

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.

Nita 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. Casato, 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

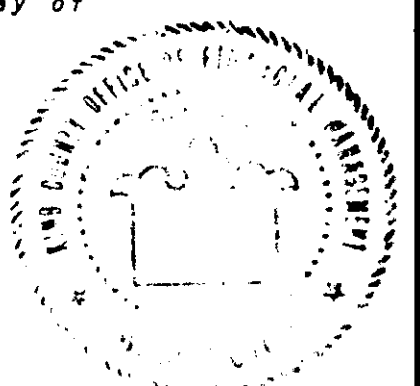
E. Lee Dedrick Manager, Finance Division
James R. Blake Deputy

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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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

EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY, U.S. WEST COMMUNICATIONS, WASHINGTON NATURAL GAS COMPANY, ANY CABLE TELEVISION COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE FRONT TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET AND TRACT FRONTAGE OF ALL LOTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

ALSO, EACH LOT SHALL BE SUBJECT TO AN EASEMENT 2.50 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL INTERIOR LOT LINES FOR THE PURPOSE OF UTILITIES AND PRIVATE DRAINAGE.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON ALL PUBLIC AND PRIVATE STREETS, AVENUES, AND PLACES WHICH ARE HEREIN DEDICATED AND UPON THE EASEMENTS SHOWN ON THE PLAT AND DESCRIBED HEREIN FOR UTILITIES, WATER LINES, SANITARY SEWER, AND STORM DRAINAGE. THE CITY OF ISSAQUAH SHALL HAVE THE RIGHT TO CONSTRUCT, MAINTAIN, REPLACE, REPAIR AND OPERATE WATER LINES, SANITARY SEWER LINES, AND STORM DRAINAGE LINES AND APPURTENANCES WITHIN AND TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR SAID EASEMENTS. THE SURFACE OF SAID EASEMENT MAY BE USED BY THE PROPERTY OWNER IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR MAINTENANCE OF THE UTILITY.

DEDICATION OF A NATIVE GROWTH PROTECTION EASEMENT (NGPE) CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE EASEMENT. THIS INTEREST INCLUDES THE PRESERVATION OF NATIVE VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, VISUAL AND AURAL BUFFERING, AND PROTECTION OF PLANTS AND ANIMAL HABITAT. THE NGPE IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF LAND SUBJECT TO THE EASEMENT THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY OF ISSAQUAH, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE EASEMENT. THE VEGETATION WITHIN THE EASEMENT MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT EXPRESS PERMISSION FROM THE CITY OF ISSAQUAH. ANY SUCH ACTIVITY IN THE NGPE AREAS SHALL REQUIRE CITY APPROVAL PRIOR TO UNDERTAKING SUCH WORK.

BEFORE BEGINNING AND DURING THE COURSE OF ANY GRADING, BUILDING CONSTRUCTION, OR OTHER DEVELOPMENT ACTIVITY ON A LOT SUBJECT TO THE NGPE, THE COMMON BOUNDARY BETWEEN THE EASEMENT AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE FENCED OR OTHERWISE MARKED TO THE SATISFACTION OF THE CITY OF ISSAQUAH.

ALL DRAINAGE EASEMENTS NOT NOTED AS "PRIVATE," ARE HEREBY DEDICATED TO THE CITY OF ISSAQUAH UPON RECORDING OF THIS PLAT AND WILL BE MAINTAINED BY THE CITY OF ISSAQUAH.

UTILITY EASEMENT RESTRICTIONS: STRUCTURES, FILL OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDING, OVERHANGS, OR SUBSTANTIAL LANDSCAPING) SHALL NOT BE PERMITTED WITHIN THE UTILITY EASEMENTS. ADDITIONALLY, GRADING AND CONSTRUCTION OF FENCING SHALL NOT BE ALLOWED WITHIN THE UTILITY EASEMENTS SHOWN ON THIS PLAT MAP UNLESS OTHERWISE APPROVED BY THE CITY OF ISSAQUAH.

NOTES AND RESTRICTIONS:

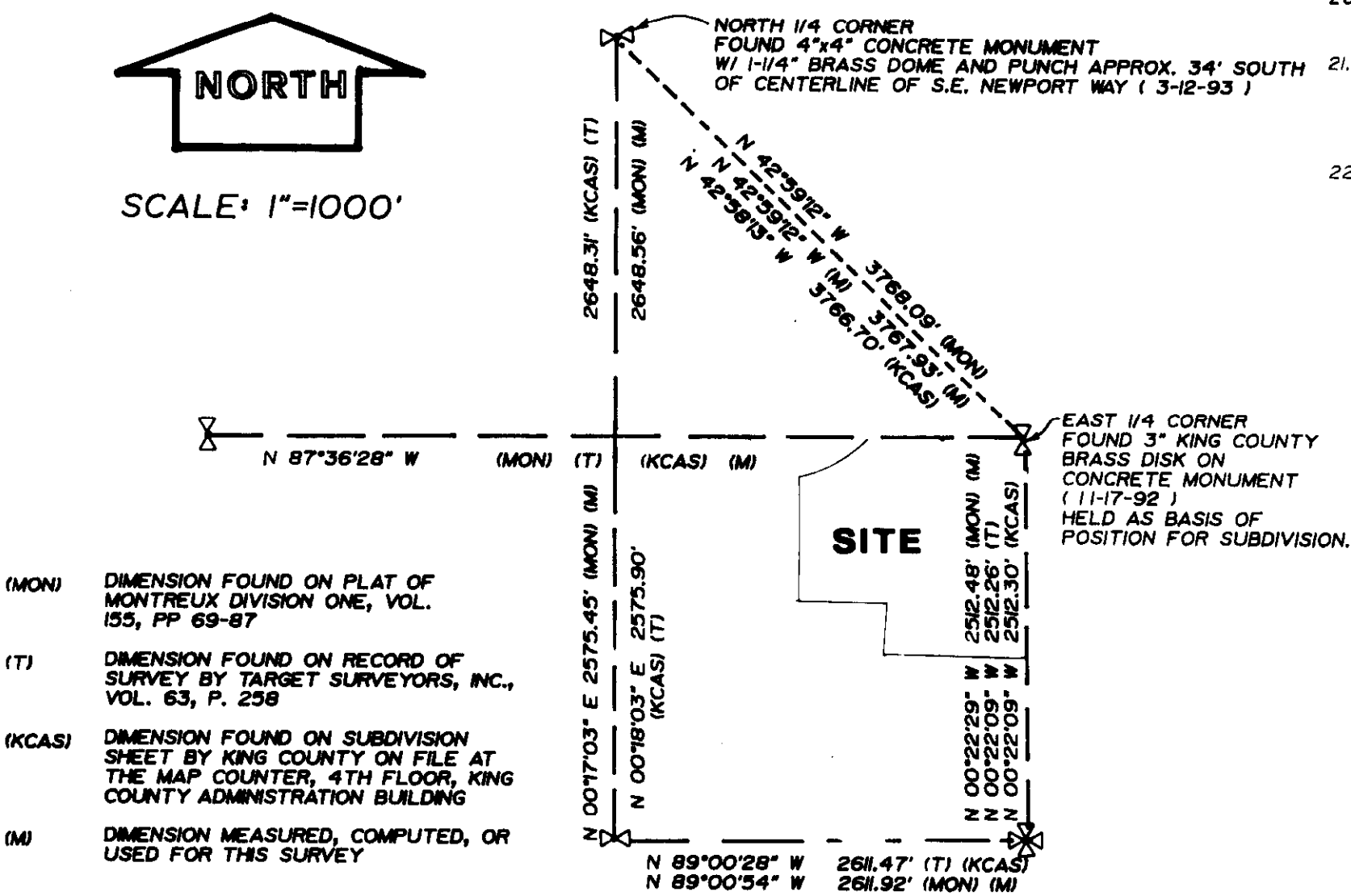
1. SUBJECT TO COVENANTS, CONDITION, AND RESTRICTIONS CONTAINED IN INSTRUMENT FILED UNDER KING COUNTY RECORDING NO. 931214-2283 (CONCERNING THE COUGAR RIDGE HOMEOWNERS ASSOCIATION).
2. NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH LOCATED.
3. ALL MONUMENTS DELINEATED AS FOUND WERE FIELD VISITED AS STATED.
4. THE MONUMENT CONTROL SHOWN FOR THIS SUBDIVISION WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A LIETZ SET 4 AND A TOPCON GTS-2, THEODOLITES WITH INTEGRAL ELECTRONIC DISTANCE MEASURING UNITS. THE LINEAR AND ANGULAR CLOSURE OF THE TRAVERSE MET OR EXCEEDED THE STANDARDS OF WAC 332-130-090.
5. THE FRONTS OF ALL LOTS ARE SUBJECT TO A SLOPE EASEMENT FOR CUTS AND FILLS TO THE BENEFIT OF THE CITY OF ISSAQUAH FOR THE ORIGINAL AND REASONABLE GRADING OF STREETS ASSOCIATED WITH THIS PLAT.
6. BUILDING SETBACKS: ALL LOTS SHALL HAVE THE FOLLOWING MINIMUM SETBACKS:
 FRONT YARD: 20 FEET
 SIDE YARD: 10 FEET
 BACK YARD: 10 FEET
 ANY SPECIFIC SETBACKS SHALL BE SO NOTED ON THE SPECIFIC LOTS AND ADDRESSED BY A GEOTECHNICAL REPORT.
7. ALL INDIVIDUAL STORM DRAIN STUBOUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
8. OUTLETS FROM THE BUILDING DOWNSPOUTS SHALL NOT DISCHARGE DIRECTLY ONTO SLOPES GREATER THAN 40 PERCENT.
9. ALL BUILDING DOWNSPOUTS, FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE APPROVED PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS ON FILE WITH THE CITY OF ISSAQUAH.
10. ALL PERMITS REQUIRED FOR ANY ACTIVITY WITHIN A SENSITIVE AREA AS DEFINED BY THE CITY OF ISSAQUAH CRITICAL AREAS ORDINANCE SHALL BE PROCESSED AND GOVERNED BY CRITICAL AREAS ORDINANCE.
11. NO STRUCTURES MAY INTRUDE INTO ANY NATIVE GROWTH PROTECTION EASEMENT.
12. THE CITY OF ISSAQUAH SHALL HAVE THE RIGHT TO ENTER ALL UTILITY EASEMENTS AND NATIVE GROWTH PROTECTION EASEMENT FOR THE PURPOSES OF INSPECTION, MAINTENANCE AND REPAIR.
13. EACH LOT OWNER ABUTTING A NATIVE GROWTH PROTECTION EASEMENT SHALL, AT THE TIME OF ISSUANCE OF A BUILDING PERMIT, BE REQUIRED TO POST THE NGPE WITH A PROTECTION SIGN AS SPECIFIED BY THE CITY OF ISSAQUAH.
14. STRUCTURES, FILL AND OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANGS BEYOND 18 INCHES ARE PROHIBITED BEYOND THE BUILDING SETBACK LINE (BSBL) AND RESTRICTED FLOOD PLAINS (IF APPLICABLE), AND WITHIN THE NATIVE GROWTH PROTECTION EASEMENTS AS SHOWN.
15. THE PLANTER ISLAND IN THE ROADWAY, WHETHER INSTALLED VOLUNTARILY OR AS REQUIRED BY THE CITY OF ISSAQUAH, AS DEDICATED BY THIS SUBDIVISION WILL BE MAINTAINED BY THE ADJACENT LOT OWNERS OF LOTS 5 THROUGH 10, INCLUSIVE.
16. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO OR FROM SE 56TH STREET FROM LOTS 26 AND 27.
17. REMOVING VEGETATION WITHIN THE 20' N.G.P.E. ON LOTS 6, 7 AND 8 WILL REQUIRE PRIOR APPROVAL BY THE CITY OF ISSAQUAH. SELECTIVE BRANCH REMOVAL, OPPOSED TO TREE REMOVAL, IS ENCOURAGED.
18. TRACT "C" SHALL BE OWNED, EQUALLY AND WITH AN UNDIVIDED INTEREST, BY LOTS 12, 13 AND 14 FOR THE PURPOSES OF INGRESS, EGRESS, MAINTENANCE, UTILITIES AND DRAINAGE.
19. TRACT "F", A WATER FACILITIES TRACT, IS HEREBY DEDICATED TO THE CITY OF ISSAQUAH FOR THE INSTALLATION, OPERATION, MAINTENANCE, IMPROVEMENT AND REPAIR OF WATER FACILITIES, INCLUDING, BUT NOT LIMITED TO, STORAGE TANKS AND THEIR APPURTENANCES.
20. THE USE AND/OR OPERATION OF WOOD BURNING STOVES AND/OR FIREPLACES WITHIN THE BOUNDARY OF THIS PLAT IS PROHIBITED.
21. TRACT "E" IS HEREBY DEDICATED TO PETER A. AND MARCELLA R. RITTLER, THEIR HEIRS AND ASSIGNS, AS OWNERS OF THAT PROPERTY DESCRIBED IN INSTRUMENT RECORDED UNDER REC. NO.'S 8901240443 AND 890331910 FOR THE PURPOSES OF CONFIRMING THE EXISTENCE OF PHYSICAL ENCROACHMENTS AND TO QUIET TITLE.
22. THE 5' INGRESS AND EGRESS EASEMENT SHOWN NEAR THE SOUTHWEST CORNER OF TRACT "B", AND THE 15' PRIVATE SEWER AND WATER EASEMENT SHOWN ON THE WESTERLY SIDE OF LOT 20, BOTH ON SHEET 3, ARE HEREBY GRANTED TO ULDIS KRUMINS AND LINDA K. KRUMINS, HUSBAND AND WIFE, THEIR HEIRS AND ASSIGNS, AS OWNERS OF "PROPERTY", SAID PROPERTY BEING THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON. THESE EASEMENTS MAY ONLY BE USED FOR THE SOLE BENEFIT OF SAID PROPERTY, AND MAY NOT BE USED TO BENEFIT ANY OTHER PROPERTY.

(NOTE 22 IS CONTINUED ON SHEET 6 OF 6)

SECTION SUBDIVISION: SEC. 19, T.24 N., R. 6 E., W.M.



SCALE: 1"=1000'



- (MON) DIMENSION FOUND ON PLAT OF MONTREUX DIVISION ONE, VOL. 155, PP 69-87
- (T) DIMENSION FOUND ON RECORD OF SURVEY BY TARGET SURVEYORS, INC., VOL. 63, P. 238
- (KCAS) DIMENSION FOUND ON SUBDIVISION SHEET BY KING COUNTY ON FILE AT THE MAP COUNTER, 4TH FLOOR, KING COUNTY ADMINISTRATION BUILDING
- (M) DIMENSION MEASURED, COMPUTED, OR USED FOR THIS SURVEY

FILE NO. (F) SU93-02

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 2 OF 6

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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

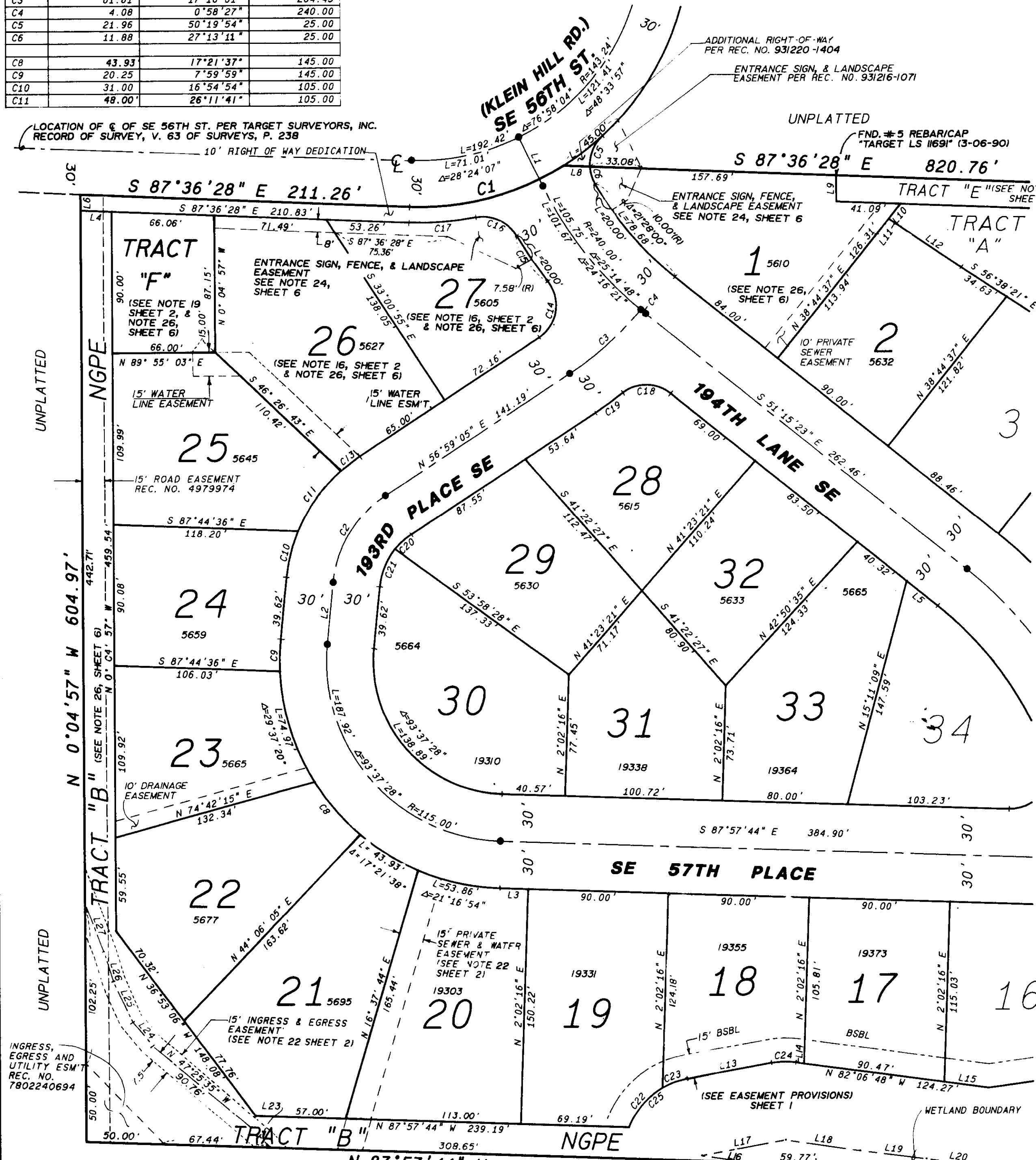
KING COUNTY, WASHINGTON

CURVE TABLE

CURVE	ARC	DELTA	RADIUS
C1	103.48	34°13'32"	173.24
C2	67.18	51°19'22"	75.00
C3	61.61	17°16'01"	204.45
C4	4.08	0°58'27"	240.00
C5	21.96	50°19'54"	25.00
C6	11.88	27°13'11"	25.00
C8	43.93	17°21'37"	145.00
C9	20.25	7°59'59"	145.00
C10	31.00	16°54'54"	105.00
C11	48.00	26°11'41"	105.00

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 26°00'35" E	34.91
L2	N 5°39'43" E	39.62
L3	N 87°57'44" W	18.69
L4	N 87°36'28" W	20.02
L5	N 51°15'23" W	25.37
L6	N 0°04'57" W	10.01
L7	N 0°12'25" W	6.81
L8	N 87°36'28" W	16.92
L9	N 0°12'25" W	16.52
L10	S 38°44'37" W	12.37
L11	S 56°01'43" E	9.46
L12	S 56°01'43" E	46.26
L13	N 79°43'45" E	54.52
L14	N 82°06'48" W	5.25
L15	S 82°06'48" E	28.55
L16	N 81°29'52" W	31.84
L17	N 79°43'45" E	54.52
L18	S 81°23'08" E	47.93
L19	S 82°50'16" E	42.83
L20	S 82°12'32" E	40.42
L21	N 83°55'49" W	58.39
L22	N 81°29'52" W	18.40
L23	N 58°31'52" W	9.89
L24	N 41°13'10" W	18.75
L25	N 25°59'23" W	29.35
L26	N 10°07'32" W	19.25
L27	N 24°15'34" W	33.39

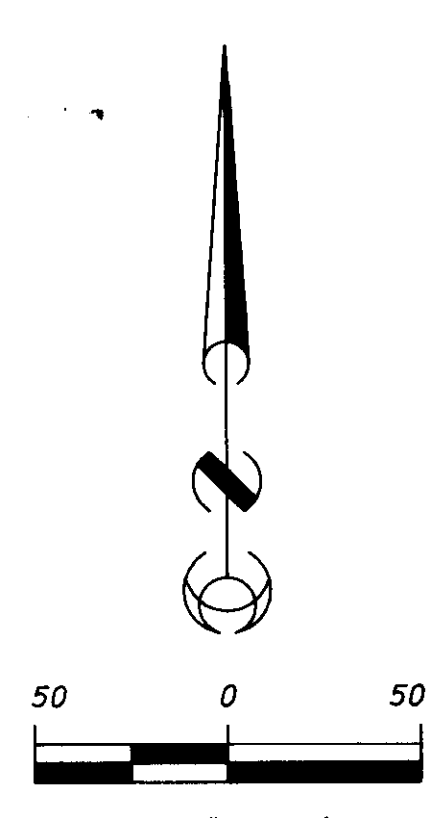


CURVE TABLE

CURVE	ARC	DELTA	RADIUS
C13	15.05	8°12'47"	105.00
C14	41.43	94°56'58"	25.00
C15	35.32	7°29'40"	270.00
C16	30.75	70°28'47"	25.00
C17	42.67	13°20'32"	183.24
C18	33.58	76°58'00"	25.00
C19	21.31	5°12'28"	234.45
C20	14.00	17°49'31"	45.00
C21	26.31	33°29'51"	45.00
C22	33.98	38°56'27"	50.00
C23	17.09	19°35'04"	50.00
C24	15.85	18°09'27"	50.00
C25	51.07	58°31'31"	50.00

SEE SHEET 4

SEE SHEET 5



- LEGEND**
- KING COUNTY STANDARD MONUMENT TO BE SET AS CONSTRUCTION IS COMPLETED
 - BUILDING SETBACK LINE
 - 5610 ADDRESS - SEE NOTE 28, SHEET 6
 - (R) RADIAL

FILE NO. (F) SU93-02

SEE SHEET 2 OF 6 FOR PLAT NOTES



Barghausen Consulting Engineers, Inc.
 Land Planning, Survey & Engineering Specialists
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NE1/4 SE1/4 19-24N-6E
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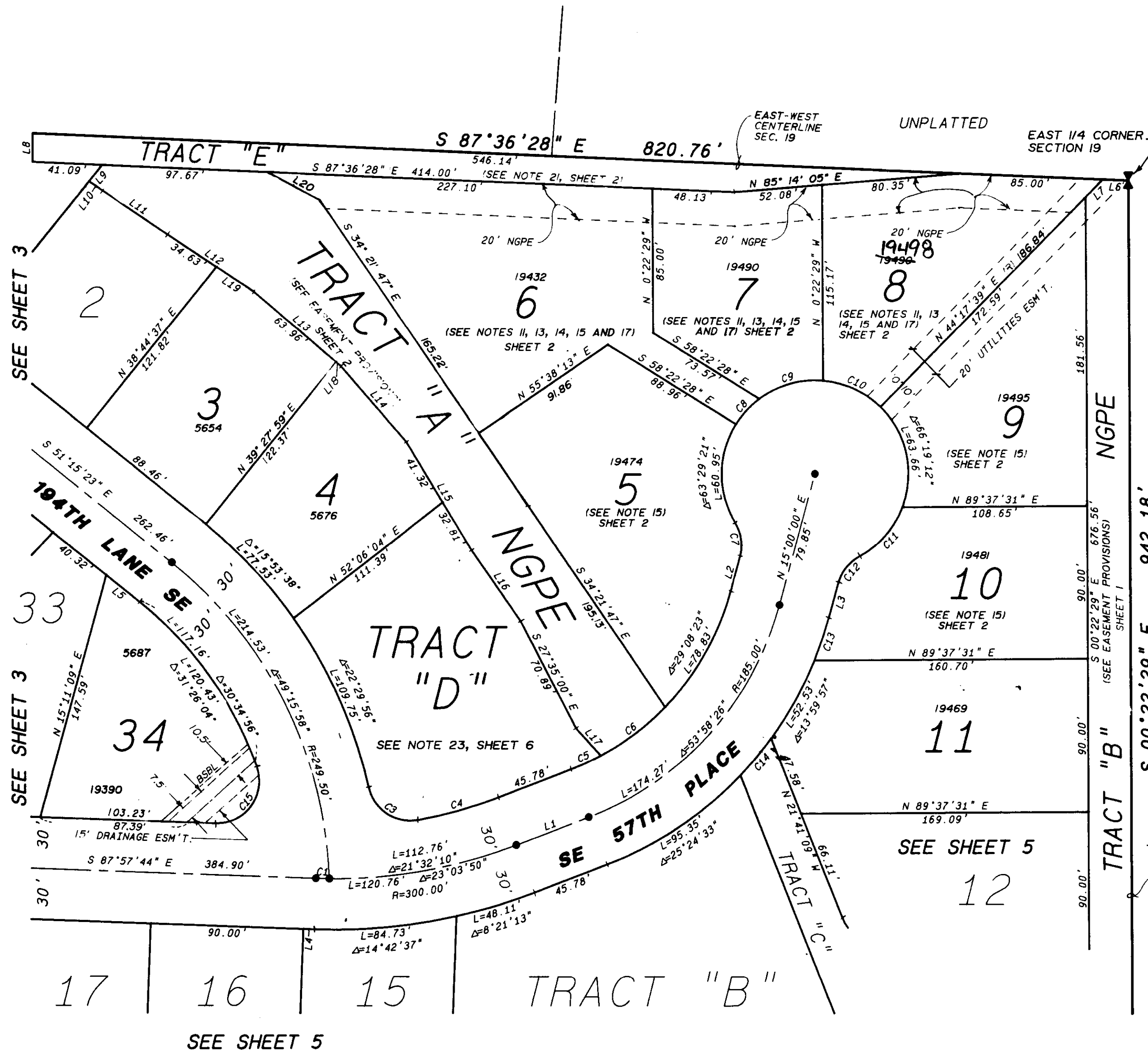
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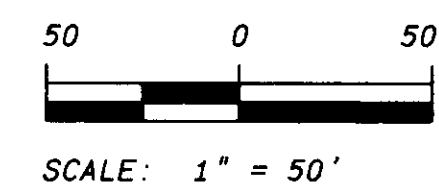
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 68°58'26" E	45.78
L2	N 15°00'00" E	21.75
L3	S 15°00'00" W	21.75
L4	N 87°57'44" W	6.20
L5	N 51°15'23" W	25.37
L6	N 87°36'28" W	15.00
L7	S 44°17'39" W	14.25
L8	N 0°12'25" W	16.52
L9	S 38°44'37" W	12.37
L10	S 56°01'43" E	9.46
L11	S 56°01'43" E	46.26
L12	S 56°38'21" E	60.81
L13	S 49°32'08" E	67.67
L14	S 41°06'13" E	59.13
L15	S 31°15'16" E	74.13
L16	S 34°45'39" E	51.24
L17	S 42°13'36" E	21.60
L18	N 49°32'08" W	3.71
L19	N 56°38'21" W	26.18
L20	S 61°49'12" E	35.72



TERRA HIGHLANDS DIV. NO. 2
VOL. 35 PGS. 70-71

EAST LINE OF SE 1/4 SEC. 19



LEGEND
 ● KING COUNTY STANDARD MONUMENT TO BE SET AS CONSTRUCTION IS COMPLETED
 --- BUILDING SETBACK LINE
 5654 ADDRESS - SEE NOTE 28, SHEET 6

CURVE TABLE

CURVE	ARC	DELTA	RADIUS
C1	8.00	1°31'40"	300.00
C3	38.26	87°40'55"	25.00
C4	49.39	10°28'50"	270.00
C5	19.58	7°14'17"	155.00
C6	47.60	17°35'46"	155.00
C7	20.32	46°34'03"	25.00
C8	20.49	21°20'45"	55.00
C9	39.91	41°34'25"	55.00
C10	37.87	39°27'11"	55.00
C11	39.31	40°57'11"	55.00
C12	20.32	46°34'03"	25.00
C13	26.18	6°58'33"	215.00
C14	28.48	7°35'23"	215.00
C15	48.81	111°51'35"	25.00

FILE NO. (F) SU93-02

SEE SHEET 2 OF 6 FOR PLAT NOTES



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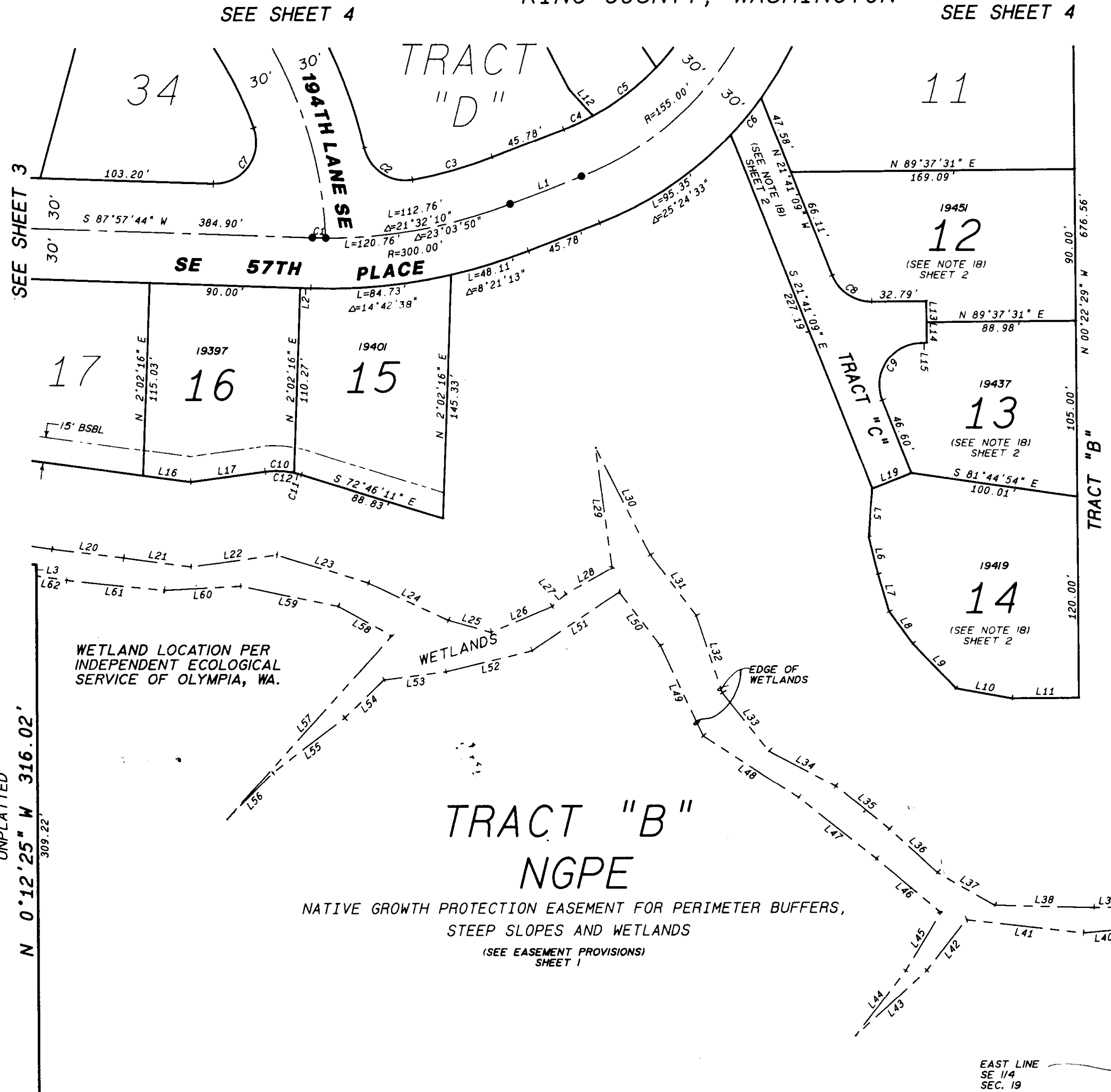
COUGAR RIDGE

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 68°58'26" E	45.78
L2	N 87°57'44" W	6.20
L3	N 0°12'25" W	6.81
L4	N 0°22'29" W	13.08
L5	S 04°20'44" W	29.07
L6	S 14°04'41" E	22.76
L7	S 16°33'17" E	23.27
L8	S 36°12'24" E	23.54
L9	S 44°01'06" E	37.41
L10	S 79°47'02" E	33.71
L11	N 89°48'51" E	39.95
L12	S 42°13'36" E	21.60
L13	S 0°22'29" E	12.50
L14	S 0°22'29" E	12.50
L15	S 89°37'31" W	3.54
L16	S 82°06'48" E	28.55
L17	N 82°08'15" E	44.84
L19	N 68°18'51" E	25.00
L20	S 82°50'16" E	42.83
L21	S 82°12'32" E	40.42
L22	N 82°08'15" E	51.76
L23	S 72°46'11" E	57.38
L24	S 65°00'21" E	52.76
L25	S 74°05'49" E	26.64
L26	N 67°05'46" E	39.42
L27	N 48°14'25" E	11.02
L28	N 60°57'53" E	31.97
L29	N 7°50'13" W	72.27
L30	S 27°07'15" E	71.91
L31	S 37°08'06" E	45.42
L32	S 18°34'29" E	48.45
L33	S 38°32'39" E	44.69
L34	S 62°21'58" E	44.86
L35	S 51°19'53" E	41.08
L36	S 47°32'42" E	38.55
L37	S 60°09'38" E	39.42
L38	S 88°26'03" E	58.88
L39	N 89°30'25" E	17.30
L40	S 84°56'26" W	23.58
L41	N 83°22'53" W	70.21
L42	S 38°00'59" W	38.61
L43	S 47°36'57" W	57.60
L44	N 37°45'42" E	49.12
L45	N 31°14'07" E	40.59
L46	N 50°00'05" W	50.13
L47	N 51°42'08" W	58.85
L48	N 57°04'50" W	67.84
L49	N 25°16'47" W	59.67
L50	N 37°51'40" W	40.34



N 0°12'25" W 316.02'

UNPLATTED

309.22'

942.18'

TERRA HIGHLANDS DIV. NO. 2

VOL. 135 PGS. 70-71

SCALE: 1" = 50'

LEGEND

- KING COUNTY STANDARD MONUMENT TO BE SET AS CONSTRUCTION IS COMPLETED
- BUILDING SETBACK LINE

19451 ADDRESS - SEE NOTE 28, SHEET 6

CURVE TABLE

CURVE	ARC	DELTA	RADIUS
C1	8.00	1°31'40"	300.00
C2	38.26	87°40'55"	25.00
C3	49.39	10°28'50"	270.00
C4	19.58	7°14'17"	155.00
C5	47.60	17°35'46"	155.00
C6	28.48	7°35'23"	215.00
C7	48.81	111°52'26"	25.00
C8	29.97	68°41'20"	25.00
C9	48.57	111°18'40"	25.00
C10	17.52	20°04'20"	50.00
C11	4.38	5°01'14"	50.00
C12	21.90	25°05'34"	50.00

LINE TABLE

LINE	BEARING	DISTANCE
L51	S 56°18'22" W	62.73
L52	S 76°32'39" W	53.01
L53	S 82°29'54" W	37.38
L54	S 46°08'04" W	32.77
L55	S 52°48'36" W	54.00
L56	S 44°39'45" W	38.82
L57	N 42°05'53" E	147.33
L58	N 61°09'20" W	36.70
L59	N 78°26'43" W	59.55
L60	S 86°55'08" W	45.81
L61	N 83°55'49" W	58.39
L62	N 81°29'52" W	18.40



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NE1/4 SE1/4 19-24N-6E
SHEET 5 OF 6

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JOB NO. 3236

FILE NO. (F) SU93-02

SEE SHEET 2 OF 6 FOR PLAT NOTES

RECEIVED
JAN 24 1994
CITY OF ISSAQUAH

JAN 21 1994

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

NOTES AND RESTRICTIONS: (CONTINUED FROM SHEET 2 OF 6)

NOTE 22 CONTINUED:

THE USE OF SAID PRIVATE SEWER AND WATER EASEMENT, GRANTED IN NOTE 22 ON SHEET 2 OF 6, SHALL ALSO BE SUBJECT TO ALL OF THE FOLLOWING CONDITIONS TO BE FULFILLED BY GRANTEE (KRUMINS, ET AL) THEIR SUCCESSORS AND ASSIGNS, PRIOR TO SUCH USE:

- A. THE OWNER OF LOT 20 SHALL BE GIVEN 14 DAYS NOTICE PRIOR TO ANY ENTRY ONTO THE EASEMENT AREA.
 - B. AFTER ANY CONSTRUCTION OR OTHER WORK IN THE EASEMENT, THE ENTIRE EASEMENT AREA, TOGETHER WITH ANY OTHER DISTURBED AREAS SHALL BE RESTORED TO THE CONDITION THEY WERE IN PRIOR TO COMMENCING WITH THE WORK, TO THE SATISFACTION OF THE OWNER OF LOT 20.
 - C. ALL COSTS OF ANY WORK BY GRANTEE, TOGETHER WITH THE COSTS OF ALL RESTORATION WORK SHALL BE AT GRANTEE'S SOLE EXPENSE.
 - D. GRANTEE SHALL OBTAIN ALL REQUIRED PERMITS FROM THE CITY PRIOR TO STARTING WORK.
 - E. GRANTEE SHALL INDEMNIFY AND HOLD THE OWNER OF LOT 20 HARMLESS FROM ANY LIABILITY OR DAMAGE ASSOCIATED WITH WORK BY GRANTEE.
 - F. ALL CONSTRUCTION AND RESTORATION WORK SHALL BE COMPLETED WITHIN TEN (10) CALENDER DAYS AFTER WORK IS INITIATED.
 - G. PRIOR TO STARTING WORK, GRANTEE SHALL POST A CASH BOND EQUAL TO 150% OF THE COSTS OF THE WORK AND THE RESTORATION REQUIRED, WHICH SHALL BE HELD BY THE HOMEOWNERS ASSOCIATION TO GUARANTEE COMPLETION AND RESTORATION AS REQUIRED HEREIN.
- 23. TRACT 'D', A PRIVATE STORM DRAINAGE DETENTION TRACT, TOGETHER WITH APPURTENANCES ATTACHED THERETO, IS HEREBY DEDICATED TO THE COUGAR RIDGE HOMEOWNERS ASSOCIATION (SEE NOTE 1, SHEET 2) FOR THE PURPOSES OF OWNERSHIP, OPERATION, MAINTENANCE, UPGRADING AND REPAIR OF A STORM DRAINAGE DETENTION FACILITY.
 - 24. THE ENTRANCE SIGN, FENCE, AND LANDSCAPE EASEMENTS, AS SHOWN ON LOTS 1 AND 27, SHEET 3 OF 6, TOGETHER WITH ALL RELATED APPURTENANCES ATTACHED THERETO, ARE HEREBY DEDICATED TO THE COUGAR RIDGE HOMEOWNERS ASSOCIATION (SEE NOTE 1, SHEET 2) FOR THE PURPOSES OF MAINTENANCE, UPGRADING AND REPAIR OF THOSE FACILITIES IN ACCORDANCE WITH THE ASSOCIATION'S BY-LAWS.
 - 25. THE PLAT OF COUGAR RIDGE IS SUBJECT TO RESERVATIONS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NO. 104319 AND AMENDED UNDER RECORDING NO.'S 5959212 AND 5959213, REGARDING MINERAL RIGHTS.
 - 26. THOSE LOTS AND TRACTS LYING WITHIN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19 (LOTS 1, 2, 17-33, INCLUSIVE, AND TRACTS B AND F) ARE SUBJECT TO RIGHTS GRANTED TO KING COUNTY IN INSTRUMENT RECORDED UNDER RECORDING NO. 4371285 FOR SLOPES. REALISTICALLY, THOSE RIGHTS, IF ANY REMAIN AFTER THE ADDITIONAL RIGHTS-OF-WAY RELATED TO THIS PLAT ARE RECORDED, WOULD ONLY AFFECT LOTS 1, 26 AND 27 AND TRACTS B AND F, DUE TO THE PROXIMITY OF THE REMAINDER OF THE PLAT TO SE 56TH STREET
 - 27. ALL LOT AND TRACT CORNERS WILL BE SET USING 1/2" REBAR AND YELLOW PLASTIC CAP MARKED "BCE LS 21467" AS CONSTRUCTION IS COMPLETED.
 - 28. PROPERTY ADDRESSES SHOWN HEREON WERE PROVIDED TO BARGHAUSEN CONSULTING ENGINEERS WITHIN THE YEAR PRIOR TO THE RECORDING OF THIS PLAT. CORNER LOTS HAVE TWO ADDRESSES TO ALLOW FLEXIBILITY OF HOME PLACEMENT. ONLY ONE ADDRESS SHALL BE USED FOR ANY LOT.
 - 29. EASEMENT NO. 1 FOR THE UNDERGROUND ELECTRIC SYSTEM DESCRIBED IN INSTRUMENT RECORDED UNDER RECORDING NO. 9310282219 IS TOTALLY CONTAINED WITHIN THE PUBLIC ROADS DEDICATED TO THE PUBLIC UPON THE RECORDING OF THIS PLAT. EASEMENT NO. 2 DESCRIBED IN THAT INSTRUMENT IS TOTALLY WITHIN THE EASEMENT AREA DESCRIBED WITHIN THE EASEMENT PROVISIONS ON SHEET 2.

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON
COUNTY OF KING

ON THIS 10TH DAY OF DECEMBER A.D., 1993, THE UNDERSIGNED, JANET D. SUMNER, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED THOMAS A. BARGHAUSEN, TO ME KNOWN TO BE THE PRESIDENT OF NOVASTAR DEVELOPMENT INC., A COLORADO CORPORATION, GENERAL PARTNER OF EMERALD GLEN PARTNERSHIP, A WASHINGTON GENERAL PARTNERSHIP, THE PARTNERSHIP THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THE GENERAL PARTNERSHIP EXECUTED IT. WITNESS BY HAND AND OFFICIAL SEAL HERETO, AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Janet D. Sumner 12/10/93
SIGNATURE DATED

JANET D. SUMNER
PRINTED NAME

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT KING COUNTY
MY APPOINTMENT EXPIRES 4/13/95

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TRACY B. EDGERS SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE ASSISTANT VICE-PRESIDENT OF U.S. BANK OF WASHINGTON TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.



Kenneth L. Blondin 12-10-93
SIGNATURE DATED

Kenneth L. BLONDIN
PRINTED NAME

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT KENT
MY APPOINTMENT EXPIRES 11-9-96

JOB NO. 3236

FILE NO. (F) SU-93-02



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