FOOTHILLS AT ISSAQUAH

PTN. S.W. 1/4, SEC. 34, TWP. 24 N., R. 6 E., W.M.
PTN. N.W. 1/4, SEC. 3, TWP. 23 N., R. 6 E., W.M.
PTN. N.E. 1/4, SEC. 4, TWP. 23 N., R. 6 E., W.M.
CITY OF ISSAQUAH KING COUNTY WASHINGTON

LEGAL DESCRIPTION

That portion of the Northeast quarter of Section 4 and of the Northwest quarter of Section 3, Township 23 North, Range 6 East, and of the Southwest quarter of Section 34, Township 24 North, Range 6 East, W.M., all in King County, Washington, more particularly described as follows:

Beginning at the Southwest corner of said Section 34;

Thence N 01°59'21" E along the West line thereof a distance of 1,695.55 feet to a point distant thereon 953.48 feet Southerly of the Northwest corner of said subdivision;

Thence S 88°00'39" E at right angles to said West line a distance of 135.39 feet;

Thence S 11°47'57" E a distance of 70.10 feet;
Thence S 66°06'27" E a distance of 72.30 feet;
Thence S 77°29'07" E a distance of 52.95 feet;
Thence N 65°55'12" E a distance of 24.15 feet;
Thence S 82°04'09" E a distance of 23.72 feet;
Thence S 50°28'27" E a distance of 66.64 feet;
Thence S 13°19'37" E a distance of 104.65 feet;
Thence S 08°06'16" W a distance of 186.07 feet;
Thence S 24°56'42" W a distance of 149.13 feet;
Thence S 76°14'29" W a distance of 27.48 feet;
Thence S 18°06'26" W a distance of 80.84 feet;
Thence S 08°48'19" W a distance of 29.60 feet;
Thence S 11°15'06" E a distance of 33.06 feet;
Thence S 46°13'53" E a distance of 47.83 feet;
Thence S 80°19'55" E a distance of 51.20 feet;
Thence S 49°49'16" E a distance of 341.60 feet;
Thence S 46°19'23" E a distance of 214.66 feet;
Thence S 42°54'05" E a distance of 232.66 feet;
Thence S 45°25'18" E a distance of 215.92 feet;
Thence S 31°21'16" E a distance of 406.92 feet;
Thence S 39°20'16" W a distance of 276.50 feet;
Thence S 56°18'32" E a distance of 254.88 feet;

Thence S 72°00'54" E a distance of 356.55 feet to the most Southerly corner of Lot 5 of Sycamore Knoll Addition, according to the Plat thereof, recorded in Volume 79 of Plats, Pages 92 through 93, Records of King County, Washington, and a point on a curve the center of which bears S14°42'04" E;

Thence along the Westerly boundary of said plat the following courses and distances:

Southwesterly along an arc of a curve to the left, said curve having a radius of 261.23 feet, through a central angle of 08°49'54", a distance of 40.27 feet;

Thence S 66°28'02" W a distance of 134.78 feet;
Thence S 23°31'58" E a distance of 50.00 feet;
Thence S 09°44'01" W a distance of 104.65 feet;
Thence S 24°33'53" W a distance of 120.00 feet;
Thence S 34°35'26" W a distance of 50.00 feet;
Thence S 55°24'34" E a distance of 108.84 feet;
Thence S 34°35'26" W a distance of 135.00 feet;
Thence S 46°19'21" E a distance of 262.16 feet;
Thence S 44°43'19" W a distance of 201.45 feet;
Thence S 45°16'41" E a distance of 96.56 feet;
Thence S 44°43'19" W a distance of 117.91 feet;

Thence S 45°16'41" E a distance of 230.43 feet to the most Southerly corner of Lot 43 of said Plat of Sycamore Knoll Addition;

Thence N 80°44'36" E along the Southerly line thereof a distance of 76.00 feet;

Thence S09°15'24" E, departing said line of Sycamore Knoll Addition, a distance of 55.00 feet;

Thence S 44°45'53" W a distance of 75.63 feet;
Thence S 61°09'15" W a distance of 298.53 feet;

Thence S 79°11'15" W a distance of 114.93 feet to the beginning of the common line per the Boundary Line Agreement recorded under Recording Number 9704080395, Records of King County, Washington;

Thence N 00°29'18" W along said common line a distance of 953.94 feet;

Thence N 88°15'22" W, continuing along said common line, a distance of 1,344.02 feet;

Thence N 00°45'12" E, continuing along said common line a distance of 1,010.66 feet to the Point of Beginning;

EXCEPT that portion thereof described as follows:

Beginning at the most Southerly corner of Lot 45 of said Sycamore Knoll Addition;

Thence S 44°43'19" W along the Southwesterly extension of the Southeasterly line of said Lot 45 a distance of 32.09 feet;

Thence S 89°43'19" W a distance of 41.23 feet;

Thence N 04°26'09" W a distance of 93.65 feet to the most Westerly corner of said Lot 45;

Thence S 45°16'41" E along the Southwesterly line of said Lot 45 a distance of 100.00 feet to the Point of Beginning.

AND EXCEPT that portion thereof as described in Deed recorded under Recording No. 9011301819.

AND EXCEPT that portion thereof conveyed to the City of Issaquah by Deed recorded under Recording No. 9011301820.

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, and 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.

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 easement shown on this plat map unless otherwise approved by the City of Issaquah.

HUGH G. GOLDSMITH STATE OF WASHINGTON 6422 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 10/9/98
7/17/97

HUGH G. GOLDSMITH & ASSOCIATES, INC.
Consulting Engineers Surveyors Planners

Bellefield Office Park
1215 114th Avenue S.E.
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SHEET 3 OF 10 SHEETS

FILE NO. 93-21

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