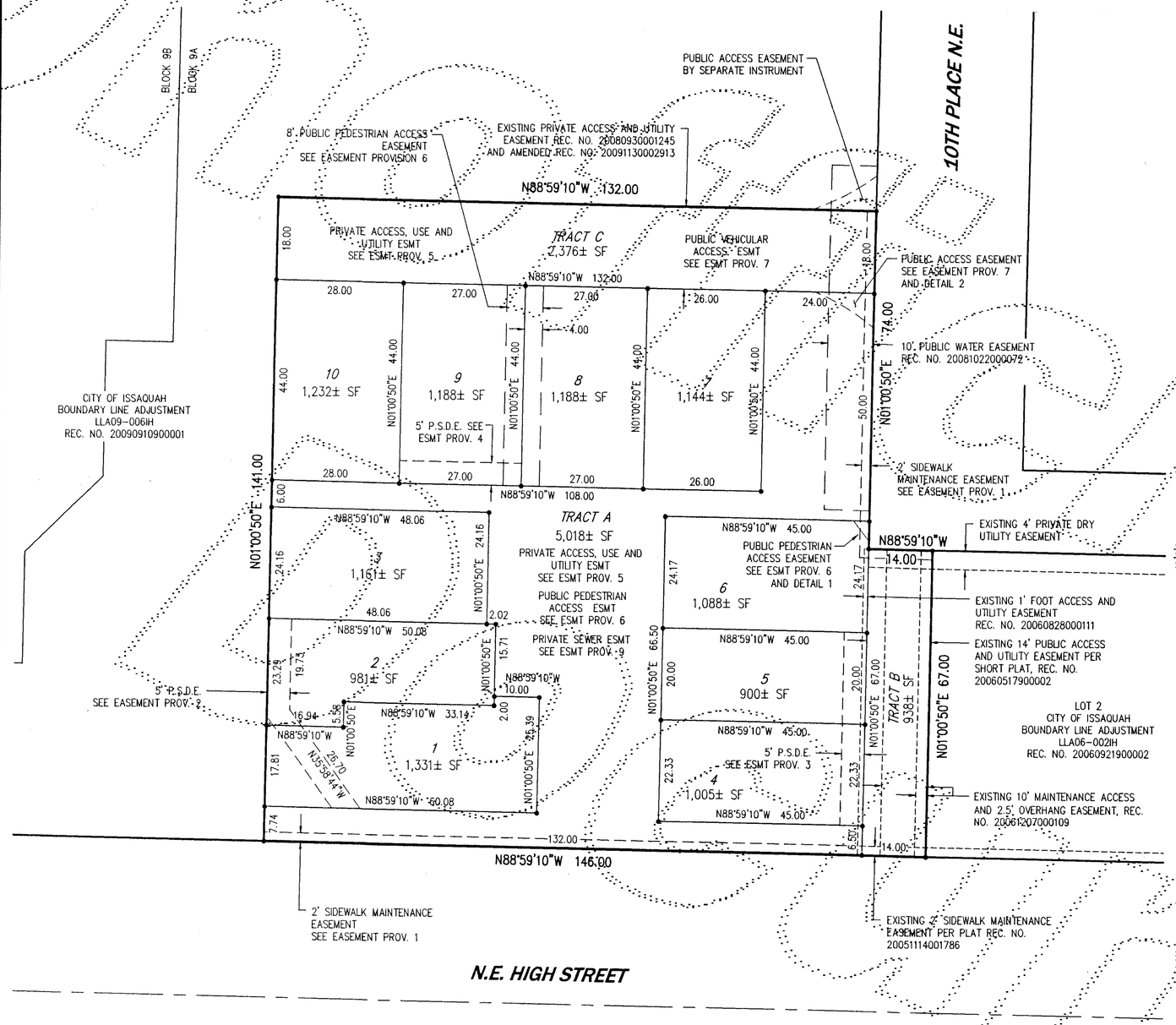
zHome

A REPLAT OF VISTA PARK BLOCK 9C

A PORTION OF THE SE 1/4 OF THE SE 1/4 SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



EASEMENT PROVISIONS

1. A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON A 2.00 FOOT WIDE STRIP OF PRIVATE LAND LYING PARALLEL WITH AND ADJACENT TO THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS. THE EASEMENT IS FOR THE PURPOSE OF CITY ACCESS TO ANY PUBLIC IMPROVEMENT WITHIN THE RIGHT-OF-WAY WHICH ADJOINS THE EASEMENT AREA FOR MAINTENANCE, REPAIR, OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENT BY THE CITY OF ISSAQUAH. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION. NO STRUCTURES (EXCEPT ROCKERIES OR WALLS WITH PRIOR APPROVAL OF THE CITY OF ISSAQUAH) OR PERMANENT OR ONGOING USE SHALL BE MADE IN THE EASEMENT.

2. A 5-FOOT PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 1 AND 2 IS FOR THE BENEFIT OF LOTS 2 AND 3. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9704281806, AND AS AMENDED.

3. A 5-FOOT PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 4 AND 5 IS FOR THE BENEFIT OF LOTS 5 AND 6. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9704281806, AND AS AMENDED.

4. A 5-FOOT PRIVATE STORM DRAINAGE EASEMENT OVER LOT 9 IS FOR THE BENEFIT OF LOT 10. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9704281806, AND AS AMENDED.

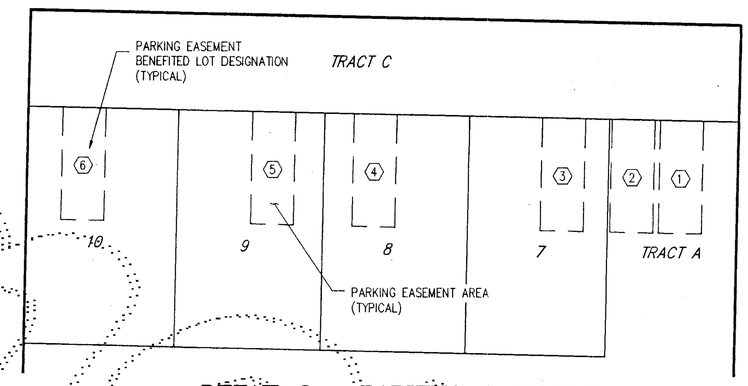
5. A PRIVATE ACCESS, USE AND UTILITY EASEMENT UNDER, OVER AND UPON TRACTS A AND C IS HEREBY GRANTED TO LOTS 1 THROUGH 10. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES, WALLS, PARKING FACILITIES, PATHWAYS, RAINGARDENS, PLANTERS, RILL, SOLAR FACILITIES, GROUND SOURCE WELLS AND ANY OTHER FEATURES WITHIN SAID TRACTS THEY HAVE BENEFIT OF USE. THE IHCA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9704281806, AND AS AMENDED.

6. A PUBLIC PEDESTRIAN ACCESS EASEMENT OVER AND UPON TRACTS A AND C AND AS SHOWN ON LOTS 6, 8 AND 9 IS HEREBY RESERVED FOR PUBLIC PEDESTRIAN USE AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS.

7. A PUBLIC VEHICULAR ACCESS EASEMENT OVER AND UPON A PORTION OF TRACT A AND ALL OF TRACT C IS HEREBY RESERVED FOR PUBLIC VEHICULAR USE AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS.

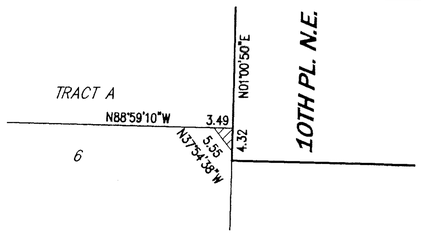
8. A PRIVATE PARKING EASEMENT OVER AND UPON LOTS 7 THROUGH 10 AND TRACT A IS HEREBY GRANTED TO LOTS 1 THROUGH 6 AS SHOWN AND DESIGNATED IN DETAIL 3 BELOW. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE PARKING FACILITY THEY HAVE BENEFIT OF USE. DETAILS OF SAID RESPONSIBILITIES, ACTUAL LOCATION AND FURTHER RESTRICTIONS SHALL BE NOTED WITHIN THE COVENANTS, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH THIS PLAT. THE EASEMENT AREA SHOWN HEREON IS APPROXIMATE AND DOES NOT CONSTITUTE THE LIMITS OF THE EASEMENT AREA.

9. A PRIVATE SEWER EASEMENT UNDER, OVER AND UPON TRACT A IS FOR THE BENEFIT OF LOTS 1 THROUGH 10. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SEWER FACILITY THEY HAVE BENEFIT OF USE.

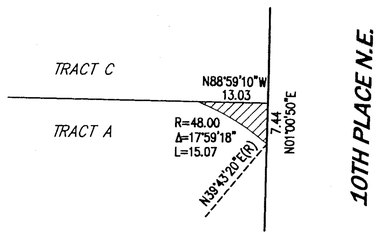


DETAIL 3 – PARKING EASEMENT

DETAIL 1 – PUBLIC PEDESTRIAN ACCESS EASEMENT



DETAIL 2 – PUBLIC ACCESS EASEMENT



LEGEND

● SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 41299" OR TACK IN LEAD WITH WASHER STAMPED "CORE 41299"

P.S.D.E. PRIVATE STORM DRAINAGE EASEMENT

SCALE: 1" = 20'

0 10 20 40

GLENN R. SPRAGUE STATE OF WASHINGTON 41299 REGISTERED PROFESSIONAL LAND SURVEYOR

06/03/10

CORE DESIGN
14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963
ENGINEERING PLANNING SURVEYING

JOB NO. 07213H

SHEET 3 OF 3

CITY FILE NO.: FP08-001HD

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PLAT 129.00
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KING COUNTY, WA