

# SNOQUALMIE RIDGE PLAT 3

## DIVISIONS P AND Q

A RE-PLAT OF LOT 1 OF "CITY OF SNOQUALMIE SHORT SUBDIVISION NO. SP 98-01", KING COUNTY RECORDING NO. 9811169001 A PORTION OF THE SE 1/4 OF THE SW 1/4 AND OF THE NE 1/4 OF THE SW 1/4 OF SECTION 26, TWP. 24 N., RGE. 7 E., W.M., CITY OF SNOQUALMIE, KING COUNTY, WASHINGTON  
**CITY OF SNOQUALMIE SUBDIVISION NO. FP 98-03**

### DEDICATION

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, SUBJECT TO THE RESERVATION OF VACANT CONDUIT LINES THEREIN AS PROVIDED IN NOTE 19 ON SHEET 2 OF 5, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS 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 PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACES, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE TO SPECIFICALLY IDENTIFY THEM ON THIS PLAT BEING INDICATED OR CONVEYED BY A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE 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 SUBDIVIDED HEREBY WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF SNOQUALMIE, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM "INADEQUATE MAINTENANCE BY THE CITY OF SNOQUALMIE."

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND SUBDIVIDED HEREBY AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF SNOQUALMIE, 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 OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELINQUISHING THE CITY OF SNOQUALMIE, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF SNOQUALMIE, 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 HAVE HEREUNTO SET OUR HANDS.

THE QUADRANT CORPORATION, A WASHINGTON CORPORATION


BY:  TITLE: S.V.P.

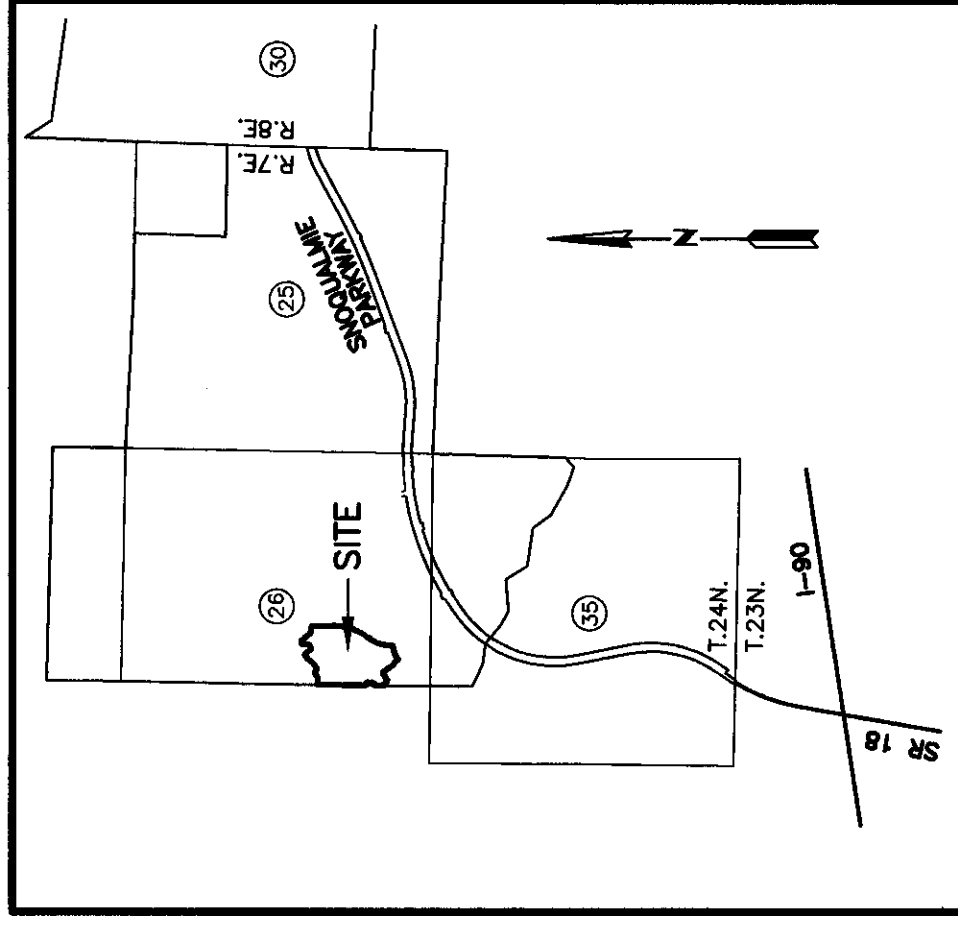
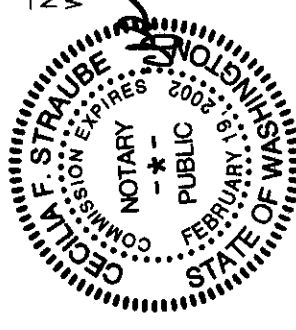
### ACKNOWLEDGEMENT

STATE OF WASHINGTON } SS  
COUNTY OF KING }

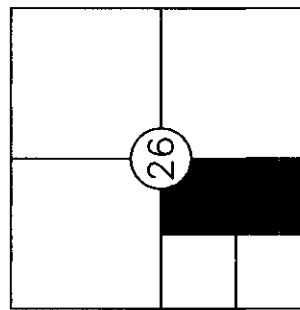
ON THIS 11th DAY OF FEBRUARY, 1999, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED PETER DEZEE TO ME KNOWN TO BE SENIOR VICE PRESIDENT OF THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

  
CECILIA STRAIN, Notary Public  
WASHINGTON, RESIDING AT SEATTLE  
TITLE: NOTARY/ADMIN. ASST.  
MY COMMISSION EXPIRES: 2-19-02

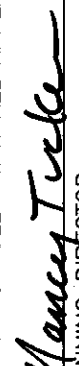


VICINITY MAP  
NOT TO SCALE



### APPROVALS

I, THE UNDERSIGNED PLANNING DIRECTOR, HEREBY CERTIFY THAT THIS FINAL PLAT CONFORMS FULLY WITH ALL APPLICABLE REGULATIONS AND STANDARDS.


  
Nancy Tucker  
PLANNING DIRECTOR  
3-16-99  
DATE

I, THE UNDERSIGNED CITY ENGINEER, HEREBY CERTIFY THAT ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED, INSPECTED AND APPROVED OR THAT A BOND FOR THE AMOUNT AND IN A FORM APPROVED BY THE CITY HAS BEEN OBTAINED ASSURING COMPLETION OF SAID IMPROVEMENTS.


  
David Hunter  
CITY ENGINEER  
3/16/99  
DATE

I, THE UNDERSIGNED MAYOR, ON BEHALF OF THE CITY OF SNOQUALMIE, HEREBY ACCEPT SUCH DEDICATIONS AND EASEMENTS AS MAY BE INCLUDED THEREON.

  
Scott Noble  
MAYOR  
3/15/99  
DATE


  
Jodi Wanner  
ASST. CITY CLERK  
3/15/99  
DATE

I, THE UNDERSIGNED CITY CLERK, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE ALL PROPERTY TAXES TO DATE HAVE BEEN PAID.

  
Jodi Wanner  
CITY CLERK  
3/16/99  
DATE

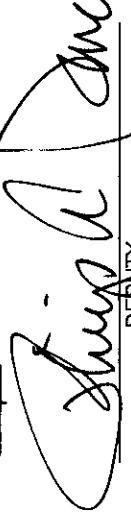
### KING COUNTY DEPARTMENT OF ASSESSMENTS

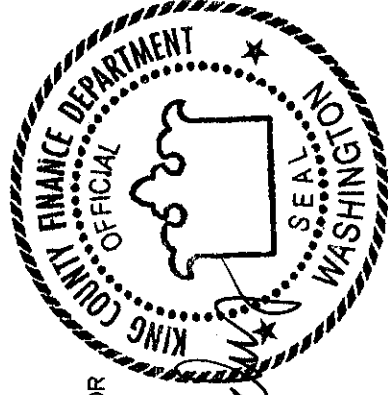
EXAMINED AND APPROVED THIS 22nd DAY OF MARCH, 1999, A.D.

  
SCOTT NOBLE  
DEPUTY KING COUNTY ASSESSOR  
ACCOUNT NUMBER 262407-9053

### KING COUNTY TREASURY 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 22nd DAY OF MARCH, 1999  
  
D. Lee Dedrick  
DEPUTY  
TREASURY DIVISION  
MANAGER, FINANCE DIVISION



### RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF SNOQUALMIE THIS 23rd DAY OF MARCH, 1999 A.D., AT 32 MINUTES PAST 2:00 P.M. AND RECORDED IN VOLUME 289 OF PLATS, PAGES 3-5, RECORDS OF KING COUNTY, WASHINGTON.

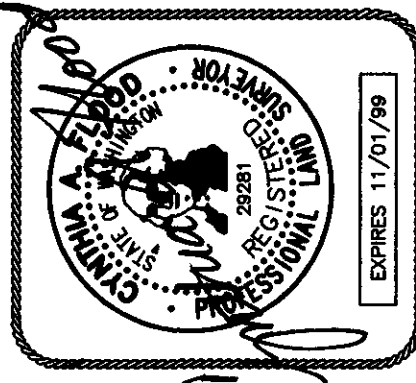
  
Val Ward  
SUPERINTENDENT OF RECORDS

RECORDING NO. 99 0322 2208

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "SNOQUALMIE RIDGE PLAT 3 DIVISIONS P AND Q" IS BASED UPON A SURVEY OF SECTION 26, TOWNSHIP 24 NORTH RANGE 7 EAST, W.M. THAT ALL 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.

  
Cynthia A. Flood  
PROFESSIONAL LAND SURVEYOR  
CITY OF SNOQUALMIE, WASHINGTON  
CERTIFICATE NO. 29281  
02-09-99  
DATE



VOL./PG.  
**189 03**



**ESM Consulting Engineers, LLC.**  
Civil E Engineering • Land Surveying • Project Management  
720 So. 348th Street • Federal Way, WA 98003  
Phone: (253) 838-6113 • (253) 927-0618

# SNOQUALMIE RIDGE PLAT 3

## DIVISIONS P AND Q

A RE-PLAT OF LOT 1 OF "CITY OF SNOQUALMIE SHORT SUBDIVISION NO. SP 98-01", KING COUNTY RECORDING NO. 9811169001  
A PORTION OF THE SE 1/4 OF THE SW 1/4 AND OF THE NE 1/4 OF THE SW 1/4 OF SECTION 26,  
TWP. 24 N., RGE. 7 E., W.M., CITY OF SNOQUALMIE, KING COUNTY, WASHINGTON  
**CITY OF SNOQUALMIE SUBDIVISION NO. FP 98-03**

### LEGAL DESCRIPTION

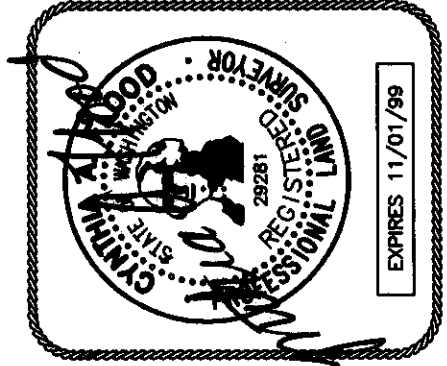
LOT 1, CITY OF SNOQUALMIE SHORT SUBDIVISION NO. SP 98-01 "SNOQUALMIE RIDGE SHORT SUBDIVISION NO. 4", RECORDED UNDER RECORDING NUMBER 9811169001, IN KING COUNTY, WASHINGTON.

### SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS PLAT UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

PROCEDURE USED: FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090.



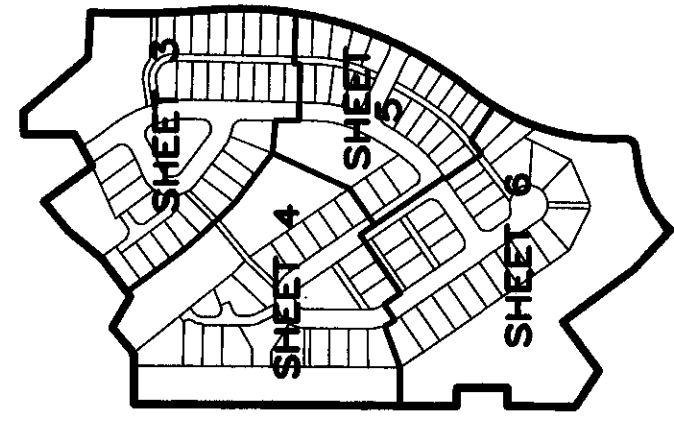
### NOTES

- FOR ADDITIONAL SUBDIVISIONAL INFORMATION AND BASIS OF HORIZONTAL DATUM, SEE THAT RECORD OF SURVEY BY ESM FILED IN VOLUME 84 OF SURVEYS, PAGE 59, RECORDING NO. 9112029004, RECORDS OF KING COUNTY, WASHINGTON.
- LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN HEREON ARE FROM CHICAGO TITLE INSURANCE COMPANY PLAT CERTIFICATE NO. 513134 DATED OCTOBER 30, 1998 AND SUPPLEMENTAL COMMITMENT DATED JANUARY 26, 1999.
- IN PREPARING THIS PLAT, ESM HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS ESM AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP. ESM HAS RELIED SOLELY UPON THE INFORMATION CONTAINED IN SAID CERTIFICATE IN REGARDS TO TITLE ISSUES TO PREPARE THIS PLAT AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- SUBJECT TO THAT "EASEMENT FOR CERTAIN UTILITIES LOCATED OUTSIDE SNOQUALMIE RIDGE PRELIMINARY PLAT P AND THE TERMS AND CONDITIONS THEREOF" PER INSTRUMENT FILED UNDER RECORDING NO. 9711181686, THE DESCRIPTION CONTAINED IN SAID INSTRUMENT IS NOT SUFFICIENT TO DETERMINE AN EXACT LOCATION.
- SUBJECT TO THAT "EASEMENT FOR STORMWATER PONDS WITHIN SNOQUALMIE RIDGE GOLF COURSE" AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENT FILED UNDER RECORDING NO. 9711181687, THE DESCRIPTION CONTAINED WITHIN SAID INSTRUMENT IS NOT SUFFICIENT TO DETERMINE AN EXACT LOCATION OF SAID EASEMENT.
- SUBJECT TO RESERVATIONS AND EXCEPTIONS REGARDING ALL GEOTHERMAL STEAM AND HEAT AND ALL ORES AND MINERALS OF ANY NATURE WHATSOEVER, BUT NOT LIMITED TO, COAL, LIGNITE, OIL AND GAS, PEAT, INCLUDING COAL SEAM GAS TOGETHER WITH THE RIGHT TO ENTER UPON THE LANDS FOR THE PURPOSE OF EXPLORING, DEVELOPING AND WORKING THE SAME, PER INSTRUMENTS FILED UNDER RECORDING NOS. 9701020874 AND 9704090274, SAID INSTRUMENTS ALSO RESERVE A ROTHALTY ON ANY SAND AND GRAVEL THAT MAY BE RECOVERED FROM THE LANDS.
- FINAL SUBJECT TO CONDITIONS, COVENANTS AND RESTRICTIONS CONTAINED IN THAT "NOTICE RE: MIXED USE PER INSTRUMENT FOR SNOQUALMIE RIDGE" PER INSTRUMENT FILED UNDER RECORDING NO. 9607300508.
- SUBJECT TO EXCEPTIONS AND RESERVATIONS CONTAINED IN THAT "NOTICE OF TIMBER RESERVATION" PER INSTRUMENT FILED UNDER RECORDING NO. 9704250997.
- SUBJECT TO THE REQUIREMENTS CONTAINED IN THAT "NOTICE RE: DEVELOPMENT STANDARDS AND DESIGN GUIDELINES FOR SNOQUALMIE RIDGE" PER INSTRUMENT FILED UNDER RECORDING NO. 9711181689.
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY TO ASSESSMENTS AS CONTAINED IN THAT "DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR SNOQUALMIE RIDGE" PER INSTRUMENT FILED UNDER RECORDING NO. 9607201530 AND MODIFICATIONS THEREOF PER INSTRUMENTS FILED UNDER RECORDING NOS. 9811122002, 9811170662, AND 9812162824.
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS AND NOTES, AS CONTAINED IN CITY OF SNOQUALMIE SHORT SUBDIVISION NO. SP 98-01 AS FILED UNDER RECORDING NO. 9811169001.
- SUBJECT TO THAT "MITIGATION AGREEMENT" AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENT FILED UNDER RECORDING NO. 9011160085 AND FIRST AND SECOND AMENDMENTS THERETO ON FILE AT THE CITY OF SNOQUALMIE.
- SUBJECT TO THAT "MITIGATION AGREEMENT" AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENTS FILED UNDER RECORDING NOS. 9507110886, 9604111255 AND 9612120597.
- SUBJECT TO THAT "SNOQUALMIE RIDGE TRANSPORTATION CONCURRENCY AGREEMENT" AND 1ST ADDENDUM THERETO FILED UNDER RECORDING NO. 9711181682. SAID AGREEMENT HAS BEEN MODIFIED BY SECOND ADDENDUM FILED UNDER RECORDING NO. 9711181681.
- SUBJECT TO THE TERMS AND CONDITIONS OF THOSE DEVELOPER EXTENSION AGREEMENTS AS DISCLOSED BY INSTRUMENTS FILED UNDER RECORDING NOS. 9711181684 AND 9711282576.
- WOOD STOVES SHALL COMPLY WITH ALL APPLICABLE FEDERAL AND STATE REGULATIONS.
- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO GRANITOR (SUBJECT TO ASSIGNMENT TO Weyerhaeuser Real Estate Company), THE CITY OF SNOQUALMIE, AND PUGET SOUND ENERGY AND FOR TELEPHONE, CABLE AND OTHER UTILITIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE 10 FEET OF LOTS AND TRACTS (AS DEPICTED HEREIN) ADJACENT TO AND ABUTTING ROADS OR ALLEYS, PARALLEL WITH AND ADJOINING EXISTING OR PROPOSED ACCESS RIGHT-OF-WAY IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND DISTRIBUTION SYSTEMS, INCLUDING VACANT CONDUIT LINES AS DEFINED IN NOTE 19, WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION, AND OTHER PROPERTY, WITH UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. ALSO HEREBY GRANTED IS THE RIGHT TO USE ALL STREET AND ROAD RIGHTS-OF-WAY FOR TELEPHONE PURPOSES. NO LINES OR WIRES OR CABLES OR CONDUITS OR OTHER PURPOSES SHALL BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

### NOTES CONTINUED

- THE LOCATION OF ALL VACANT CONDUIT LINES SHALL BE APPROVED BY THE CITY ENGINEER. ALL FACILITIES SHALL BE DESIGNED, LOCATED AND INSTALLED SO AS TO LEAST INTERFERE WITH EXISTING AND PLANNED CITY OWNED OR OPERATED UTILITIES. BEFORE ANY WORK IS DONE UNDER THIS EASEMENT, WRECO SHALL FIRST APPLY FOR AND OBTAIN A PERMIT TO DO SUCH WORK. WRECO SHALL PAY ALL REASONABLE COSTS AND EXPENSES INCURRED IN REVIEW OF THE APPLICATION AND INSPECTION OF THE WORK DONE PURSUANT TO THIS EASEMENT.
- AFTER DOING ANY WORK, WRECO SHALL RESTORE ALL PUBLIC STREETS TO AS GOOD AND SAFE A STRUCTURAL CONDITION AS THEY WERE IN BEFORE THE COMMENCEMENT OF THE WORK. WRECO SHALL IMMEDIATELY REPAIR AT ITS SOLE COST ANY DAMAGE TO PAVEMENT, TURNOUTS, GUTTERS, DITCHES, SIDEWALKS, WATER MAINS OR LINES, SANITARY AND STORM SEWER MAINS OR LINES, RAILS, OR OTHER APPURTENANCES TO PUBLIC STREETS, BRIDGES OR OTHER PUBLIC WAYS AND PLACES, OCCURRING IN CONNECTION WITH ANY WORK UNDER THIS EASEMENT.
- WRECO, BY PERFORMING WORK UNDER THIS EASEMENT, WARRANTS ALL RESTORATION PERFORMED WILL BE OF GOOD AND WORKMAN-LIKE QUALITY UNTIL THE PUBLIC STREET, BRIDGE OR OTHER PUBLIC WAY OR PLACE IS RESURFACED OR RECONSTRUCTED, OR THE EXPIRATION OF FIVE YEARS FROM THE DATE OF RESTORATION, WHICHEVER IS SHORTER.
- IN THE EVENT ANY CITY OWNED OR OPERATED PUBLIC UTILITY, INCLUDING BUT NOT LIMITED TO A WATER MAIN LINE OR SANITARY OR STORM SEWER MAIN OR LINE, MUST BE INSTALLED IN A LOCATION OCCUPIED BY WRECO'S VACANT CONDUIT LINES, AND IT IS MUTUALLY AGREED UPON THAT THE CITY PUBLIC UTILITY CANNOT FEASIBLY BE INSTALLED IN ANY ALTERNATIVE LOCATION, WRECO SHALL, WITHIN A REASONABLE TIME AFTER NOTICE TO DO SO, AND TO THE EXTENT FEASIBLE, RELOCATE SUCH VACANT CONDUIT LINES.
- PRIOR TO OCCUPANCY OF ANY DWELLING UNITS, THE WATER DISTRIBUTION SYSTEMS FOR PRELIMINARY PLAT 3, DIVISIONS P AND Q SHALL BE APPROVED, OPERATIONAL AND ACCEPTED BY THE CITY.
- PRIOR TO OCCUPANCY OF ANY DWELLING UNITS, THE SEWERAGE COLLECTION SYSTEM PROPOSED FOR SNOQUALMIE RIDGE PLAT 3, DIVISIONS P AND Q SHALL BE CONSTRUCTED ACCORDING TO ALL APPLICABLE REGULATIONS, APPROVED, OPERATIONAL AND ACCEPTED BY THE CITY.
- ROW 58.17.280 (AMENDED 1993) - THE HOUSE ADDRESS SYSTEM FOR THIS PLAT SHALL BE AS FOLLOWS: ADDRESSES SHALL BE ASSIGNED WITHIN THE RANGE OF 344th TO 347th FOR THE NORTH-SOUTH ROADS AND WITHIN THE RANGE OF 74th TO 78th FOR THE EAST-WEST ROADS. INDIVIDUAL ADDRESSES WILL BE ASSIGNED TO THE PRINCIPAL ENTRANCE OF EACH RESIDENCE OR BUILDING IN ACCORDANCE WITH LOCAL CODES.
- A REBAR AND PLASTIC CAP MARKED "ESM, INC. 15661 / 29281" SHALL BE SET AT ALL REAR LOT CORNERS AND LOT ANGLE POINTS, EXCEPT AS NOTED. THE INTERSECTION OF LOT LINES WITH STREET IMPROVEMENTS SHALL BE REFERENCED BY A MARK TO THE EXTENSION OF THE LOT LINE SET IN CORNERS OR STREET MONUMENTS. NOT SET AT THE TIME OF PLAT RECORDING SHALL BE BONDED FOR AND SHALL BE SET AS CONSTRUCTION IS COMPLETED.
- POLES AND FIXTURES FOR STREET LIGHTING SHALL BE OWNED BY PUGET SOUND ENERGY. SNOQUALMIE RIDGE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF ELECTRICAL POWER FOR STREET LIGHTING.
- SIDE SEWER STUBS HAVE BEEN INSTALLED WITH THE CONSTRUCTION OF THE MAIN SEWER SYSTEM. THE INVERT ELEVATIONS OF THOSE PIPES WILL DETERMINE THE MINIMUM FINISHED FLOOR ELEVATION REQUIRED TO OBTAIN GRAVITY FLOW INTO THE MAIN SEWER SYSTEM.
- NO DRIVEWAY ACCESS SHALL BE PERMITTED TO OR FROM DOUGLAS AVENUE S.E.
- BEFORE THE CITY WILL ISSUE A BUILDING PERMIT FOR ANY RESIDENTIAL STRUCTURE ON A LOT IN THIS PLAT, THE APPLICANT FOR THE BUILDING PERMIT SHALL PAY AND SUBMIT CONFIRMATION FROM SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410 THAT THE REQUIRED SCHOOL MITIGATION FEE HAS BEEN PAID FOR THAT LOT. SHOWN ON THIS FINAL PLAT.
- THE 10 FOOT WIDE EASEMENT ADJOINING STREETS AND ALLEYS (SEE NOTE 16) CONTAINS PRIVATE STORM DRAINAGE SYSTEMS AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS ON FILE AT THE CITY OF SNOQUALMIE. THE MAINTENANCE OF THOSE PRIVATE STORM DRAINAGE SYSTEMS SHALL BE THE RESPONSIBILITY OF THOSE LOT OWNERS BENEFITING FROM SAID SYSTEMS.
- TRACTS A, B, C, D, AND E ARE DEDICATED AND CONVEYED TO THE CITY OF SNOQUALMIE UPON THE RECORDING OF THIS PLAT AS SENSITIVE AREAS TRACTS AND OPEN SPACE. THE CITY OF SNOQUALMIE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS. TRACT D CONTAINS A SEEPAGE BARRIER WHICH BENEFITS LOTS 60, 61 AND 62. (SEE GRAPHIC LOCATION ON SHEETS 4 AND 5 OF 6)
- TRACT F IS DEDICATED AND CONVEYED TO THE CITY OF SNOQUALMIE UPON THE RECORDING OF THIS PLAT FOR USE AS A TRAIL, LANDSCAPING BUFFER, AND OPEN SPACE. THE CITY OF SNOQUALMIE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
- TRACTS G, H, I, AND K ARE DEDICATED AND CONVEYED TO THE CITY OF SNOQUALMIE UPON THE RECORDING OF THIS PLAT FOR USE AS PEDESTRIAN ACCESS TRACTS, LANDSCAPING, UTILITIES, AND OPEN SPACE. THE CITY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS.
- TRACT J IS DEDICATED AND CONVEYED TO THE SNOQUALMIE RIDGE HOMEOWNER'S ASSOCIATION UPON THE RECORDING OF THIS PLAT FOR USE AS A PEDESTRIAN ACCESS TRACT, LANDSCAPING, UTILITIES, AND OPEN SPACE. SAID HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
- TRACTS L AND N ARE DEDICATED AND CONVEYED TO THE CITY OF SNOQUALMIE UPON THE RECORDING OF THIS PLAT FOR USE AS MINI-PARKS AND OPEN SPACE. THE CITY OF SNOQUALMIE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS.
- TRACT M IS DEDICATED AND CONVEYED TO THE CITY OF SNOQUALMIE UPON THE RECORDING OF THIS PLAT AS OPEN SPACE. THE CITY OF SNOQUALMIE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
- ALLEYS A, B, C, D, E, AND F ARE DEDICATED AND CONVEYED TO THE CITY OF SNOQUALMIE UPON THE RECORDING OF THIS PLAT FOR INGRESS, EGRESS AND UTILITIES. THE CITY OF SNOQUALMIE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID ALLEYS.
- TRACT O SHALL REMAIN OWNED AND MAINTAINED BY THE QUADRANT CORPORATION UPON THE RECORDING OF THIS PLAT.
- STREET IMPROVEMENTS SHALL BE BUILT TO COMPLY WITH THE ADA.
- A MITIGATION PAYMENT IN THE AMOUNT OF TWO THOUSAND THIRTY-TWO AND 50/100 DOLLARS (\$2,032.50) PER SINGLE-FAMILY DWELLING UNIT, OR ONE THOUSAND ONE HUNDRED TWENTY AND 50/100 DOLLARS (\$1,120.50) PER MULTI-FAMILY DWELLING UNIT, SHALL BE PAID TO SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410 AT THE TIME THE BUILDING PERMIT FOR EACH DWELLING UNIT IN THE PLAT IS ISSUED.
- POST-CONSTRUCTION MONITORING OF WETLANDS D-3, D-4 AND "LAKE ALICE 4" WILL BE PERFORMED FOR A MINIMUM OF THREE YEARS FOLLOWING COMPLETE BUILDOUT OF THE LAKE ALICE DRAINAGE BASIN OR SEPTEMBER 2003, WHICHEVER COMES LAST, AS REQUIRED IN THE POST CONSTRUCTION MONITORING PLAN FOR PRELIMINARY PLAT #3.
- NO PARKING SIGNS SHALL BE PLACED ALONG ALLEY F, ADJACENT TO LOTS 72, 73, 74, AND TRACT M PRIOR TO FIRST OCCUPANCY OF ANY OF THE REFERENCED LOTS. THE NUMBER AND LOCATION OF THE NO PARKING SIGNS SHALL BE REVIEWED AND APPROVED BY THE PUBLIC WORKS DIRECTOR PRIOR TO INSTALLATION.
- NO PARKING SIGNS SHALL BE PLACED ALONG ALLEY A, ADJACENT TO LOTS 49, 50, AND TRACT A PRIOR TO FIRST OCCUPANCY OF ANY OF THE REFERENCED LOTS. THE NUMBER AND LOCATION OF THE NO PARKING SIGNS SHALL BE REVIEWED AND APPROVED BY THE PUBLIC WORKS DIRECTOR PRIOR TO INSTALLATION.
- NO OCCUPANCY TO HOMES FRONTING ON DOUGLAS AVENUE S.E. SHALL BE GRANTED UNTIL DOUGLAS AVENUE S.E. IS OPEN TO PUBLIC TRAFFIC.
- NO OCCUPANCY TO HOMES FRONTING ON DOUGLAS AVENUE S.E. SHALL BE GRANTED UNTIL THE ALLEY SERVING THOSE LOTS HAS BEEN COMPLETED AND CONVEYED TO THE CITY OF SNOQUALMIE.

### SHEET INDEX NOT TO SCALE



VOL./PG.  
**189 04**



**ESM Consulting Engineers, LLC.**

Civil E Engineering • Land S surveying • Project M anagement

720 So. 348th Street • Federal Way, WA 98003  
Phone: (253) 838-6113 • (253) 927-0819

JOB NO. 191-51-982-015 DATE: 03-08-99  
DRAWN: C.A.F. SHEET 2 OF 6

# SNOQUALMIE RIDGE PLAT 3

## DIVISIONS P AND Q

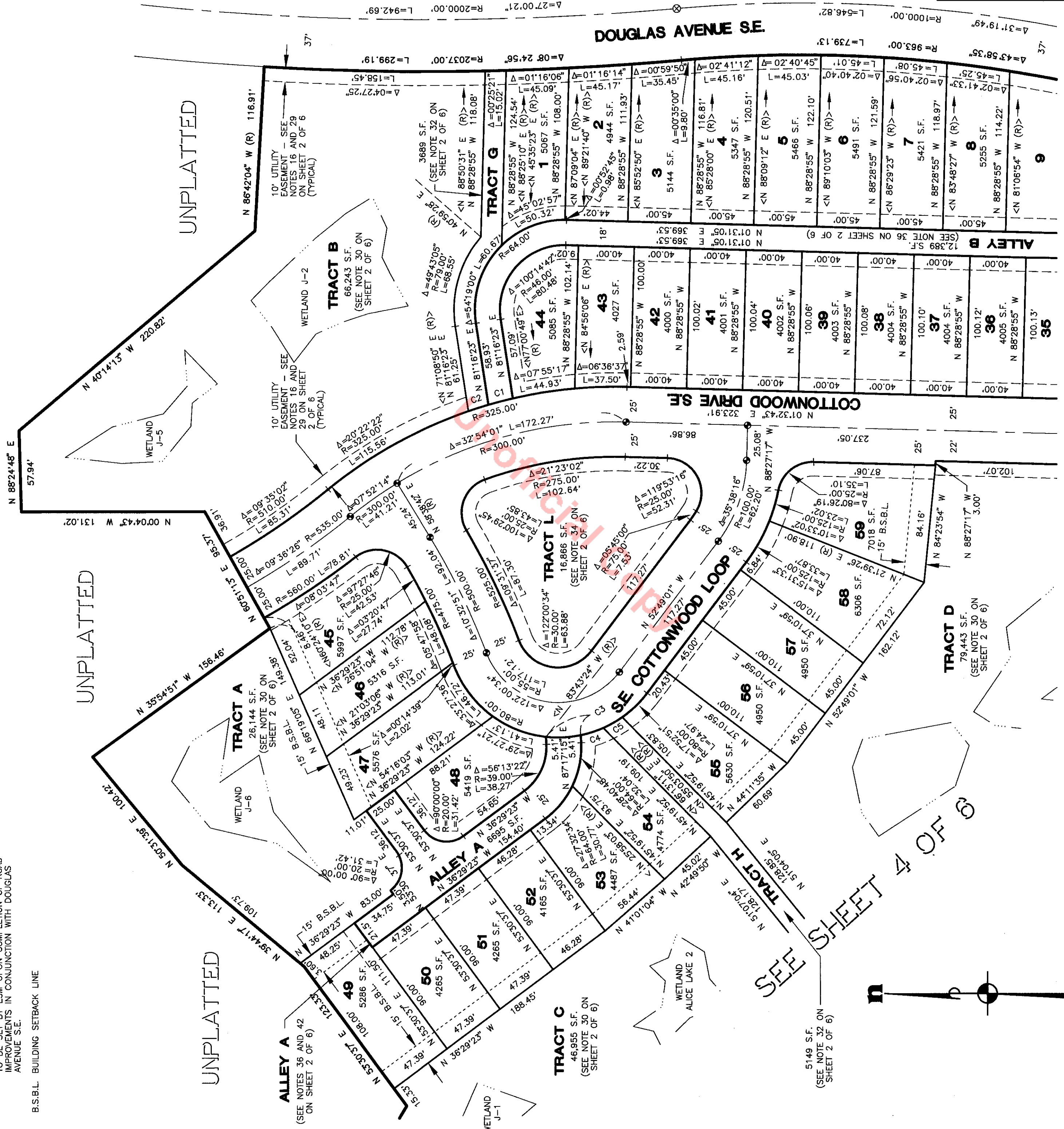
A RE-PLAT OF LOT 1 OF "CITY OF SNOQUALMIE SHORT SUBDIVISION NO. SP 98-01", KING COUNTY RECORDING NO. 9811169001  
 A PORTION OF THE SE 1/4 OF THE SW 1/4 AND OF THE NE 1/4 OF THE SW 1/4 OF SECTION 26,  
 TWP. 24 N., RGE. 7 E., W.M., CITY OF SNOQUALMIE, KING COUNTY, WASHINGTON  
**CITY OF SNOQUALMIE SUBDIVISION NO. FP 98-03**

### LEGEND

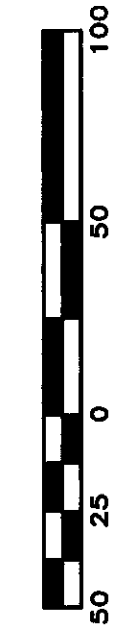
- SET CONCRETE MONUMENT WITH BRASS CAP, IN CASE
- (R) RADIAL
- Δ DELTA
- L ARC
- <> RADIAL BEARING
- ⊗ CONCRETE MONUMENT WITH BRASS CAP, IN CASE TO BE SET BY ESM UPON COMPLETION OF ROAD IMPROVEMENTS IN CONJUNCTION WITH DOUGLAS AVENUE S.E.
- B.S.B.L. BUILDING SETBACK LINE

### BASIS OF HORIZONTAL DATUM :

THAT RECORD OF SURVEY BY ESM FILED IN VOLUME 84 OF SURVEYS, PAGE 59, RECORDING NO. 9112029004, RECORDS OF KING COUNTY, WASHINGTON.



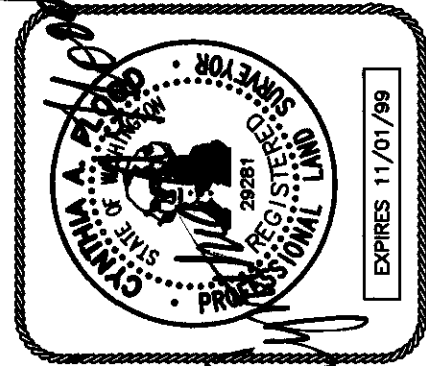
SEE SHEET  
 5 OF 6



SCALE : 1" = 60'

### CURVE DATA

C1	Δ=03°11'25"	L=18.10'
C2	Δ=02°40'34"	L=15.18'
C3	Δ=17°58'43"	L=25.10'
C4	Δ=12°04'42"	L=16.86'
C5	Δ=11°09'21"	L=15.58'



3/10/99

DRAWING NAME: 191\51\980\PLOTS\PO-FP3

VOL./PG.  
**189 05**

**ESM Consulting Engineers, L.L.C.**  
 Civil Engineering • Land Surveying • Project Management

720 So. 348th Street • Federal Way, WA 98003  
 Phone: (253) 838-6113 • (253) 927-0619

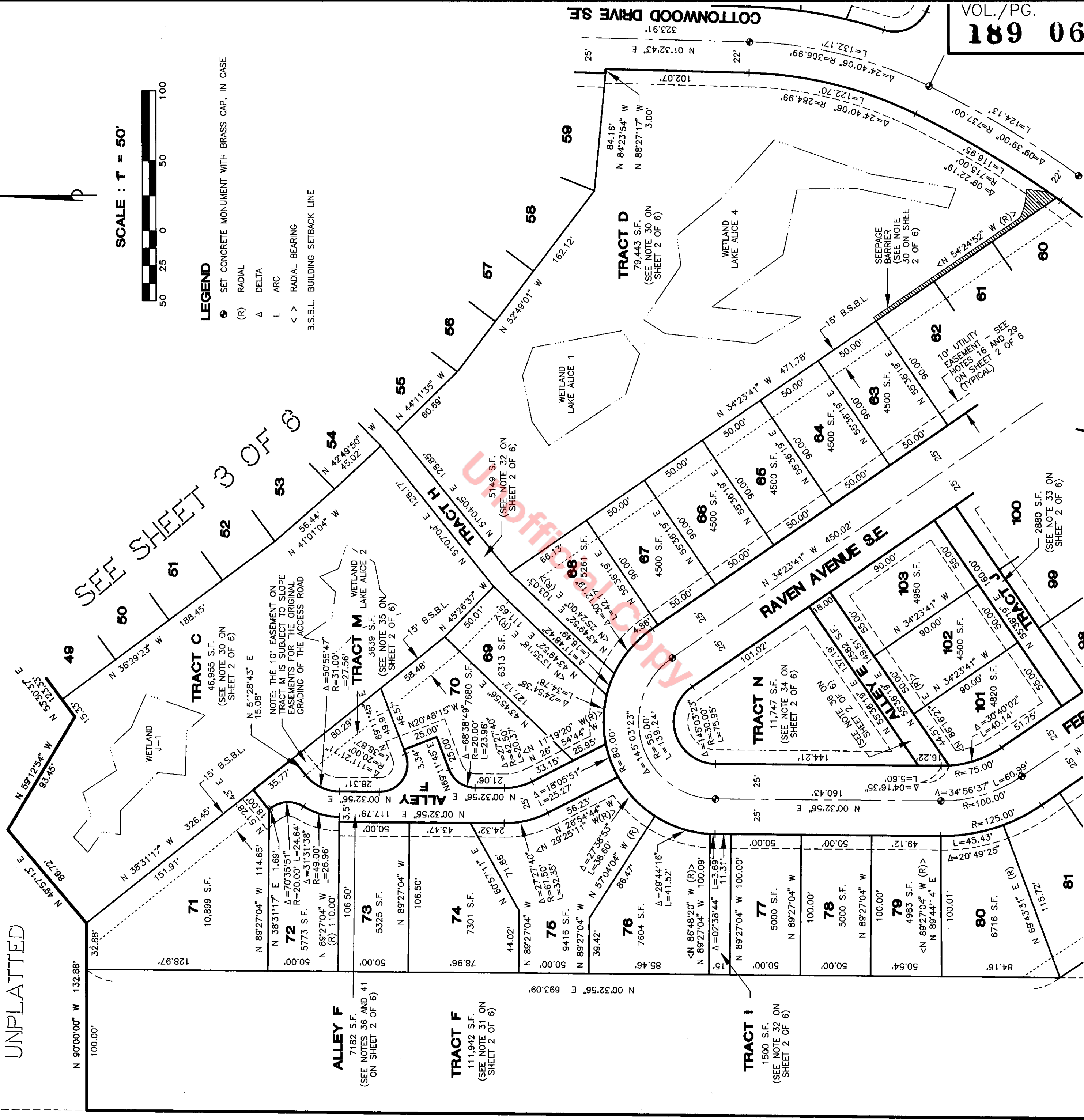
JOB NO. 191-51-982-015 DATE: 03-01-99  
 DRAWN: C.A.F. SHEET 3 OF 6

# SNOQUALMIE RIDGE PLAT 3

DIVISIONS P AND Q

A RE-PLAT OF LOT 1 OF "CITY OF SNOQUALMIE SHORT SUBDIVISION NO. SP 98-01", KING COUNTY RECORDING NO. 9811169001  
 A PORTION OF THE SE 1/4 OF THE SW 1/4 AND OF THE NE 1/4 OF THE SW 1/4 OF SECTION 26,  
 TWP. 24 N., RGE. 7 E., W.M., CITY OF SNOQUALMIE, KING COUNTY, WASHINGTON  
**CITY OF SNOQUALMIE SUBDIVISION NO. FP 98-03**

UNPLATTED



SCALE: 1" = 50'



**LEGEND**

- SET CONCRETE MONUMENT WITH BRASS CAP, IN CASE
- (R) RADIAL
- Δ DELTA
- L ARC
- <> RADIAL BEARING
- B.S.B.L. BUILDING SETBACK LINE

SEE SHEET 6 OF 6



**ESM Consulting Engineers, L.L.C.**

Civil Engineering • Land Surveying • Project Management

720 So. 348th Street • Federal Way, WA 98003  
 Phone: (253) 838-6113 • (253) 927-0619

DRAWING NAME: 191\51\980\PLOTS\FQ-FP4

03-01-99

JOB NO. 191-51-982-015 DATE: 03-01-99  
 DRAWN: C.A.F. SHEET 4 OF 6

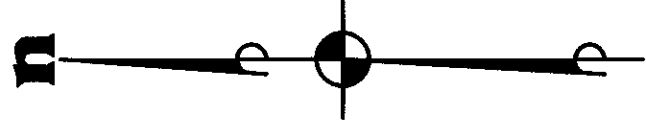
VOL./PG.  
**189 90**

# SNOQUALMIE RIDGE PLAT 3

## DIVISIONS P AND Q

A RE-PLAT OF LOT 1 OF "CITY OF SNOQUALMIE SHORT SUBDIVISION NO. SP 98-01", KING COUNTY RECORDING NO. 9811169001  
A PORTION OF THE SE 1/4 OF THE SW 1/4 AND OF THE NE 1/4 OF THE SW 1/4 OF SECTION 26,  
TWP. 24 N., RGE. 7 E., W.M., CITY OF SNOQUALMIE, KING COUNTY, WASHINGTON

### CITY OF SNOQUALMIE SUBDIVISION NO. FP 98-03

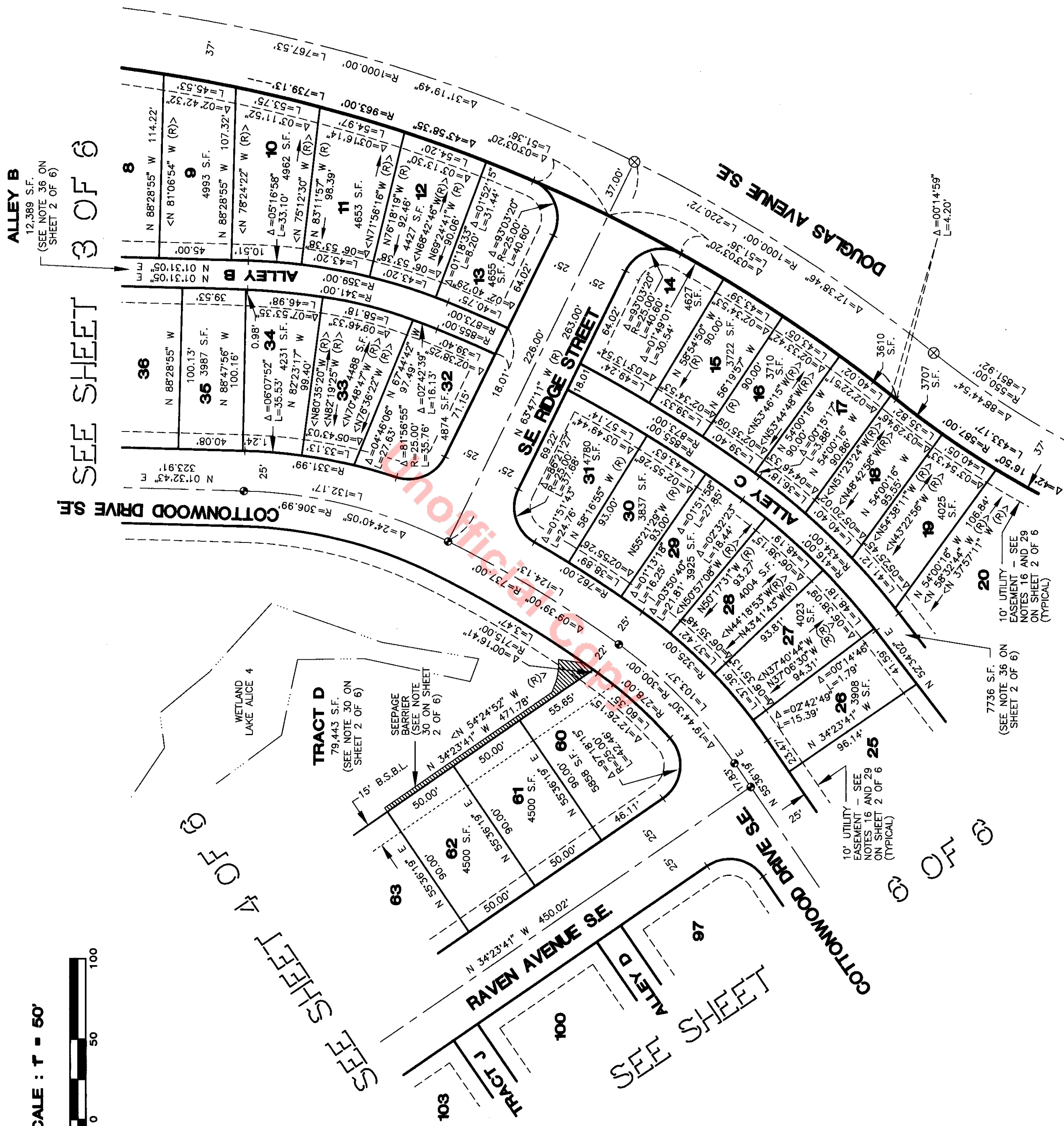


SCALE : T = 50'



#### LEGEND

- ⊙ SET CONCRETE MONUMENT WITH BRASS CAP, IN CASE
- (R) RADIAL
- Δ DELTA
- L ARC
- <> RADIAL BEARING
- ⊗ CONCRETE MONUMENT WITH BRASS CAP, IN CASE TO BE SET BY ESM UPON COMPLETION OF ROAD IMPROVEMENTS IN CONJUNCTION WITH DOUGLAS AVENUE S.E.
- B.S.B.L. BUILDING SETBACK LINE

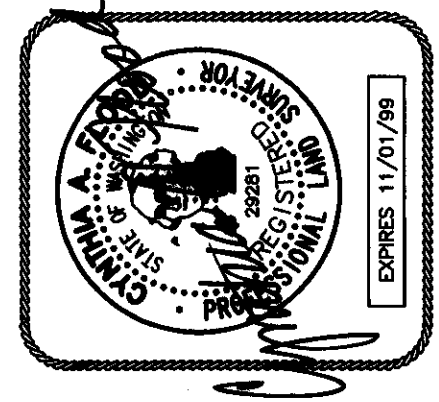


VOL./PG.  
**189 20**



**ESM Consulting Engineers, LLC.**  
Civil Engineering • Land Surveying • Project Management

720 So. 348th Street • Federal Way, WA 98003  
Phone: (253) 838-6113 • (253) 927-0619



JOB NO. 191-51-982-015 DATE: 02-05-99  
DRAWN: C.A.F. SHEET 5 OF 6

DRAWING NAME: 191\51\980\LOTS\PQ-FP5

02/06/99

# SNOQUALMIE RIDGE PLAT 3

DIVISIONS P AND Q

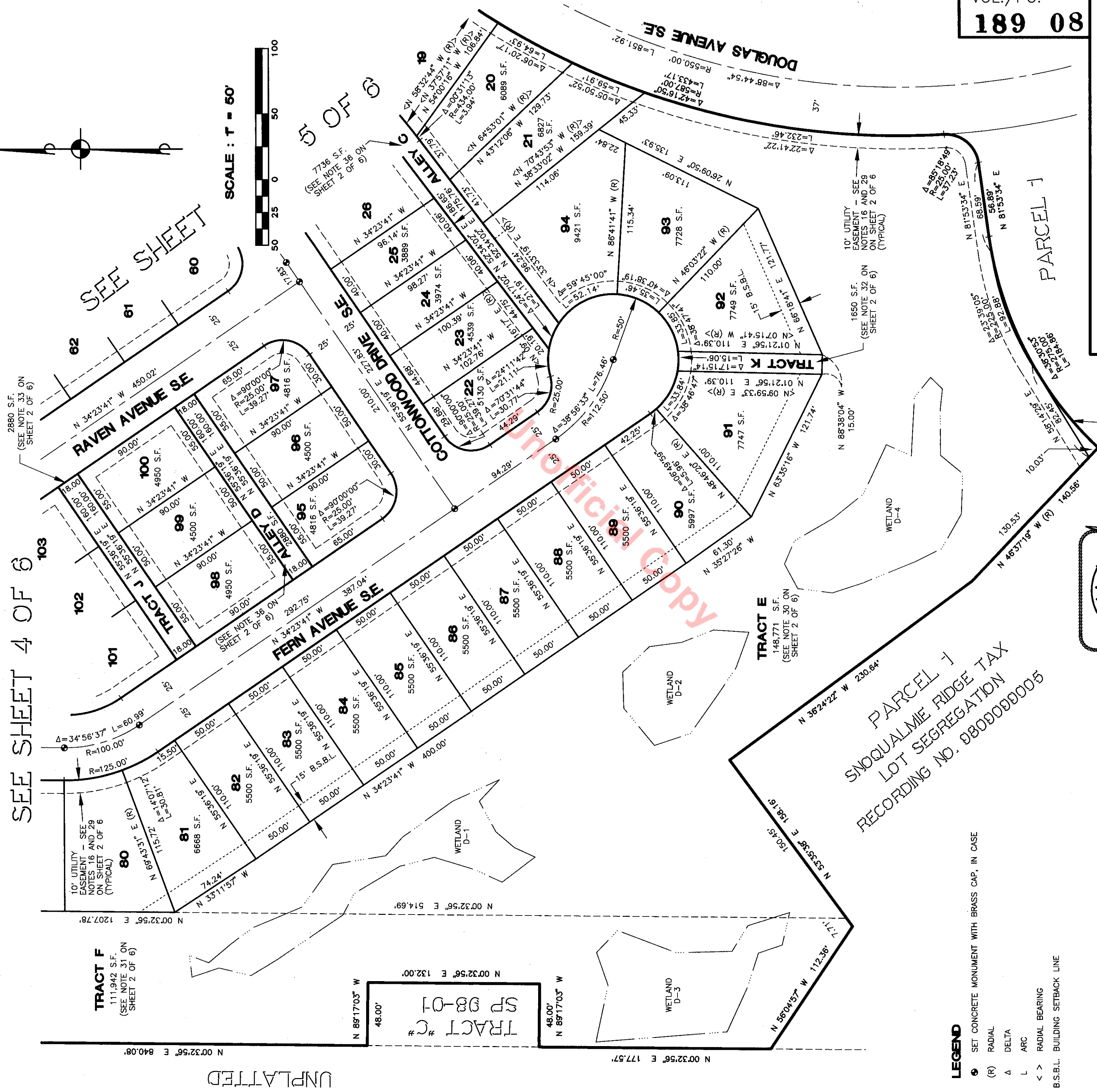
A RE-PLAT OF LOT 1 OF "CITY OF SNOQUALMIE SHORT SUBDIVISION NO. SP 98-01", KING COUNTY RECORDING NO. 9811169001 A PORTION OF THE SE 1/4 OF THE SW 1/4 AND OF THE NE 1/4 OF THE SW 1/4 OF SECTION 26, TWP. 24 N., RGE. 7 E., W.M., CITY OF SNOQUALMIE, KING COUNTY, WASHINGTON  
**CITY OF SNOQUALMIE SUBDIVISION NO. FP 98-03**

SEE SHEET 4 OF 6

SEE SHEET 60



SCALE: T = 50'



**TRACT F**  
 111,942 S.F.  
 (SEE NOTE 31 ON SHEET 2 OF 6)

10' UTILITY EASEMENT - SEE NOTES 16 AND 29 ON SHEET 2 OF 6 (TYPICAL)

2880 S.F.  
 (SEE NOTE 33 ON SHEET 2 OF 6)

**TRACT J**  
 4950 S.F.

**TRACT K**  
 148,771 S.F.  
 (SEE NOTE 30 ON SHEET 2 OF 6)

**TRACT L**  
 148,771 S.F.  
 (SEE NOTE 30 ON SHEET 2 OF 6)

**TRACT M**  
 148,771 S.F.  
 (SEE NOTE 30 ON SHEET 2 OF 6)

**TRACT N**  
 148,771 S.F.  
 (SEE NOTE 30 ON SHEET 2 OF 6)

**TRACT O**  
 365 S.F.  
 (SEE NOTE 37 ON SHEET 2 OF 6)

**TRACT P**  
 148,771 S.F.  
 (SEE NOTE 30 ON SHEET 2 OF 6)

**TRACT Q**  
 148,771 S.F.  
 (SEE NOTE 30 ON SHEET 2 OF 6)

UNPLATTED

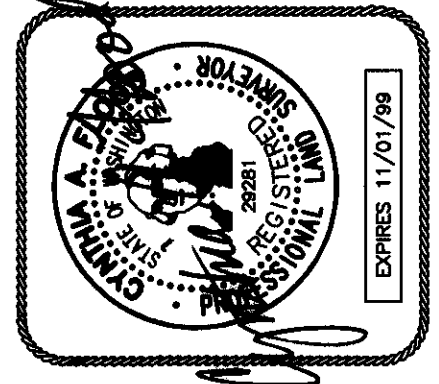
VOL./PG.  
**189 80**



**ESM Consulting Engineers, LLC.**

Civil Engineering • Land Surveying • Project Management

720 So. 348th Street • Federal Way, WA 98003  
 Phone: (253) 838-6113 • (253) 927-0619



02/09/99

- LEGEND**
- SET CONCRETE MONUMENT WITH BRASS CAP, IN CASE
  - (R) RADIAL
  - Δ DELTA
  - L ARC
  - <> RADIAL BEARING
  - B.S.B.L. BUILDING SETBACK LINE

DRAWING NAME: 191\51\980\ PLOTS\ P0-FP6

JOB NO. 191-51-982-015 DATE: 02-05-99

DRAWN: C.A.F. SHEET 6 OF 6

PARCEL 1  
 SNOQUALMIE RIDGE TAX  
 LOT SEGREGATION  
 RECORDING NO. 0800090005