

CITY OF  
**ISSAQUAH**  
SHORT PLAT NO. PLN03-00039

APPROVAL  
APPROVED THIS 22<sup>ND</sup> DAY OF JULY, 2004  
PLANNING DIRECTOR - CITY OF ISSAQUAH  
KING COUNTY DEPARTMENT OF ASSESSMENTS  
Examined and approved this 26<sup>TH</sup> day of JULY, 2004  
SCOTT NOBLE King County Assessor  
[Signature] Deputy King County Assessor  
202406-9055

VOL / PG. 174 / 232  
Recording No. 20040726900012

VICINITY MAP  
N.T.S.

**DEDICATION**  
KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of interest in the land hereby short subdivided, hereby declare this short plat to be the graphic representation of the short 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 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 short plat for all public purposes as indicated thereon, including but not limited to parks, open space, utilities and drainage unless such easements or tracts are specifically identified on this short 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

**LEGAL DESCRIPTION:**  
LOT 1, CITY OF ISSAQUAH LOT LINE ADJUSTMENT NUMBER PLN03-00015, AS RECORDED UNDER KING COUNTY RECORDING NUMBER 20030402900001.  
ALSO KNOWN AS:  
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. IN KING COUNTY, WASHINGTON, LYING SOUTHERLY AND WESTERLY OF S.E. 54TH STREET (KLEIN ROAD), STATE ROUTE NO. 90 AND S.E. NEWPORT WAY (SAMMAMISH ROAD) AND LYING WESTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER WITH BEARINGS AND DISTANCES IN ACCORDANCE WITH THE WASHINGTON STATE PLANE COORDINATE SYSTEM (N.A.D. 83/91 NORTH ZONE); THENCE N89°41'58" E ALONG THE SOUTH LINE OF SAID SUBDIVISION 352.32 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE;  
THENCE NORTH 144.31 FEET; THENCE S89°50'58" W 142.96 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS N89°37'20" W 500.00 FEET; THENCE NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 500.00 FEET THROUGH A CENTRAL ANGLE OF 18°50'00" AN ARC LENGTH OF 173.08 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING NORTHERLY ALONG A CURVE HAVING A RADIUS OF 500.00 FEET THROUGH A CENTRAL ANGLE OF 19°27'20" AN ARC LENGTH OF 169.78 FEET; THENCE NORTH 212.70 FEET TO THE SOUTH MARGIN OF SAID S.E. 54TH STREET AND THE TERMINUS OF SAID DESCRIBED LINE.  
SUBJECT TO AN EASEMENT FOR CUTS, FILLS AND SLOPES AS FILED UNDER RECORDING NO.'S 2716847 AND 6302371.  
SUBJECT TO AN EASEMENT FOR SEWER AND WATER PURPOSES AS FILED UNDER RECORDING NO. 9212231363.  
SUBJECT TO AN EASEMENT FOR GAS PIPELINE AS FILED UNDER RECORDING NO. 9402081873.  
SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS FILED UNDER RECORDING NO. 8406270480.  
SUBJECT TO RESTRICTIONS AS FILED UNDER RECORDING NO. 6302370.

Further, the undersigned owners of the land hereby short 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 City of Issaquah, its successors and assigns which may be occasioned by the establishment, construction, or maintenance of roads and/or drainage systems within this short subdivision other than claims resulting from inadequate maintenance by City of Issaquah.  
Further, the undersigned owners of the land hereby short subdivided agree for themselves, their heirs and assigns to indemnify and hold City of Issaquah, its successors and assigns, harmless from any damage, including any costs of defense, claimed by persons within or without this short subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this short subdivision or by establishment, construction or maintenance of the roads within this short subdivision. Provided, this waiver and indemnification shall not be construed as releasing City of Issaquah, its successors or assigns, from liability for damages, including the cost of defense, resulting in whole or in part from the negligence of City of Issaquah, 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.

**CITY OF ISSAQUAH, CONDITIONS OF APPROVAL:**

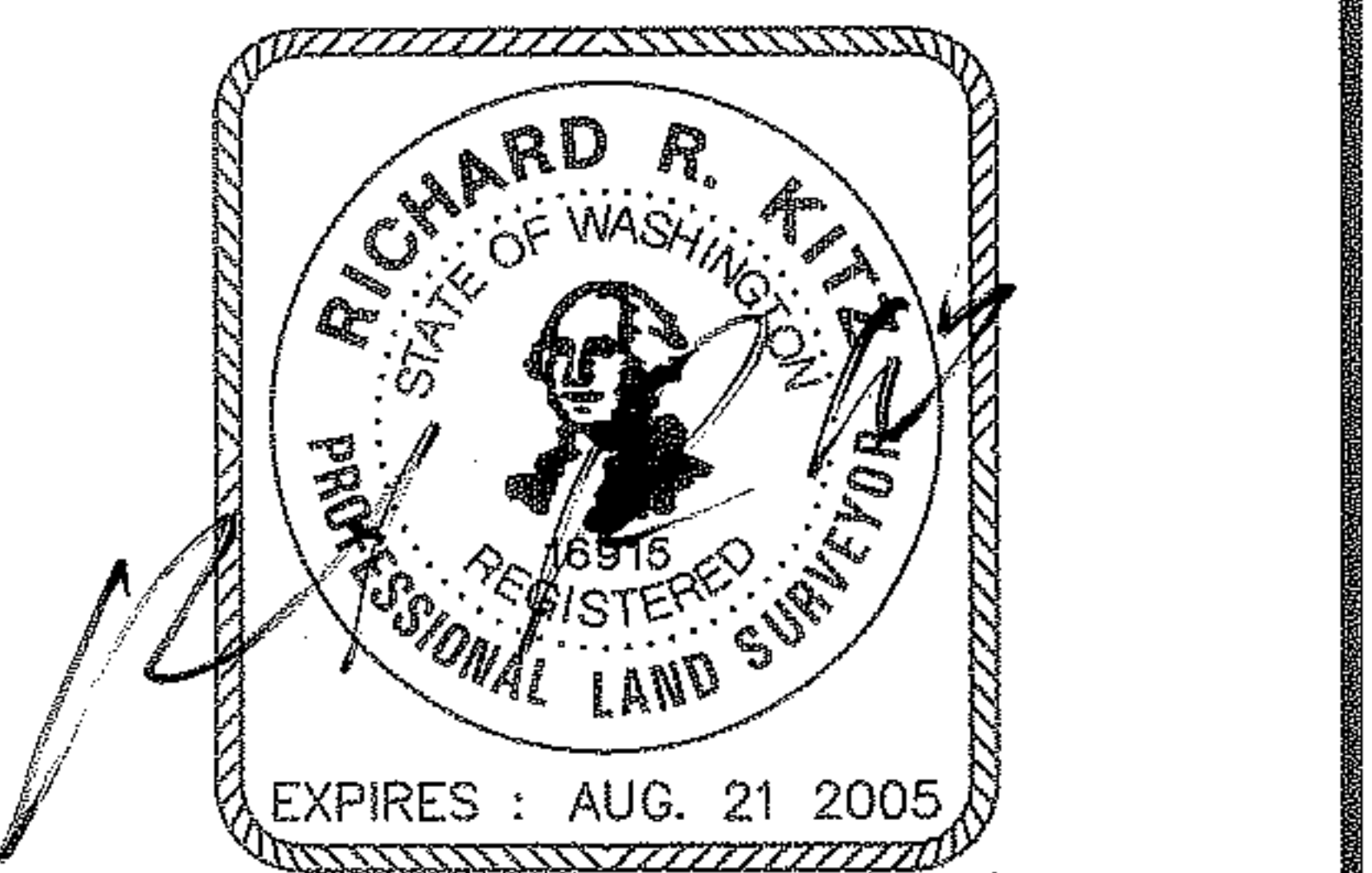
1. THE APPLICANT SHALL PROVIDE THE CITY WITH A MYLAR COPY OF THE APPROVED SHORT PLAT UPON CITY SIGNATURE OF THE MYLAR, THE APPLICANT SHALL RECORD THE APPROVED SHORT PLAT WITH THE KING COUNTY DEPARTMENT OF RECORDS AND ELECTIONS. THE PLAT SHALL NOT BE DEEMED FORMALLY APPROVED UNTIL SO FILED.
2. THREE COPIES OF THE RECORDED SHORT PLAT PACKAGE SHALL BE PROVIDED TO THE PLANNING DEPARTMENT WITHIN TEN (10) DAYS OF RECORDING WITH THE KING COUNTY DEPARTMENT OF RECORDS.
3. A FOUNDATION SOILS REPORT BY A LICENSED WASHINGTON STATE GEOTECHNICAL ENGINEER WILL BE REQUIRED AT THE TIME OF BUILDING PERMIT SUBMITTAL.
4. THE APPLICANT SHALL COMPLY WITH THE MITIGATED DETERMINATION OF NONSIGNIFICANCE ISSUED ON JULY 30, 2003, EXHIBIT 3.
5. THE PROPOSAL WOULD HAVE A POTENTIAL IMPACT ON PUBLIC SERVICES AND THE APPLICANT SHALL MITIGATE FOR THESE IMPACTS WITH A VOLUNTARY CONTRIBUTION IN THE AMOUNT OF \$86.30 PER DWELLING UNIT FOR GENERAL GOVERNMENT SERVICES AND \$61.83 PER DWELLING UNIT FOR POLICE SERVICES. THE VOLUNTARY CONTRIBUTION SHALL BE PAID PRIOR TO ISSUANCE OF BUILDING PERMITS AND THE FINAL AMOUNT SHOULD BE DETERMINED BASED ON THE NUMBER OF DWELLING UNITS SUBMITTED IN THE BUILDING PERMIT APPLICATION AND THE IMPACT FEE RATES IN EFFECT.
6. TRAFFIC GENERATED BY THE RESIDENTIAL DEVELOPMENT ASSOCIATED WITH THIS SHORT PLAT WILL ALSO IMPACT ROADS IN KING COUNTY. THE CITY HAS ADOPTED AN INTERLOCAL AGREEMENT WITH KING COUNTY THAT ESTABLISHES THE IMPACT FEE FOR THIS AREA. THE IMPACT FEE WILL BE DETERMINED FOR EACH LOT WHEN BUILDING PERMITS ARE ISSUED.
7. THE DEVELOPMENT OF LOTS 1, 2, AND 3 IS RESTRICTED TO ONE SINGLE FAMILY RESIDENCE PER LOT AS REQUIRED BY THE CERTIFICATE OF TRANSPORTATION CONCURRENCE ISSUED ON MARCH 17, 2003. ANY FUTURE DEVELOPMENT ON THESE LOTS THAT WOULD EXCEED THE NUMBER OF PM PEAK HOUR TRIPS APPROVED UNDER CERTIFICATE NO. CON03-00004 WILL NEED TO BE REVIEWED FOR CONCURRENCE UNDER THE REGULATIONS THAT ARE IN PLACE AT THAT TIME.
8. TREE REMOVAL SHALL BE LIMITED TO THE AREA REQUIRED FOR FUTURE ROADWAYS AND FOR WATER QUALITY IMPROVEMENTS AS SHOWN ON THE SHORT PLAT APPLICATION. DURING THE CONSTRUCTION OF THE SINGLE FAMILY HOMES, TREE REMOVAL SHALL BE LIMITED TO THOSE TREES WITHIN THE BUILDING PAD AREA AND THOSE TREES OUTSIDE OF THE BUILDING PAD THAT WOULD BE SUBJECT TO SIGNIFICANT ROOT DAMAGE IF THEY WERE TO BE RETAINED.
9. THE 15' SEWER EASEMENT WILL BE FOR THE BENEFIT OF THE CITY OF ISSAQUAH.
10. THE 5' SLOPE AND SIDEWALK EASEMENT WILL BE FOR THE BENEFIT OF THE CITY OF ISSAQUAH.

IN WITNESS WHEREOF we set our hands and seals.  
BECHER BAY LLC.  
BY: [Signature] AT-LIN INVESTMENTS INC. ITS MANAGING MEMBER  
STATE OF WA SS  
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WES GIESBRECHT SIGNED THIS DEDICATION AND ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS HIS/HERS TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 7/20/04  
SIGNATURE OF [Signature]  
NOTARY PUBLIC  
PRINTED NAME OF CALLIE T. HAYES  
NOTARY PUBLIC  
TITLE NOTARY PUBLIC  
RESIDING AT BELLEVUE  
MY APPOINTMENT EXPIRES 12/15/04  
STATE OF WA SS  
COUNTY OF KING  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DOUGLAS E. WITWERS SIGNED THIS DEDICATION AND ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS HIS/HERS TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 7/21/04  
SIGNATURE OF [Signature]  
NOTARY PUBLIC  
PRINTED NAME OF GILL L. TRAPP  
NOTARY PUBLIC  
TITLE NOTARY PUBLIC  
RESIDING AT REDMOND, WA  
MY APPOINTMENT EXPIRES 12-1-07



EXPIRES: AUG. 21 2005  
9/20/04

INDEX LOCATION:  
SEC. 20 T. 24N. R. 6E., W.M.

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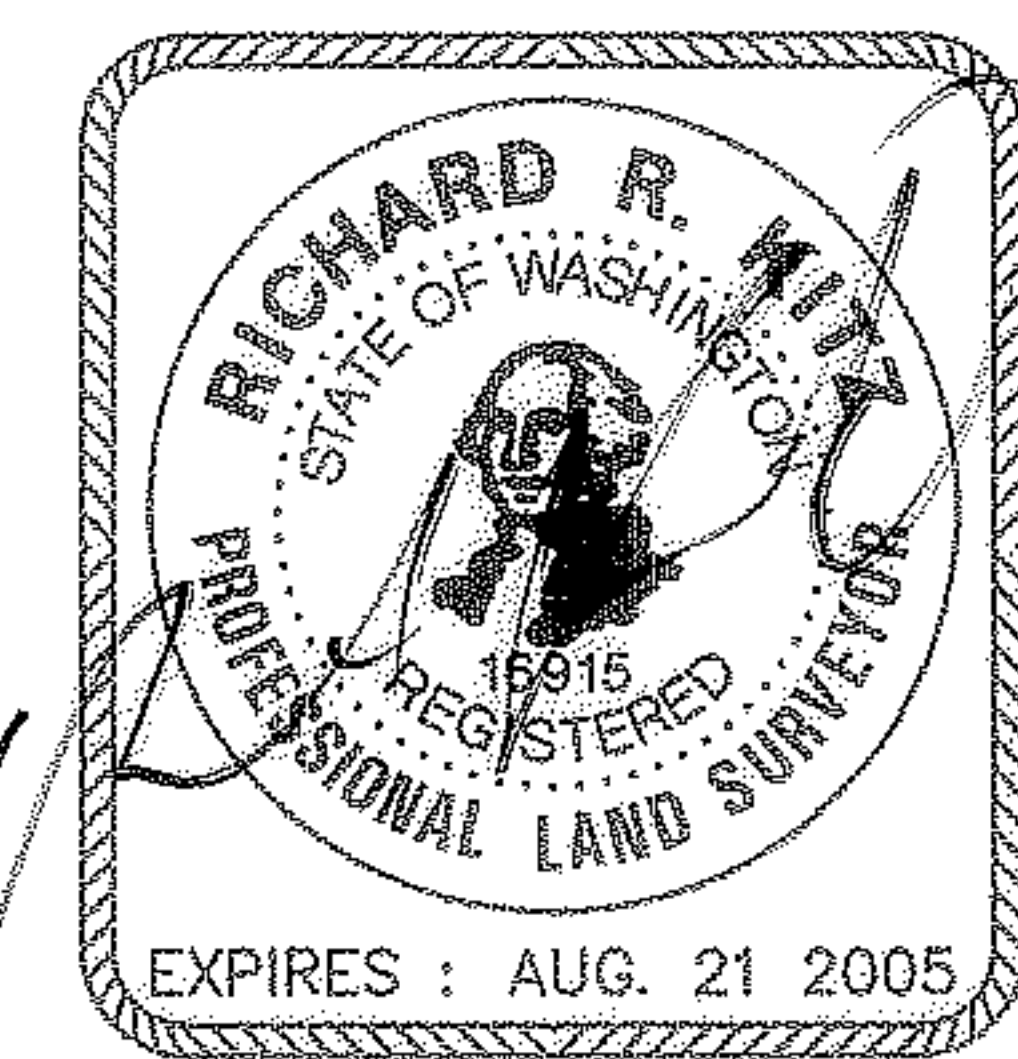
RECORDER'S CERTIFICATE  
Filed for record this 26 day of JULY, 2004, at 3:10 PM in book 174 of SHORT PLATS, at page 2320 at the request of RICHARD R. KITZ  
Mgr. [Signature] Supt. of Records

SURVEYOR'S CERTIFICATE  
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of WES GIESBRECHT in FEB, 2004.  
RICHARD R. KITZ  
Certificate No. 16915

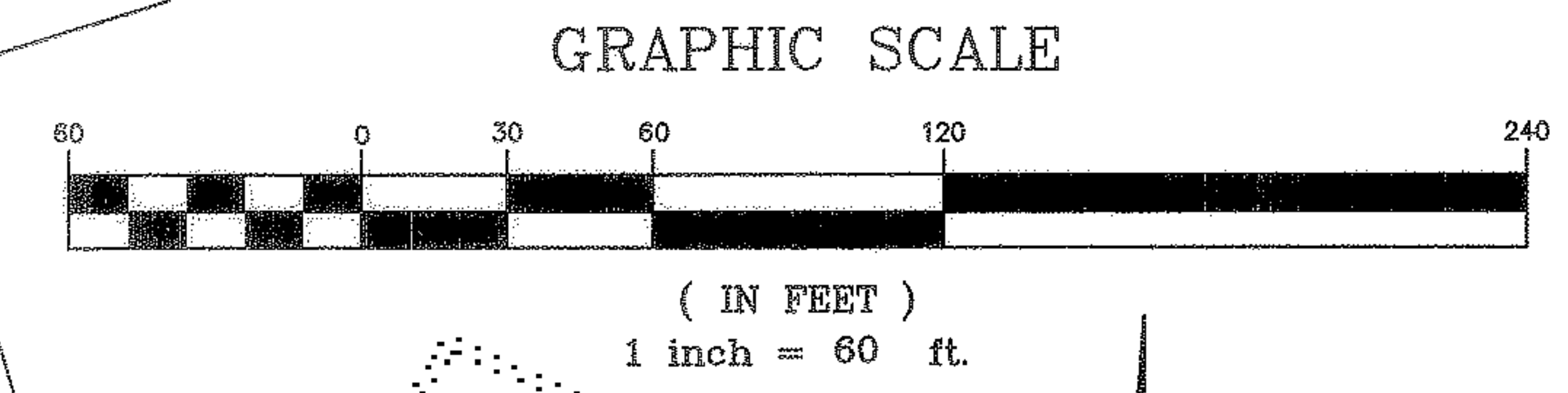
**EASTSIDE CONSULTANTS, INC.**  
ENGINEERS-SURVEYORS  
415 RAINIER BLVD. NORTH  
ISSAQUAH, WASHINGTON 98027  
PHONE: (425)392-5351  
FAX: (425)392-4676

**CITY OF ISSAQUAH SHORT PLAT**  
No. PLN03-00039

KING COUNTY, WASHINGTON	DWN BY <u>R. KITZ</u>	DATE <u>2/03</u>	JOB NO. <u>02024SPA</u>
	CHKD BY <u>R. KITZ</u>	SCALE <u>N/A</u>	SHEET <u>1</u> OF <u>2</u>

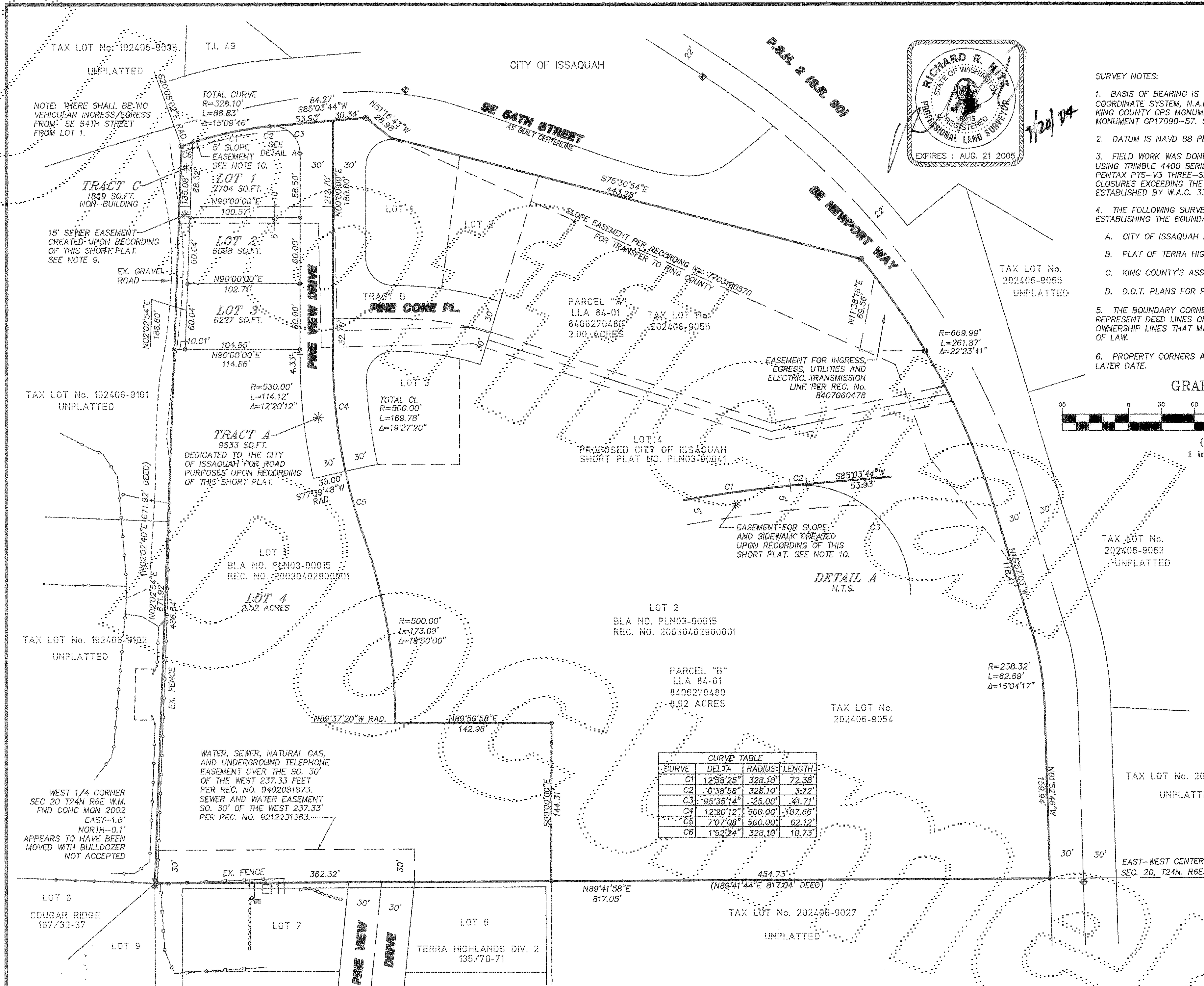
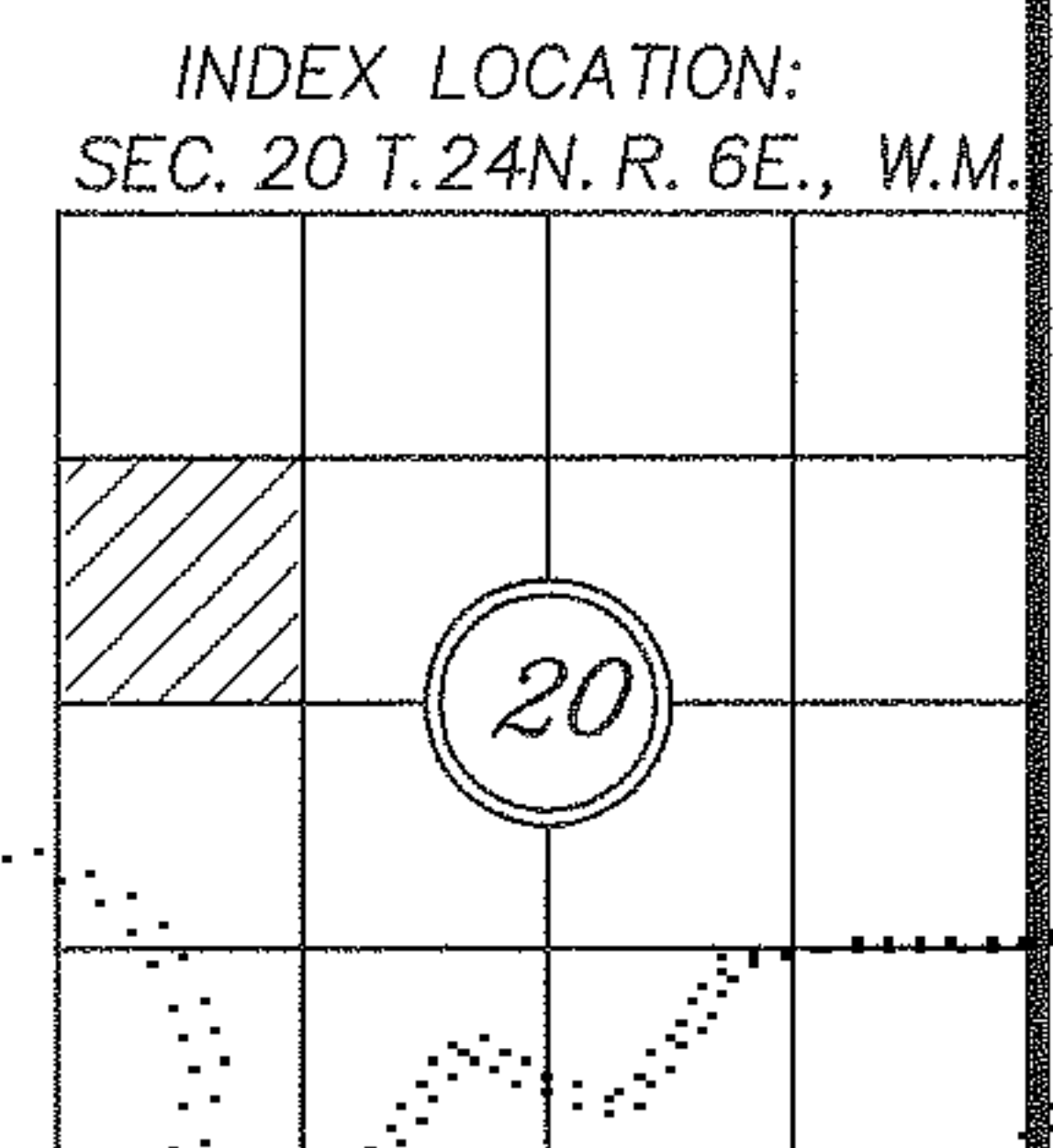


- SURVEY NOTES:
1. BASIS OF BEARING IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, N.A.D. 83/91 (NORTH ZONE) PER TIES TO KING COUNTY GPS MONUMENT KC-D-18 AND W.S.D.O.T. CONTROL MONUMENT GP17090-57. SCALE FACTOR 0.9999888.
  2. DATUM IS NAVD 88 PER TIES TO THE MONUMENTS IN NOTE 1.
  3. FIELD WORK WAS DONE IN SEPTEMBER AND OCTOBER OF 2002 USING TRIMBLE 4400 SERIES GPS RECEIVERS (RTK METHOD) AND PENTAX P1S-V3 THREE-SECOND TOTAL STATION WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS ESTABLISHED BY W.A.C. 332-130.
  4. THE FOLLOWING SURVEYS WERE USED AS REFERENCE TO AID IN ESTABLISHING THE BOUNDARY OF THIS SURVEY:
    - A. CITY OF ISSAQUAH LOT LINE ADJUSTMENT 84-01.
    - B. PLAT OF TERRA HIGHLANDS DIVISION 2.
    - C. KING COUNTY'S ASSESSOR'S MAP.
    - D. D.O.T. PLANS FOR PSH NO. 2 (SR90).
  5. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
  6. PROPERTY CORNERS AND ROAD MONUMENTS WILL BE SET AT A LATER DATE.



- LEGEND
- ✱ A SECTION CORNER
  - ⊕ A QUARTER CORNER
  - ⊙ A FND ROAD MONUMENT
  - ⊙ A FND REBAR OR PIPE LS # 9760.
  - A SET REBAR WITH LS CAP No.16915 (TYPICAL)
  - (10.00') A RECORD DIMENSION

CURVE	DELTA	RADIUS	LENGTH
C1	12°38'25"	328.10'	72.38'
C2	0°38'58"	328.10'	3.72'
C3	95°35'14"	25.00'	41.71'
C4	12°20'12"	500.00'	107.66'
C5	7°07'08"	500.00'	62.12'
C6	1°52'24"	328.10'	10.73'



RECORDER'S CERTIFICATE

Filed for record this.....day of ..... 200.....at.....M in book.....of.....at page.....at the request of

RICHARD R. KITZ  
Surveyor's Name

Mgr. Supt. of Records

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of...WES. GIESBRECHT... in.....FEB.....2004.

RICHARD R. KITZ  
Certificate No.....16915.....

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**CITY OF ISSAQUAH SHORT PLAT**  
No. **PLN03-00039**

KING COUNTY, WASHINGTON

DWN BY <b>R. KITZ</b>	DATE <b>2/03</b>	JOB NO. <b>02024SPA1</b>
CHKD BY <b>R. KITZ</b>	SCALE <b>1"=60'</b>	SHEET <b>2 OF 2</b>