PARK HILL AT ISSAQUAH DIV. 1

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS: THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HERBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SURVEY OF THE LAND, HERBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND LINES NOT SHOWN AS PRIVIES HEREIN AND DIVIDE 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 ALTERATIONS OF CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL OR IGNORABLE GRADING OF SLOPES AND FISHERS, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES, AND DRAINAGE UNLESS SUCH EASMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DESIGNATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH EASMENTS, TRACTS OR PARTY TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HERBY SUBDIVIDED, WAVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY SERVING FILE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST KING COUNTY, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THE SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY KING COUNTY.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HERBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY SERVING FILE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST KING COUNTY, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE WATER FLOWS WITHIN THE SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. FURTHER, THIS WARRANTY AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASED KING COUNTY, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART IN THE NEGLIGENCE OF KING COUNTY, ITS SUCCESSORS, OR ASSIGNS.

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 SET OUR HANDS AND SEALS:

PARK HILL, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
BY Russell Keith
Member

KEYBANK NATIONAL ASSOCIATION
BY: Megan Fick
Vice President

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Russell Keith, Member, SIGNED THIS INSTRUMENT ON MY OATH AND, OR AS I WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED IT AS THE MEMBER OF PARK HILL, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED May 27, 1999

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Russell Keith, Vice President, SIGNED THIS INSTRUMENT ON MY OATH AND, OR AS I WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF PARK HILL, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED May 27, 1999

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT J. A. Miller, Manager, SIGNED THIS INSTRUMENT ON MY OATH AND, OR AS I WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED IT AS THE MANAGER OF KEYBANK NATIONAL ASSOCIATION, TO BE THE FREE AND VOLUNTARY ACT SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED May 27, 1999

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF PARK HILL AT ISSAQUAH DIV. 1 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 21, TOWNSHIP 24 NORTHEAST CORNER, KING COUNTY, WASHINGTON, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK 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.

DATED June 1, 1999

RECORDING CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS 1st DAY OF June 1999 AT 10:00 AM AND RECORDER IN VOLUME 296 OF PLATS, PAGES 287 THROUGH 335 OF RECORDS OF KING COUNTY, WASHINGTON.

SUPERINTENDENT OF RECORDS

APPROVALS:

KING COUNTY DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED THIS 3rd DAY OF June 1999

DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES
EXAMINED AND APPROVED THIS 3rd DAY OF June 1999

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 FOR ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS, OR ANY OTHER PUBLIC USE, ARE PAID IN FULL.

DUMAS

MANAGER, LAND USE SERVICES DIVISION

J. A. Miller

Manager

LACE
Penhallegon Associates Consulting Engineers, Inc.

PROJECT NO. 99542.20

D.D.E.S. FILE NO. L96P0032

ENGINEERING PLANNING SURVEYING

D.D.E.S. FILE NO. L96P0032

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1 OF 7 SHEET: 1
19. The private 10' storm drain easements within Tracts D, E, F, G, and H are for the benefit of the homeowners of Tracts D, E, F, G, and H. The storm drain easements shall be maintained and kept open for the benefit of homeowners of Tracts D, E, F, G, and H.

20. The private 10' storm drain easements within LOT 15 are for the benefit of Tract 5 & LOT 15. LOT 15 shall be responsible for the maintenance, repairs, and reconstruction of the storm drain system within the easement area.

21. The private 15' sanitary sewer easements within Tract F and LOT 15 are for the benefit of the homeowners of Tracts D, E, F, G, and H. The sanitary sewer easements shall be maintained and kept open for the benefit of the homeowners of Tracts D, E, F, G, and H.

22. The private 10' sanitary sewer easements within Tract F are for the benefit of the homeowners of Tracts D, E, F, G, and H. The sanitary sewer easements shall be maintained and kept open for the benefit of the homeowners of Tracts D, E, F, G, and H.

23. LOT 15 shall be through 14 to be created in Division 2, if applicable.

24. Tract H is reserved for future development.

25. The 15' storm drainage easement within Tracts D & E is for the benefit of King County for drainage of 229th Avenue SE. Tract E shall be responsible for the maintenance of the storm drain system within the easement area.

26. Easement for ingress, egress, and utilities for the benefit of Tract F. This Easement will be through 14 to be created in Division 2 of the 15' storm drain easement. Tract F shall be responsible for the maintenance of the storm drain system within the easement area.

27. The owner(s) of the land hereby subdivide do hereby grant and convey to the owner(s) of the Tracts benefited, as set forth in this easement provision, a permanent, irrevocable easement for access and use of the facilities (storm drain and sanitary sewer systems) identified in the easement provision. These easements and conditions shall be a Covenant running with the land and shall be binding on the successors of the owner(s) of the land hereby burdened. The owner(s) of Tracts benefited and their successors and assigns shall have the right to use and enjoy the easement for the purposes described in the easement provision at all times. The owner(s) of the land hereby burdened shall have the right to enter upon said easement for the purpose of inspecting, maintaining, repairing, altering or reconstructing said facilities or make any other additions or changes to said facility as may be necessary, at reasonable times, for the purpose of operating, maintaining, or improving said facilities.

28. Subject to covenants, conditions, and restrictions of record and any easements to which the (32) beneficiary properties are subject.

29. Subject to conditions that the portion of the East Quarter of the Northeast Quarter of Section 17, Town 24 North, Range 6 East, W.M., in King County, Washington as described in Section 18, Tract 15 be reserved for the public benefit of the City of Issaquah, Washington.