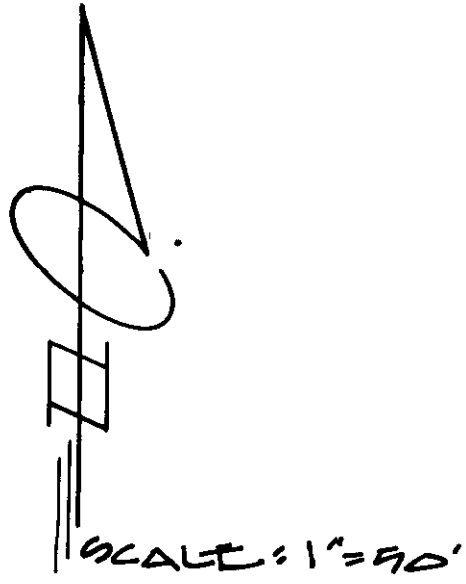


# CEDAR RIDGE

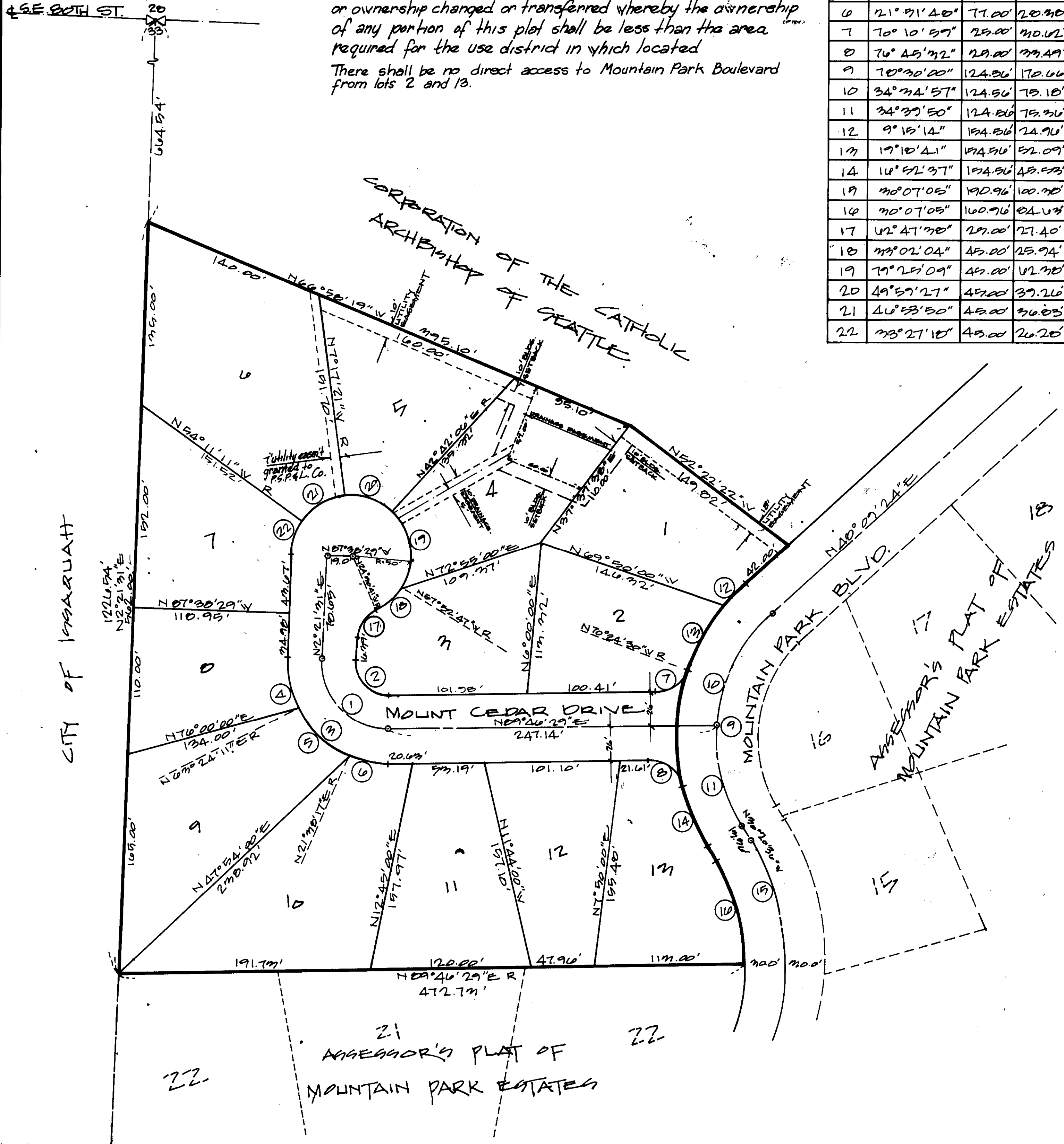
SEC 33, TWP 24 N, RANGE 6 E, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



### RESTRICTIONS

No lot or portion of a lot shall be divided and sold or resold, or ownership changed or transferred whereby the ownership of any portion of this plot shall be less than the area required for the use district in which located  
There shall be no direct access to Mountain Park Boulevard from lots 2 and 13.

	DELTA	RADIUS	LENGTH
1	92° 45' 02"	71.00'	82.41'
2	92° 45' 02"	75.00'	40.40'
3	92° 45' 02"	77.00'	124.42'
4	28° 57' 20"	77.00'	118.91'
5	74° 24' 46"	77.00'	56.13'
6	21° 51' 40"	77.00'	28.38'
7	70° 10' 59"	75.00'	110.02'
8	76° 45' 32"	75.00'	39.49'
9	70° 30' 00"	124.56'	170.66'
10	34° 34' 57"	124.56'	75.18'
11	34° 39' 50"	124.56'	75.36'
12	9° 15' 14"	154.56'	24.90'
13	19° 18' 41"	154.56'	52.09'
14	14° 52' 37"	154.56'	45.53'
15	30° 07' 05"	190.96'	100.70'
16	30° 07' 05"	160.96'	84.43'
17	42° 47' 38"	27.00'	27.40'
18	33° 02' 04"	45.00'	25.94'
19	79° 25' 09"	45.00'	42.38'
20	49° 59' 27"	45.00'	37.26'
21	46° 53' 50"	45.00'	36.83'
22	33° 27' 18"	45.00'	26.28'



# CEDAR RIDGE

SEC 33, TWP 24 N, RANGE 6 E, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

108-80

## LEGAL DESCRIPTION

Commencing at the North One Quarter corner of Section 33, Township 24 North, Range 6 East, W.M., in King County, Washington; thence S2°21'31"W along the North-South Quarter section line 664.54 feet to the true point of beginning; thence continue S2°21'31"W along said North-South line, 562 feet; thence N89°46'27"E 472.73 feet to the westerly margin of Mountain Park Drive; thence Northerly along a curve to the left having a radius of 161 feet and an initial bearing of N0°13'31"W, through a central angle of 30°07'05" an arc distance of 84.63 feet to a point of tangency; thence N30°20'36"W, 13.56 feet to a point of curvature of a curve to the right having a radius of 154.56 feet; thence Northerly along said curve through a central angle of 70°30'00", an arc distance of 211.76 feet to a point of tangency; thence N40°09'24"E 42.00 feet; thence N52°22'22"W 149.02 feet to a point S66°58'19"E of the true point of beginning; thence N66°58'19"W 395.10 feet, more or less, to the true point of beginning.

Being known as Lot 3 of Short Plat No SP-77-01 as filed under Recording No. T706160878, Revised under Recording No. 7803290711.

## DEDICATION

KNOW ALL MEN by these presents, that we the undersigned, owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever, all streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on the face of this plat in the original reasonable grading of the streets and avenues shown thereon.

IN WITNESS WHEREOF we have hereunto set our hands and seals.  
Ralph C. Klein  
Ralph C. Klein, President, Issaquah Land Company  
Barry F. Owens  
Barry F. Owens, Executive Vice President, Security Savings & Loan Company

## ACKNOWLEDGEMENTS

State of Washington s.s.  
County of King  
THIS IS TO CERTIFY that on this 31<sup>st</sup> day of October, 1970 A.D., before me, the undersigned, a Notary Public, personally appeared Ralph C. Klein, President of Issaquah Land Company, to me known to be the individual who executed the within dedication and who acknowledged to me that he signed same as his voluntary act and deed for the uses and purposes therein stated.

WITNESS my hand and seal the day and year first above written.  
Julia L. Hergert Issaquah  
Notary Public in & for the State of Washington Residing at

State of Washington s.s.  
County of King  
THIS IS TO CERTIFY that on this 31<sup>st</sup> day of October, 1970 A.D., before me the undersigned, a Notary Public, personally appeared Barry F. Owens, Executive Vice President of Security Savings and Loan Company, to me known to be the individual who executed the within dedication and who acknowledged to me that he signed same as his voluntary act and deed for the uses and purposes therein stated.

WITNESS my hand and seal the day and year first above written.  
Julia L. Hergert Issaquah  
Notary Public in & for the State of Washington Residing at

## EASEMENT PROVISIONS

An easement is hereby reserved for and granted to Puget Sound Power and Light Company, and to Pacific Northwest Bell Telephone Company, and their respective successors and assigns, under and upon the exterior 7 (seven) feet, parallel with and adjoining the street frontage of all lots, in which to lay, install, construct, renew, operate, and maintain underground conduits, mains, cables, and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric and telephone service, together with the right to enter the lots at all times for the purposes herein stated.

Also, each lot shall be subject to an easement 5.0 (five) feet in width, parallel with, and adjacent to, all interior lot lines for the purposes of utilities and drainage.

An easement is also granted for a Guy Line and Anchor as recorded on 19 April 1962 and filed under Recording No. 5415205, Records of King County, Washington.

Easements are also reserved for and granted to Chicago, Milwaukee, St Paul Railway, a Wisconsin Corporation for electric transmission lines, as filed on 28 January 1922, under Recording No. 1585958, and on 27 May 1919 under Recording No. 1310814, Records of King County, Washington.

## SURVEYOR'S CERTIFICATE

I hereby certify that this plat of "CEDAR RIDGE" is based upon an actual survey and subdivision of Section 33, Twp. 24 N., R. 6 E., W. 1/4; that the courses and distances are shown correctly thereon; that the monuments will be set and the lot and block corners staked correctly on the ground; and that I have fully complied with the provisions of the statutes and platting regulations.

John J. Dalma, Jr. 10937  
John J. Dalma, Jr., Land Surveyor Certificate No.



## COMPTROLLER'S CERTIFICATE

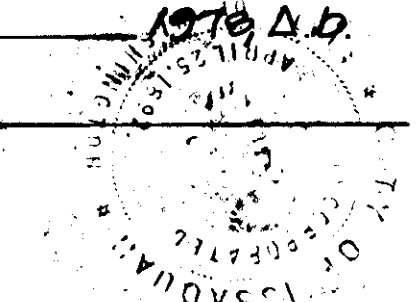
I hereby certify that all property taxes are paid, that there are no delinquent special assessments certified to this office for collection, and that all special assessments certified to this office for collection on any property herein or hereafter dedicated as streets, alleys, or for other public use, are paid in full.

This 30<sup>th</sup> day of November, 1970 A.D.  
Office of the Comptroller  
William Parsons  
King County Comptroller Deputy King County Comptroller



I hereby certify that there are no delinquent special assessments, and that there are no delinquent special assessments against any of the property herein contained and dedicated as streets, alleys, or for other public use.

This 21<sup>st</sup> day of November, 1970 A.D.  
Agnes Less  
Issaquah Finance Director



## APPROVALS

I hereby certify that this plat of "Cedar Ridge" is duly approved by the City of Issaquah Planning Commission this 8<sup>th</sup> day of November, 1970 A.D.

Herman Sieb Chairman, Planning Commission  
Joan G. Smith Secretary  
Examined and approved this 21<sup>st</sup> day of November, 1970 A.D.

W. Neuninger Mayor, City of Issaquah  
Linda Ruedle Clerk, City of Issaquah  
Examined and approved this 21<sup>st</sup> day of November, 1970 A.D.

Michael C. Winter City Engineer  
Dorothy A. Hunter Planning Director  
Examined and approved this 28 day of November, 1970 A.D.

Department of Assessments  
Harley H. Hoppe King County Assessor  
A. Martin Deputy King County Assessor

RECORDER'S CERTIFICATE 7811301044  
Filed for Record at the request of City of Issaquah this 30 day of NOV 1970 A.D., at 1 minutes past 3:00 P.M., and recorded in Volume 108 of Plats, pages 79, 80, records of King County, Washington.  
Division of Records and Elections  
Clint G. Elsom Manager  
James S. Weeks Superintendent of Records