

MERITAGE RIDGE
A PORTION OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 26 N., RANGE 5 E., W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON
FILE NO. SUB13-02088

RECORDING NO.

VOL./PAGE

271 / 075

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED BEING ALL OF THE OWNERS OF 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, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED HEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACES, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO 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 HEREBY SUBDIVIDED 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 KIRKLAND, 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 KIRKLAND.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF KIRKLAND, 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 RELEASING THE CITY OF KIRKLAND, 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 KIRKLAND, 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.

GEONERCO PROPERTIES WA, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: George McFerrer member
ITS: partner member

U.S. BANK NATIONAL ASSOCIATION,
D/B/A HOUSING CAPITAL COMPANY

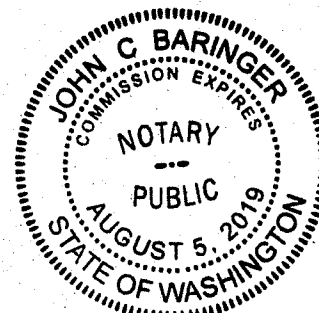
BY: Lisa A. Irwin
ITS: Asst. Vice President

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF King } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT George McFerrer II SIGNED THIS INSTRUMENT ON OATH STATED HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Member OF GEONERCO PROPERTIES WA, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

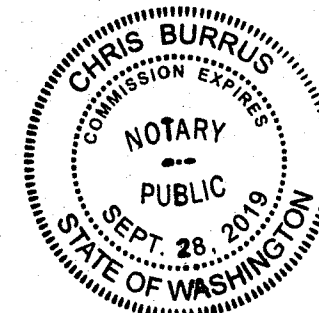
DATED 12-8-15
SIGNATURE OF John C. Baringer
NOTARY PUBLIC
TITLE Notary
MY APPOINTMENT EXPIRES 8-5-19



STATE OF WASHINGTON }
COUNTY OF King } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Lisa A. Irwin SIGNED THIS INSTRUMENT ON OATH STATED HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Asst. Vice President OF U.S. BANK NATIONAL ASSOCIATION, D/B/A HOUSING CAPITAL COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED 12-8-15
SIGNATURE OF Lisa A. Irwin
NOTARY PUBLIC
TITLE Notary
MY APPOINTMENT EXPIRES 9-28-19



APPROVALS

CITY OF KIRKLAND
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

EXAMINED, REVIEWED AND APPROVED BY THE CITY OF KIRKLAND PURSUANT TO THE SUBDIVISION PROVISIONS OF TITLE 22 (LAND SUBDIVISION), KIRKLAND MUNICIPAL CODE, THIS 14th DAY OF December, 2015.

[Signature]
DIRECTOR DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 14th DAY OF December, 2015.

Valley Brown
DIRECTOR

CITY TREASURER CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT LOCAL IMPROVEMENT ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS OR FOR OTHER PUBLIC USE ARE PAID IN FULL THIS 14th DAY OF December, 2015.

Michael Olson
TREASURER, CITY OF KIRKLAND

KING COUNTY DEPARTMENT OF ASSESSMENT

EXAMINED, AND APPROVED THIS 22nd DAY OF Dec, 2015.

KING COUNTY DEPARTMENT OF ASSESSMENTS

Leora Hara
KING COUNTY ASSESSOR

[Signature]
DEPUTY KING COUNTY ASSESSOR

PARCEL NO. 2726059095, 2726059035, 2726059098, 2726059099 AND 2726059100

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 ANY OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 22nd DAY OF December, 2015.

Scott Matheson
MANAGER, KING COUNTY OFFICE OF FINANCE

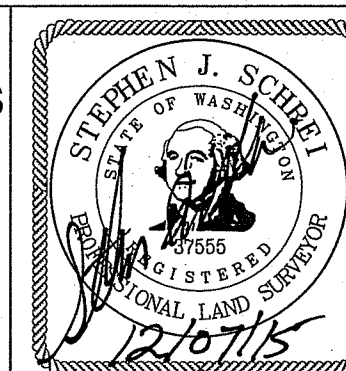
Ann Cantala
DEPUTY



RE
FILE
AT
THE
20151222001240
CITY OF KIRKLAND
PAGE 001 OF 005
12/22/2015 13:57
KING COUNTY, WA
MANAGER
SUPT. OF RECORDS

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS PLAT OF MERITAGE RIDGE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, THAT THE MONUMENTS WILL BE SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND FOLLOWING THE COMPLETION OF CONSTRUCTION OF THE SITE IMPROVEMENTS AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.
37555
STEPHEN J. SCHREI, P.L.S. CERTIFICATE NO.

DRS D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 7TH AVENUE
KIRKLAND, WA 98033
425.827.3063 OFFICE
800.962.1402 TOLL FREE
425.827.2423 FAX
www.drstrong.com



A PORTION OF
THE NW. 1/4 OF THE NW. 1/4,
SEC. 27, TWP. 26N. RGE. 5E., W.M.

DWN. BY SJS	DATE 8/11/15	PROJECT NO. 13029
CHKD. BY SJS	SCALE	SHEET 1 OF 5

MERITAGE RIDGE
A PORTION OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 26 N., RANGE 5 E., W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON
FILE NO. SUB13-02088

EASEMENT PROVISIONS

THE EASEMENTS DEPICTED ON THE MAP SHEET OF THIS FINAL PLAT ARE FOR THE LIMITED PURPOSES LISTED BELOW AND ARE HEREBY CONVEYED FOLLOWING THE RECORDING OF THIS FINAL PLAT AS SPECIFIED ACCORDING TO THE RESERVATIONS LISTED BELOW.

1. AN EASEMENT IS HEREBY RESERVED, GRANTED AND CONVEYED TO THE CITY OF KIRKLAND, PUGET SOUND ENERGY COMPANY, QWEST, COMCAST, NORTHSHORE UTILITY DISTRICT, WOODINVILLE WATER DISTRICT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS, PARALLEL WITH AND ADJOINING THE EXISTING OR PROPOSED PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND DISTRIBUTION SYSTEMS WITH NECESSARY FACILITIES, SIDEWALKS AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH UTILITY SERVICES AND SIDEWALKS, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE USE, CABLE TELEVISION, FIRE OR POLICE SIGNAL OR FOR OTHER PURPOSES, SHALL BE PLACED OR BE PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

2. THE 10.00 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 1 IS FOR THE BENEFIT OF LOT 2 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 1 AND 2, ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

3. THE 10.00 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 4, 5 AND 6 IS FOR THE BENEFIT OF LOTS 3, 5, 6 AND 7 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 3, 4, 5, 6 AND 7 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

4. THE 10.00 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 1 THROUGH 7 IS FOR THE BENEFIT OF LOTS 2 THROUGH 8 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 1 THROUGH 8 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

5. THE 10.00 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 11, 12, 13 AND 14 IS FOR THE BENEFIT OF LOTS 10, 11, 12 AND 13 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 10, 11, 12, 13 AND 14 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

6. THE 10.00 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 15 IS FOR THE BENEFIT OF LOT 16 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 15 AND 16 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

7. THE 10.00 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 17, 18, 19 AND 20 IS FOR THE BENEFIT OF LOTS 18, 19, 20 AND 21 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 17, 18, 19, 20 AND 21 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

8. THE 10.00 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 22, 23 AND 24 IS FOR THE BENEFIT OF LOTS 23, 24 AND 25 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 22, 23, 24 AND 25 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

9. THE 10.00 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 26 AND 27 IS FOR THE BENEFIT OF LOTS 27 AND 28 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 26, 27 AND 28 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

10. THE 10.00 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 30 AND 31 IS FOR THE BENEFIT OF LOTS 29 AND 30 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 29, 30 AND 31 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

11. THE 10.00 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 33, 34 AND 35 IS FOR THE BENEFIT OF LOTS 32, 33, 34 AND 36 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 32, 33, 34, 35 AND 36 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

12. THE 10.00 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 17 THROUGH 23 IS FOR THE BENEFIT OF LOTS 18 THROUGH 24 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 17 THROUGH 24 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

13. THE 20.00 FOOT PUBLIC STORM DRAINAGE EASEMENT SHOWN ON LOTS 1 AND 16 IS HEREBY RESERVED, GRANTED AND CONVEYED TO THE CITY OF KIRKLAND FOR PUBLIC STORM DRAINAGE FACILITIES. THE CITY OF KIRKLAND IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT.

14. THE 15.00 FOOT PUBLIC STORM DRAINAGE EASEMENT SHOWN ON TRACT B IS HEREBY RESERVED, GRANTED AND CONVEYED TO THE CITY OF KIRKLAND FOR PUBLIC STORM DRAINAGE FACILITIES. THE CITY OF KIRKLAND IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT.

CONTINUED UPPER RIGHT

EASEMENT PROVISIONS CONTINUED FROM LOWER LEFT

15. THE 10.00 FOOT PUBLIC PEDESTRIAN ACCESS EASEMENT SHOWN ON TRACT B IS HEREBY RESERVED, GRANTED AND CONVEYED TO THE GENERAL PUBLIC FOR PUBLIC PEDESTRIAN ACCESS PURPOSES. THE MERITAGE RIDGE HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC PEDESTRIAN ACCESS FACILITIES WITHIN SAID EASEMENT.

16. THE 10.00 FOOT PUBLIC PEDESTRIAN ACCESS EASEMENT SHOWN ON TRACT A AND LOT 16 IS HEREBY RESERVED, GRANTED AND CONVEYED TO THE GENERAL PUBLIC FOR PUBLIC PEDESTRIAN ACCESS PURPOSES. THE MERITAGE RIDGE HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC PEDESTRIAN ACCESS FACILITIES WITHIN SAID EASEMENT.

17. THE 10.00 FOOT PUBLIC PEDESTRIAN ACCESS EASEMENT SHOWN ON LOT 30 IS HEREBY RESERVED, GRANTED AND CONVEYED TO THE GENERAL PUBLIC FOR PUBLIC PEDESTRIAN ACCESS PURPOSES. THE MERITAGE RIDGE HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC PEDESTRIAN ACCESS FACILITIES WITHIN SAID EASEMENT.

18. THE 2.50 FOOT PUBLIC SIDEWALK EASEMENT SHOWN ON TRACT B IS HEREBY RESERVED, GRANTED AND CONVEYED TO THE CITY OF KIRKLAND FOR PUBLIC SIDEWALK FACILITIES. THE CITY OF KIRKLAND IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC SIDEWALK FACILITIES WITHIN SAID EASEMENT.

19. THE 15.00 FOOT WATER EASEMENT SHOWN ON LOT 1, 16 AND TRACT A IS HEREBY RESERVED, GRANTED AND CONVEYED TO WOODINVILLE WATER DISTRICT FOR WATER FACILITIES. WOODINVILLE WATER DISTRICT IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE WATER FACILITIES WITHIN SAID EASEMENT.

20. THE 15.00 FOOT WATER EASEMENT SHOWN ON LOT 30 IS HEREBY RESERVED, GRANTED AND CONVEYED TO WOODINVILLE WATER DISTRICT FOR WATER FACILITIES. WOODINVILLE WATER DISTRICT IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE WATER FACILITIES WITHIN SAID EASEMENT.

21. THE 15.00 FOOT PUBLIC STORM DRAINAGE EASEMENT SHOWN ON LOT 29 IS HEREBY RESERVED, GRANTED AND CONVEYED TO THE CITY OF KIRKLAND FOR PUBLIC STORM DRAINAGE FACILITIES. THE CITY OF KIRKLAND IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT.

NOTES AND RESTRICTIONS

1. ADDRESSING SHALL BE IN ACCORDANCE WITH KIRKLAND BUILDING DIVISION POLICY MANUAL NUMBER 9.001, ASSIGNMENT OF STREET NUMBERS AND ROAD SIGNAGE.

2. UTILITY MAINTENANCE: EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SANITARY SEWER OR STORM WATER STUB, RAIN GARDENS, PERMEABLE PAVEMENT, OR ANY OTHER INFILTRATION FACILITIES (KNOWN AS LOW IMPACT DEVELOPMENT) FROM THE POINT OF USE ON THEIR OWN PROPERTY TO THE POINT OF CONNECTION IN THE CITY SANITARY SEWER MAIN OR STORM WATER MAIN. ANY PORTION OF A SANITARY SEWER OR SURFACE WATER STUB, RAIN GARDEN, PERMEABLE PAVEMENT, OR ANY OTHER INFILTRATION FACILITIES, WHICH JOINTLY SERVES MORE THAN ONE PROPERTY, SHALL BE JOINTLY MAINTAINED AND REPAIRED BY THE PROPERTY OWNERS SHARING SUCH STUB. THE JOINT USE AND MAINTENANCE SHALL RUN WITH THE LAND AND BE BINDING ON ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION, INCLUDING THEIR HEIRS, SUCCESSORS AND ASSIGNS.

3. PUBLIC RIGHT-OF-WAY SIDEWALK AND VEGETATION MAINTENANCE: EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR KEEPING THE SIDEWALK ABUTTING THE SUBJECT PROPERTY CLEAN AND LITTER FREE. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF THE VEGETATION WITHIN THE ABUTTING LANDSCAPE STRIP. THE MAINTENANCE SHALL RUN WITH THE LAND AND WILL BE BINDING ON ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION, INCLUDING THEIR HEIRS, SUCCESSORS AND ASSIGNS.

4. TRACT A IS A PUBLIC STORM DRAINAGE TRACT AND IS GRANTED AND CONVEYED TO THE CITY OF KIRKLAND OR ITS SUCCESSOR AGENCY FOR PUBLIC STORM DRAINAGE FACILITY PURPOSES UPON THE RECORDING OF THIS PLAT. THE CITY OF KIRKLAND IS HEREBY RESPONSIBLE FOR THE PUBLIC STORM DRAIN FACILITIES WITHIN SAID TRACT. AN EASEMENT OVER SAID TRACT IS HEREBY GRANTED AND CONVEYED TO THE MERITAGE RIDGE HOMEOWNERS ASSOCIATION FOR ACCESS AND LANDSCAPE MAINTENANCE.

5. TRACT B IS A PRIVATE OPEN SPACE TRACT AND IS HEREBY GRANTED AND CONVEYED TO THE MERITAGE RIDGE HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OBLIGATIONS ASSOCIATED WITH SAID TRACT. SHOULD THE MERITAGE RIDGE HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 36 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.

SURVEYOR'S NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NUMBER 0019664-06 DATED JULY 30, 2015. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED CHICAGO TITLE INSURANCE COMPANY COMMITMENTS. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JUNE, 2007.

3. ALL DISTANCES ARE IN FEET.

4. THIS IS A FIELD TRAVERSE SURVEY. A LEICA FIVE SECOND COMBINED 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 ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.



DRS

D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS

620 7TH AVENUE
KIRKLAND, WA 98033

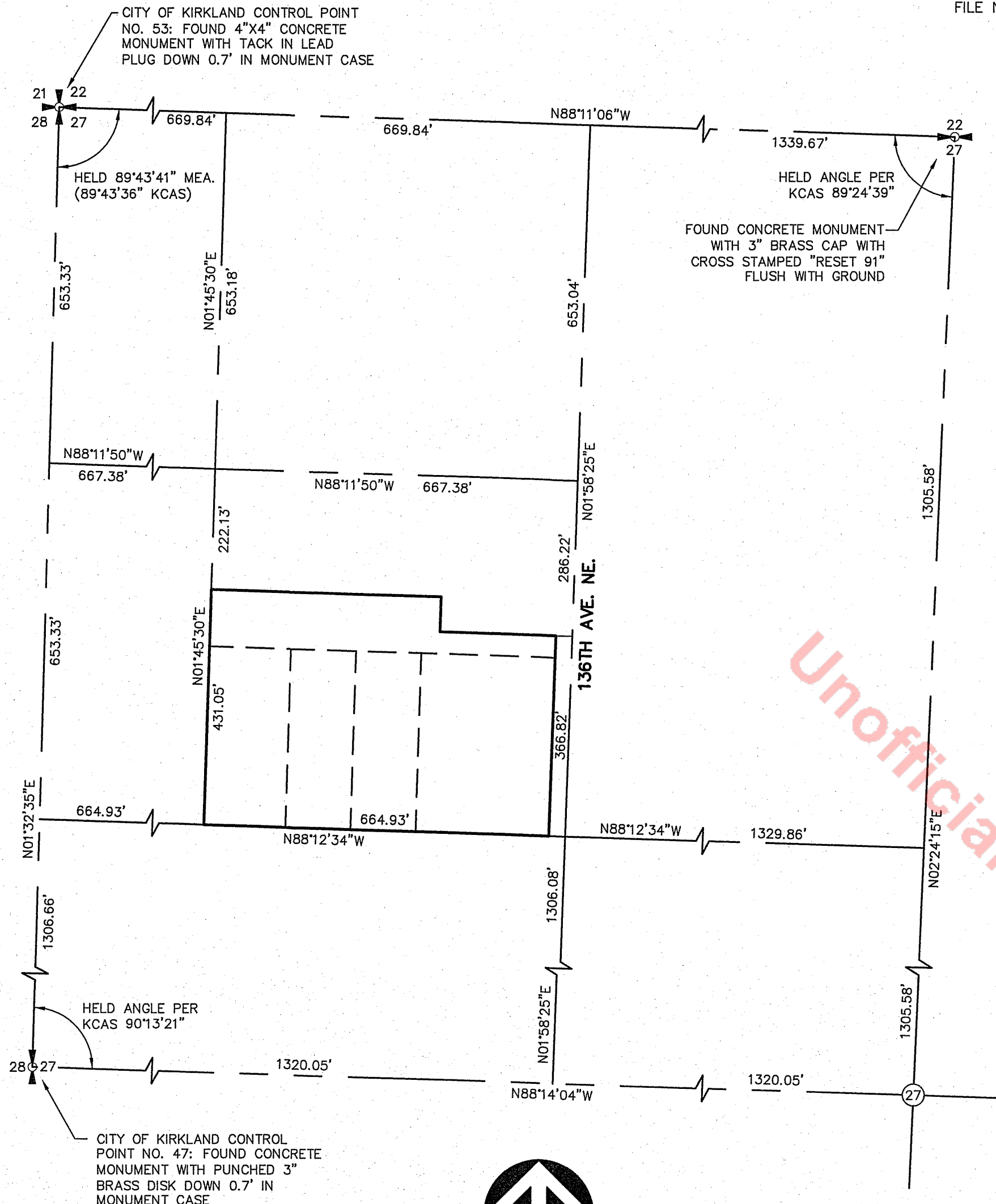
425.827.3063 OFFICE
800.962.1402 TOLL FREE
425.827.2423 FAX
www.drstrong.com



A PORTION OF THE NW. 1/4 OF THE NW. 1/4, SEC. 27, TWP. 26N. RGE. 5E., W.M.		
DWN. BY SJS	DATE 8/11/15	PROJECT NO. 13029
CHKD. BY SJS	SCALE	SHEET 2 OF 5

20151222001240
PAGE 002 KIRKLAND PLAT
12/22/2015 13:57
VOL 271 PG 075
KING COUNTY, WA

MERITAGE RIDGE
A PORTION OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 26 N., RANGE 5 E., W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON
FILE NO. SUB13-02088



TITLE RESTRICTIONS

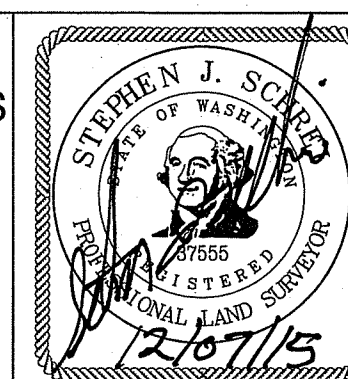
1. THIS SITE IS SUBJECT TO AN EASEMENT AND THE RIGHTS INCIDENTAL THERETO GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2555283 AND IS SHOWN HEREON.
2. THIS SITE IS SUBJECT TO AN EASEMENT AND THE RIGHTS INCIDENTAL THERETO GRANTED TO OLYMPIC PIPE LINE COMPANY FOR A PIPE LINE OR LINES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 5685811 AND IS SHOWN HEREON.
3. THIS SITE IS SUBJECT TO AN EASEMENT AND THE RIGHTS INCIDENTAL THERETO GRANTED TO OLYMPIC PIPE LINE COMPANY FOR A PIPE LINE OR LINES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 5685812 AND IS SHOWN HEREON.
4. THIS SITE IS SUBJECT TO AN EASEMENT AND THE RIGHTS INCIDENTAL THERETO GRANTED TO OLYMPIC PIPE LINE COMPANY FOR A PIPE LINE OR LINES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7305100464 AND IS SHOWN HEREON.
5. THIS SITE IS SUBJECT TO AN EASEMENT AND THE RIGHTS INCIDENTAL THERETO GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY FOR AN UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7911200631. THE LEGAL DESCRIPTION CONTAINED WITHIN SAID INSTRUMENT IS INSUFFICIENT TO DETERMINE THE EASEMENT'S EXACT LOCATION WITHIN THIS SITE.
6. THIS SITE IS SUBJECT TO AN EASEMENT AND THE RIGHTS INCIDENTAL THERETO GRANTED TO KING COUNTY FOR A DRAINAGE FACILITY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8910160179 AND IS SHOWN HEREON.
7. THIS SITE IS SUBJECT TO AN EASEMENT AND THE RIGHTS INCIDENTAL THERETO GRANTED TO WOODINVILLE WATER DISTRICT FOR UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9301211043 AND IS SHOWN HEREON.
8. THIS SITE IS SUBJECT TO AN EASEMENT AND THE RIGHTS INCIDENTAL THERETO GRANTED TO WOODINVILLE WATER DISTRICT FOR UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9301211044 AND IS SHOWN HEREON.
9. THIS SITE IS SUBJECT TO AN EASEMENT AND THE RIGHTS INCIDENTAL THERETO GRANTED TO WOODINVILLE WATER DISTRICT FOR UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9301211045 AND IS SHOWN HEREON.
10. THIS SITE IS SUBJECT TO AN EASEMENT AND THE RIGHTS INCIDENTAL THERETO GRANTED TO WOODINVILLE WATER DISTRICT FOR UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9301211574 AND IS SHOWN HEREON.
11. THIS SITE IS SUBJECT TO AN EASEMENT AND THE RIGHTS INCIDENTAL THERETO FOR A STORM DRAIN LINE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9310252095 AND IS SHOWN HEREON.
12. THIS SITE IS SUBJECT TO AN EASEMENT AND THE RIGHTS INCIDENTAL THERETO GRANTED TO THE QUADRANT CORPORATION FOR SANITARY SEWER AND OTHER UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20150206000659.
13. THIS SITE IS SUBJECT TO AN EASEMENT AND THE RIGHTS INCIDENTAL THERETO GRANTED TO NORTHSHORE UTILITY DISTRICT FOR SANITARY SEWER AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20150213000872 AND IS SHOWN HEREON.
14. THIS SITE IS SUBJECT TO AN EASEMENT AND THE RIGHTS INCIDENTAL THERETO GRANTED TO PUGET SOUND ENERGY, INC. FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF UTILITY SYSTEMS FOR THE PURPOSES OF TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY, INCLUDING ALL NECESSARY APPURTENANCES THERETO AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20150730000834. THE LEGAL DESCRIPTION CONTAINED WITHIN SAID INSTRUMENT IS INSUFFICIENT TO DETERMINE THE EASEMENT'S EXACT LOCATION WITHIN THIS SITE.
15. THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS AND OTHER MATERS, TO THE EXTENT THE SAME ARE PERMITTED BY APPLICABLE LAW AS SET FORTH KING COUNTY SHORT PLAT NUMBER 1177115, RECORDED UNDER RECORDING NUMBER 7805300830.
16. THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS AND OTHER MATERS, TO THE EXTENT THE SAME ARE PERMITTED BY APPLICABLE LAW AS SET FORTH KING COUNTY SHORT PLAT NUMBER 678109, RECORDED UNDER RECORDING NUMBER 7904241065.
17. THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS AND OTHER MATERS, TO THE EXTENT THE SAME ARE PERMITTED BY APPLICABLE LAW AS SET FORTH CITY OF KIRKLAND ALTERATION OF LOT LINE NO. LLA14-00720, RECORDED UNDER RECORDING NUMBER 20150112900007.
18. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN CORONET HOMES AND KING COUNTY WATER DISTRICT NO. 104 FOR TEMPORARY WATER SERVICE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7811081016.
19. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF KING COUNTY WATER DISTRICT NO. 104 AGREEMENT-RESOLUTION 586 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7912200627.
20. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A ROAD MAINTENANCE AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8911010950.
21. THIS SITE IS SUBJECT TO AN AGREEMENT FOR INTERIM SEWER SERVICE EXECUTED BY WOODINVILLE WATER DISTRICT AND NORTHSHORE UTILITY DISTRICT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20141023000727.
22. THIS SITE IS SUBJECT TO AN AGREEMENT FOR RECIPROCAL TEMPORARY CONSTRUCTION EASEMENTS EXECUTED BY THE QUADRANT CORPORATION AND GEONERCO PROPERTIES, WA, LLC AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20150206000660.
23. THIS SITE IS SUBJECT TO THE RIGHTS GRANTED TO KING COUNTY TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS AS GRANTED IN DEED RECORDED UNDER RECORDING NUMBER 7810110487.
24. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A NOTICE OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9408091502.

20151222001240
CITY OF KIRKLAND PLAT
157.00
1505-003 OF 005 VOL 271 PG 075
KING COUNTY, WA



BASIS OF BEARINGS:
N01°32'35"E BETWEEN THE MONUMENTS FOUND
AT THE WEST QUARTER AND NORTHWEST
SECTION CORNER OF SECTION 27-26-5 PER
CITY OF KIRKLAND CONTROL POINTS 53 AND 47

DRS D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 7TH AVENUE
KIRKLAND, WA 98033
425.827.3063 OFFICE
800.962.1402 TOLL FREE
425.827.2423 FAX
www.drstrong.com



A PORTION OF
THE NW. 1/4 OF THE NW. 1/4,
SEC. 27, TWP. 26N. RGE. 5E., W.M.

DWN. BY SJS	DATE 8/11/15	PROJECT NO. 13029
CHKD. BY	SCALE 1"=200'	SHEET 3 OF 5

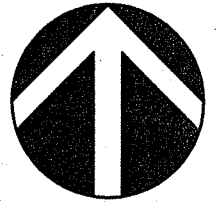
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
L1	N01°58'25"E	24.44'	C1	16.00'	29°16'00"	8.17'
L2	N46°25'28"E	15.96'	C2	22.50'	40°05'22"	15.74'
L3	N86°30'50"E	63.20'	C3	97.50'	16°22'10"	27.86'
L4	N70°08'40"E	32.15'	C4	45.00'	02°37'22"	2.06'
L5	N77°25'49"W	9.00'	C5	45.00'	10°36'33"	8.33'
L6	N12°34'11"E	23.82'				
L7	N77°25'49"W	5.47'				
L8	N01°47'48"E	24.43'				
L9	N88°12'34"W	31.12'				
L10	N43°30'52"W	9.08'				

MERITAGE RIDGE
A PORTION OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 26 N., RANGE 5 E., W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON
FILE NO. SUB13-02088

RECORDING NO.

VOL./PAGE

271/078

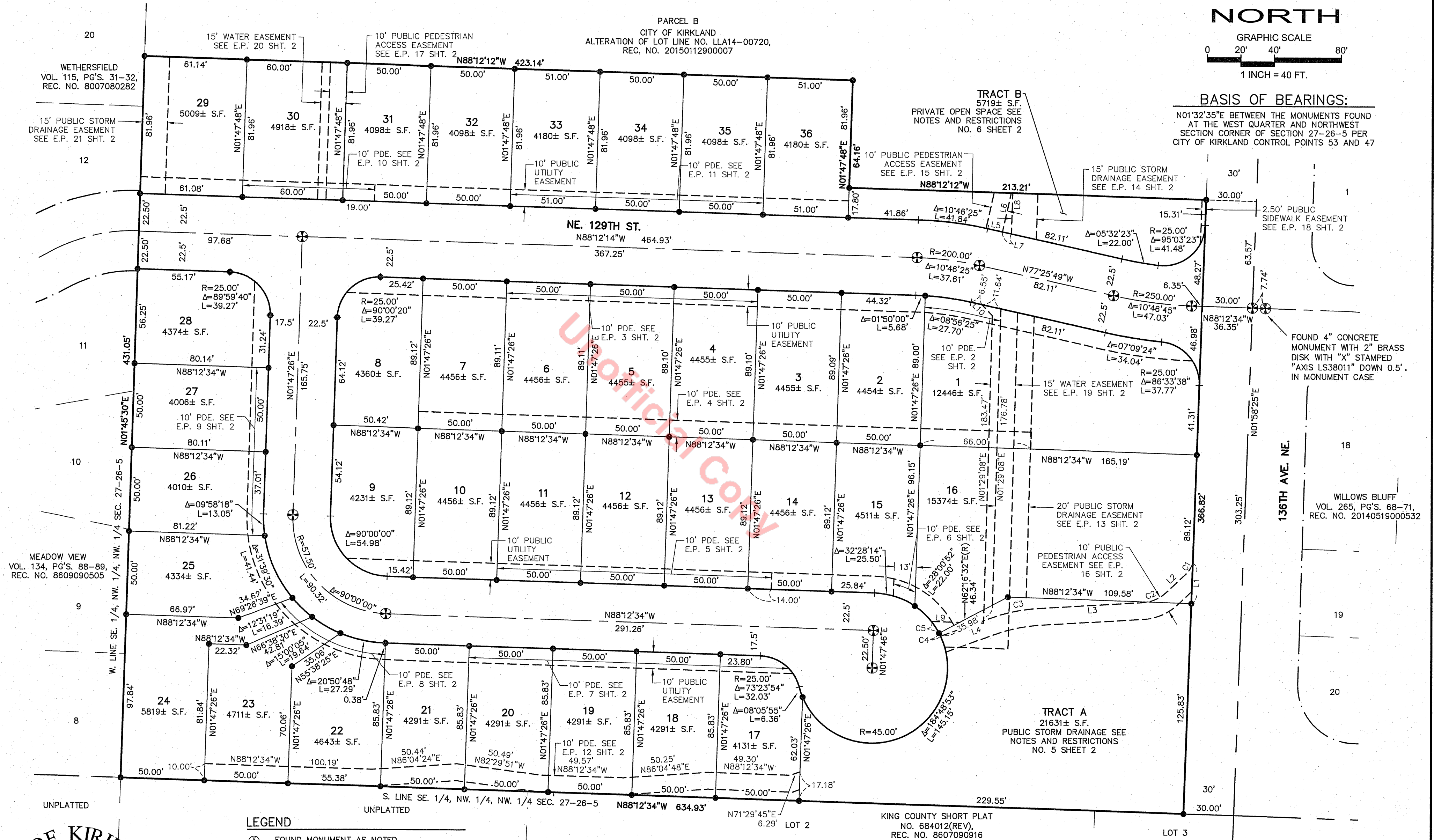


NORTH

GRAPHIC SCALE
0 20' 40' 80'
1 INCH = 40 FT.

BASIS OF BEARINGS:

N01°32'35"E BETWEEN THE MONUMENTS FOUND
AT THE WEST QUARTER AND NORTHWEST
SECTION CORNER OF SECTION 27-26-5 PER
CITY OF KIRKLAND CONTROL POINTS 53 AND 47

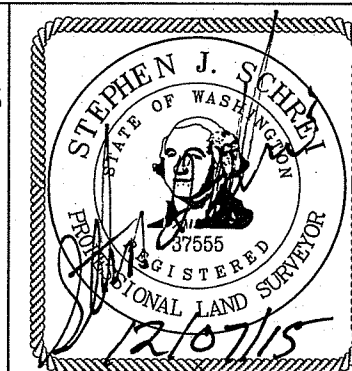


LEGEND

- ⊕ FOUND MONUMENT AS NOTED
- ⊕ SET CITY OF KIRKLAND STANDARD MONUMENT WITH BRASS DISK STAMPED 37555 IN MONUMENT CASE
- FOUND CORNER MONUMENT AS NOTED
- SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "DRS 37555" AT CORNER OR ON LINE AT 4.00 FEET FROM CORNER AS INDICATED
- E.P. EASEMENT PROVISION
- PDE PRIVATE STORM DRAIN EASEMENT



DRS D.R. STRONG
ENGINEERS CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 7TH AVENUE
KIRKLAND, WA 98033
425.827.3063 OFFICE
800.962.1402 TOLL FREE
425.827.2423 FAX
www.drstrong.com



A PORTION OF
THE NW. 1/4 OF THE NW. 1/4,
SEC. 27, TWP. 26N. RGE. 5E., W.M.

DWN. BY SJS	DATE 8/11/15	PROJECT NO. 13029
CHKD. BY	SCALE 1"=40'	SHEET 4 OF 5

20151222001240

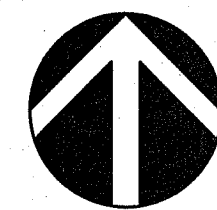
CITY OF KIRKLAND PLAT
PAGE 004 OF 005 VOL 271 PG 075
KING COUNTY, WA

RECORDING NO.

VOL./PAGE

271/079

MERITAGE RIDGE
A PORTION OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 26 N., RANGE 5 E., W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON
FILE NO. SUB13-02088

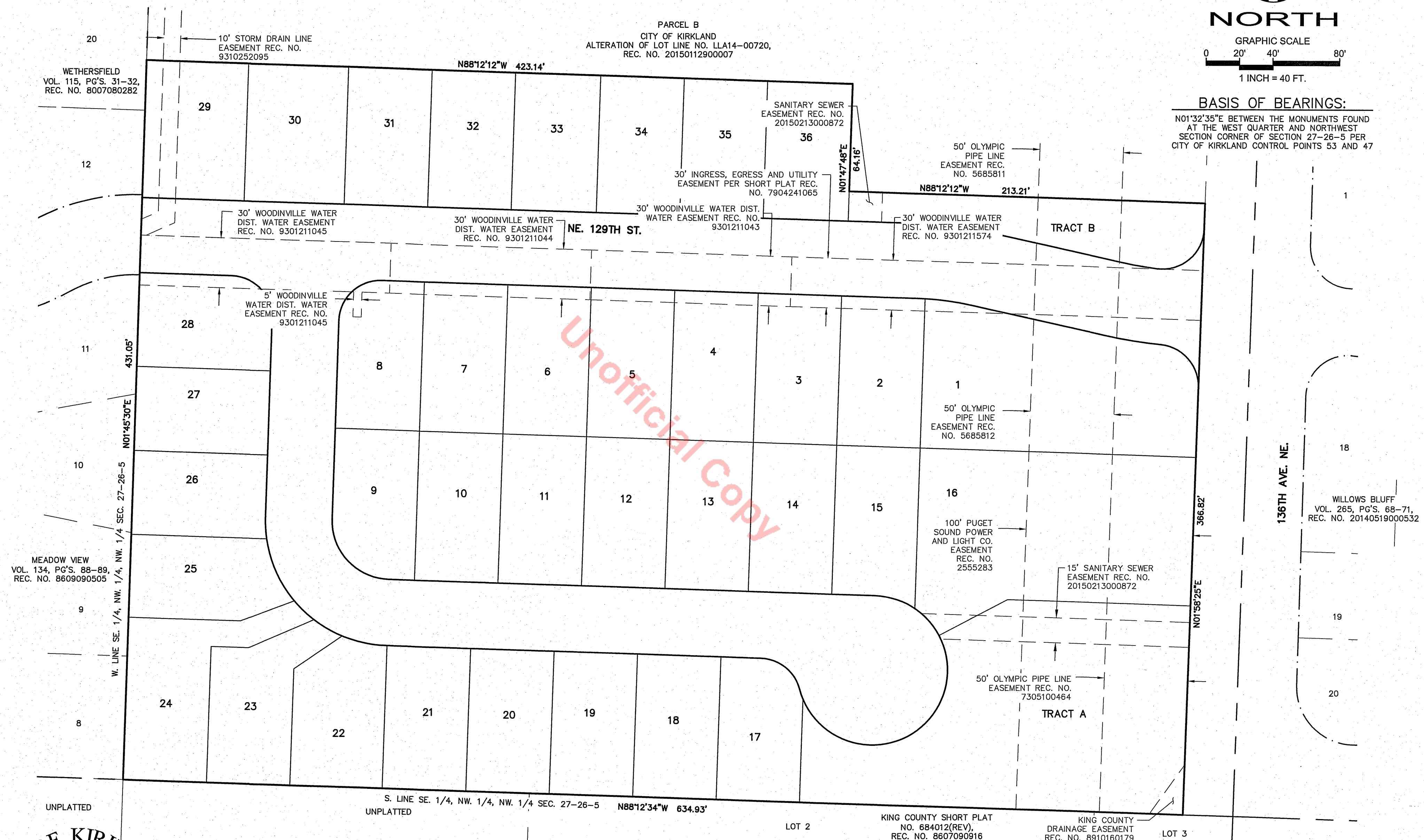


NORTH

GRAPHIC SCALE
0 20' 40' 80'
1 INCH = 40 FT.

BASIS OF BEARINGS:

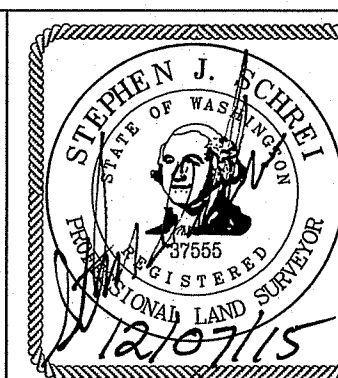
N01°32'35"E BETWEEN THE MONUMENTS FOUND
AT THE WEST QUARTER AND NORTHWEST
SECTION CORNER OF SECTION 27-26-5 PER
CITY OF KIRKLAND CONTROL POINTS 53 AND 47



20151222001240
DATE OF KIRKLAND PLAT 157.00
12/22/2015 13:57
KING COUNTY, WA



DRS D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 7TH AVENUE
KIRKLAND, WA 98033
425.827.3063 OFFICE
800.962.1402 TOLL FREE
425.827.2423 FAX
www.drstrong.com



A PORTION OF
THE NW. 1/4 OF THE NW. 1/4,
SEC. 27, TWP. 26N. RGE. 5E., W.M.

DWN. BY SJS	DATE 8/11/15	PROJECT NO. 13029
CHKD. BY	SCALE 1"=40'	SHEET 5 OF 5