

COUGAR RIDGE

A PTN. OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH
KING COUNTY, WASHINGTON

LEGAL DESCRIPTION:

PARCEL A:

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 6 EAST W.M., EXCEPT THAT PORTION CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 4371285, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B:

THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 6 EAST W.M., EXCEPT THE NORTH 30 FEET THEREOF CONVEYED FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NO. 4371285, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL C:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 19, TOWNSHIP 24 NORTH, RANGE 6 EAST W.M., SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF COUGAR RIDGE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, 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.

Mark S. Harrison
MARK S. HARRISON, PLS NO. 21467

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, AS OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC ALL ROADS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON, ALSO THE RIGHT TO MAKE 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 HEREON;

AND DEDICATE ALL EASEMENTS FOR PUBLIC UTILITIES IN FAVOR OF THE CITY OF ISSAQUAH AND GRANT TO THE CITY OF ISSAQUAH AUTHORITY TO ASSIGN LAST SAID EASEMENTS TO OTHER UTILITIES AT ITS DISCRETION. TRACTS "A" AND "B" ARE NATIVE GROWTH PROTECTION EASEMENTS, AND ARE HEREBY DEDICATED TO THE CITY OF ISSAQUAH.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:

Thomas A. Barghausen
EMERALD GLEN PARTNERSHIP,
A WASHINGTON GENERAL PARTNERSHIP
BY: NOVASTAR DEVELOPMENT INC.,
A COLORADO CORPORATION
BY: THOMAS A. BARGHAUSEN
ITS: PRESIDENT

Tracy B. Edgers
U.S. BANK OF WASHINGTON
NATIONAL ASSOCIATION
BY: TRACY B. EDGERS
ITS: ASSISTANT VICE-PRESIDENT

ACKNOWLEDGEMENTS:

(SEE SHEET 6 OF 6)

RECORDING CERTIFICATE: 9401061107

FILED FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH THIS 6th DAY OF Jan. 1994 A.D. AT 47 MINUTES PAST 10:00 IN VOLUME 167 OF PLATS AT PAGES 22-27, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

Carolyn Ableman
MANAGER/SUPERINTENDENT OF RECORDS

APPROVALS:

EXAMINED AND APPROVED THIS 3rd DAY OF January 1994 A.D.

Nata Saleh
DIRECTOR OF PUBLIC WORKS, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 28th DAY OF December 1993 A.D.

Debbie Samak-McKane
DIRECTOR OF DEVELOPMENT REVIEW, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 3rd DAY OF January 1994 A.D.

John W. Casate, P.E.
CITY ENGINEER, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 30th DAY OF December 1993 A.D.

Shirley L. Moore
CHAIRMAN, DEVELOPMENT COMMISSION

Linda Ruelle 1/3/94
CITY CLERK

EXAMINED AND APPROVED THIS 3rd DAY OF January, 1994 A.D.

Nora Kind
MAYOR, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 5th DAY OF Jan 1994 A.D.

SCOTT NOBLE
KING COUNTY ASSESSOR

W. Mantz
DEPUTY KING COUNTY ASSESSOR

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 5th day of January, 1994.

KING COUNTY FINANCE DIVISION

E. Lee Dedrick Manager, Finance Division
James R. Blake Deputy

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION, AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, EASEMENTS, TRACTS, OR FOR OTHER PUBLIC USES, ARE PAID IN FULL.

DATED THIS 3rd DAY OF January 1994 A.D.

James R. Blake
FINANCE DIRECTOR, CITY OF ISSAQUAH.



RECEIVED
JAN 24 1994
CITY OF ISSAQUAH

JOB NO. 3236



Barghausen Consulting Engineers, Inc.
Land Planning, Survey & Engineering Specialists
18215 72nd Avenue South Kent, WA. 98032 (206) 251-6222

NE1/4 SE1/4 19-24N-6E
SHEET 1 OF 6

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