

# 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

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY that this plat of "Foothills at Issaquah" is based upon an actual survey of Section 34, Township 24 North, Range 6 East, W.M.; 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 when construction is completed; and that I have fully complied with the provisions of the platting regulations.

*Hugh G. Goldsmith*  
Date 7/17/97

Hugh G. Goldsmith  
Certificate No. 6422  
Hugh G. Goldsmith & Assoc., Inc.  
1215 114th Ave. S.E.  
Bellevue, Washington 98004  
Telephone (206) 462-1080



### SURVEY PROCEDURE AND PRECISION:

Surveying performed in conjunction with this plat utilized the following equipment and procedures:

- Subdivision and Control Traverses:  
10" Topcon GTS 3C Geodetic Total Station and/or  
5" Lietz Set 4A Electronic Total Station
- Interior Lot Surveys:  
Same as above.
- Lot and Tract Corner Designations:  
Rear Corners = 1/2" dia. 24" long rebar with cap LS 6422  
Front Corners = Lead and tack in concrete curb on property line extended.
- All field work complies with current field traverse standards as outlined in WAC 332-130-070, 080, 090. Instruments are maintained to manufacturer's specifications as required by WAC 332-130-100.
- Basis of Position:  
Southwest corner of Section 34, Township 24 North, Range 6 East, W.M.
- Basis of Bearing:  
West line of the Southwest quarter of Section 34, Twp. 24 N., Range 6 E. W.M.
- Monumentation noted as found was field visited between November 1994 and January 1996.
- Horizontal Datum: NAD 83/91
- The West boundary of the Plat of Sycamore Knoll Addition as recorded in Volume 79 of Plats, pages 92 thru 93, Records of King County, WA. was re-established holding the North quarter corner of Section 3, Township 24 N, Range 6 E, as field located, as the basis of position. The North line of the Northwest quarter of Section 3, Township 24 N, Range 6 E, between found monuments at the Northwest corner and North quarter of said Section 3, was found to be N 88°12'04" W and held as the basis of bearing. The legal description on the face of said Plat was then held and rotated by 00°03'53" to fit subdivision. Monumentation located within the Plat was found to be at variance with itself and not used.

### 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 it's discretion.

While the open space for the entire parcel is being dedicated to the City of Issaquah with the recording of Division One, it is understood that the entire site is to be considered in the density calculations for further development options within this parcel.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:

by: *Jeffrey Wright*  
President of J. Wright Development Co., General Partner,  
for Sycamore II L.P., a Washington Limited Partnership

by: *Janet Sleeper*  
Seattle First National Bank (as lender only)

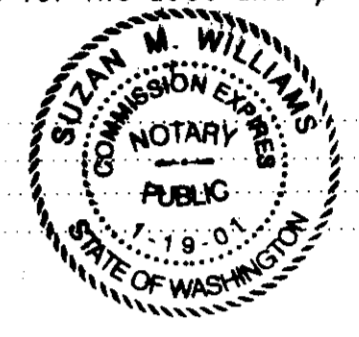
FILE NO. 93-21

### ACKNOWLEDGEMENTS:

STATE OF WASHINGTON }  
COUNTY OF KING } SS

I certify that I know or have satisfactory evidence that Jeffrey J. Wright signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as President of J. Wright Development Co., General Partner of Sycamore II L.P., a Washington Limited Partnership, to be the free and voluntary act of such partnership for the uses and purposes mentioned in the instrument.

Dated MAY 27, 1997  
Signature of Notary *Suzan M. Williams*  
Title NOTARY PUBLIC  
My Appointment Expires 1-19-01



STATE OF WASHINGTON }  
COUNTY OF KING } SS

I certify that I know or have satisfactory evidence that *Janet Sleeper* signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as Vice President of Seattle First National Bank, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated June 4, 1997  
Signature of Notary *Margaret K. Powell*  
Title Credit Analyst  
My Appointment Expires 12-8-99



### TREASURER'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 of the property herein contained, dedicated as streets, alleys, or for other public use are paid in full.

This 18<sup>th</sup> day of July, 1997.  
*James R. Blake*  
Finance Director, City of Issaquah

### 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 other public use are paid in full.

This 25<sup>th</sup> day of July, 1997.  
KING COUNTY FINANCE DIVISION  
*D. Lee Dedrick* *Janet Sleeper*  
Manager, Finance Division Deputy



### RECORDING CERTIFICATE: 970725/491

Filed for record at the request of the City of Issaquah this 25<sup>th</sup> day of July, 1997, at 46 minutes past 3:00 P.M. and recorded in Volume 181 of Plats, pages 31-40, records of King County, Washington

DIVISION OF RECORDS AND ELECTIONS

*[Signature]*  
Manager

*[Signature]*  
Superintendent of Records



HUGH G. GOLDSMITH & ASSOCIATES, INC.  
Consulting Engineers Surveyors Planners  
Bellevue Office Park  
1215 114th Avenue S.E.  
Bellevue, Washington 98004 (206) 462-1080

SHEET 1 OF 10 SHEETS

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# 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.

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CITY OF ISSAQUAH

KING COUNTY

WASHINGTON

## NOTES AND RESTRICTIONS

1. 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.
2. 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.
3. All individual storm drain stubouts shall be privately owned and maintained by the lot owner.
4. Outlets from the building downspouts shall not discharge directly onto slopes greater than 40 percent.
5. 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.
6. 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.
7. All areas and tracts noted as NGPE shall be restricted as a Native Growth Protection Easement. This easement is for the preservation of mature vegetation for all purposes that benefit the public health, safety and welfare, including the control of surface water and erosion, maintenance of slope stability and visual buffering, protection of plant and animal habitat, maintenance of areas selected for wildfire prevention and the development and maintenance of area regional trail linkages or corridors approved for the development, including the area along the west property line, Tract C, and the trail planned for construction within that portion of Tract C deeded to the City of Issaquah by deed filed under Recording No. 9707240752.  
 The NGPE imposes upon all present and future owners and occupiers of the land, subject to the easement, the obligation, enforceable by the City of Issaquah, to leave undisturbed all trees and other vegetation within the easement. 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 NGPE areas shall require City approval prior to undertaking such work. Demonstrated health and safety concerns shall be considered by the City when permitting the cutting, pruning or removal of living or dead vegetation. The Native Growth Protection Easement areas shall be marked with markers per the specifications of the Public Works Department to notify future residents of the location of NGPE areas. In addition, each lot abutting the NGPE's shall have a City approved marker placed at the center of the common property line with the NGPE.
8. No structures may intrude into any Native Growth Protection Easement.
9. Tracts A, B, C, E, F, and G are hereby dedicated to the City of Issaquah.
10. Lots 6 and 7 shall have an equal and undivided interest in Tract H for access, utilities and drainage.
11. Tract D is approved for development of 48 building lots as depicted in Preliminary Plat and Planned Unit Development approval granted pursuant to Issaquah Resolution No. 93-21, to remain in private ownership for future development.
12. Tract K is approved for development of 10 building lots as depicted in Preliminary Plat and Planned Unit Development approval granted pursuant to Issaquah Resolution No. 93-21, to remain in private ownership for future development.
13. Tract I is to be conveyed to the Foothills at Issaquah Homeowner's association as a Recreation Tract.
14. Tracts J, L and M are to be conveyed to the Foothills at Issaquah Homeowner's Association and maintained for entry landscaping and entry monuments.
15. Tree removal or extensive pruning or trimming of trees and/or vegetation removal on properties adjacent to residences for view purposes shall be allowed only as defined by clearing plans approved by the City of Issaquah under Resolution 93-21, Condition 20.A.

16. Subject to mineral reservations Rec. No.s 24598, 5255864, 199748, 4316873, 4335123, AND 6459310.
17. Lots 7, 8, 9, 10, 11, 15, and 16 thru 36 shall have City approved N.G.P.E. sign placed at the center of the common property line with Tract C.
18. Wood stoves and wood-burning fireplace inserts shall be excluded from this development.
19. Sprinkler systems will be required in all residences in this development.
20. Tract E shall be protected in perpetuity as a wildlife corridor.
21. All residences within this development shall use fire retardant roof materials approved by the City of Issaquah Fire Department.
22. Roof and footing drains from lots 8 through 11 and 26 through 38 are not required to connect to the public storm sewer system, and may be released via surface sheet flow into adjacent wetland buffers. Energy dissipators shall be provided at each point of concentrated flow, prior to discharge into the wetland buffer.
23. Fifty percent of the school impact fees of \$2,593.00 per lot were paid at the time of final plat approval in accordance with Issaquah Municipal Building Code 3.63.100(B). The balance of the assessed fee, \$1,296.50 per lot, must be paid at the time of building permit issuance. All future phases of this development are subject to assessed fee in effect at the time of recording of that phase.

## APPROVALS:

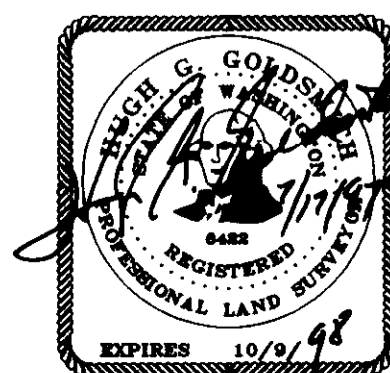
*[Signature]*  
 Examined and approved this 18<sup>TH</sup> day of JULY, 1997.  
 DIRECTOR OF PUBLIC WORKS, CITY OF ISSAQUAH

*[Signature]*  
 Examined and approved this 21<sup>ST</sup> day of JULY, 1997.  
 DIRECTOR OF PLANNING

Examined and approved this \_\_\_\_\_ day of \_\_\_\_\_, 1997.  
 CITY ENGINEER, CITY OF ISSAQUAH

*[Signature]*  
 Examined and approved this 22 day of July, 1997.  
 HEARING EXAMINER

DEPARTMENT OF ASSESSMENTS  
 Examined and approved this 24<sup>TH</sup> day of JULY, 1997.  
 KING COUNTY ASSESSOR SCOTT NOBLE DEPUTY KING COUNTY ASSESSOR *[Signature]*



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

Bellefield Office Park  
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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 & ASSOCIATES, INC.  
Consulting Engineers Surveyors Planners

Bellefield Office Park  
1215 114th Avenue S.E.  
Bellevue, Washington 98004 (206) 462-1080

SHEET 3 OF 10 SHEETS

# FOOTHILLS AT ISSAQUAH

PTN. S.W. 1/4, SEC. 34, TWP. 24 N., R. 6 E., W.M.

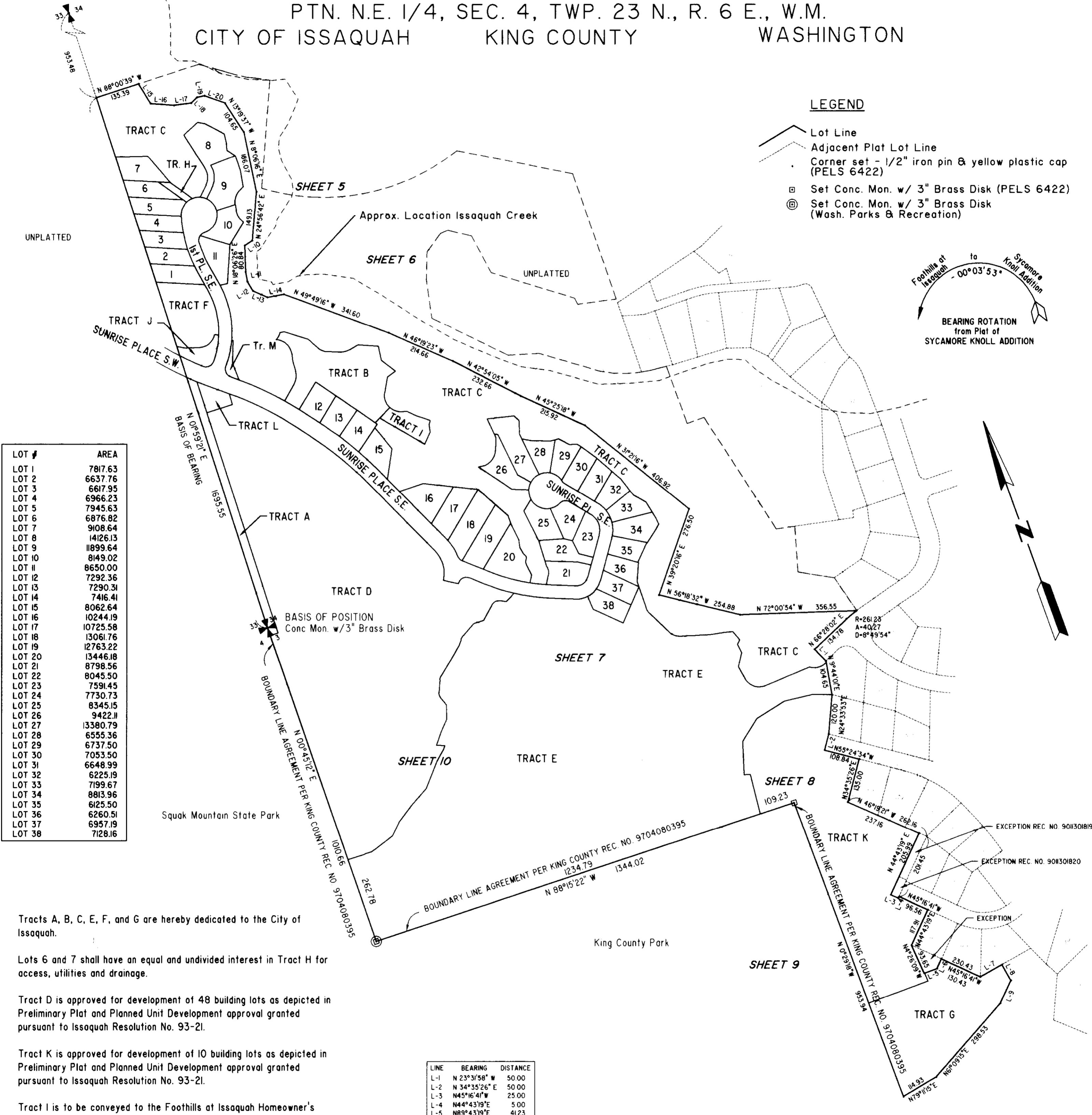
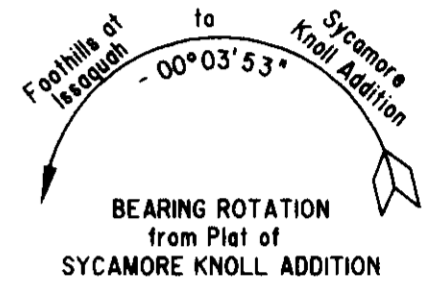
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PTN. N.E. 1/4, SEC. 4, TWP. 23 N., R. 6 E., W.M.

CITY OF ISSAQUAH KING COUNTY WASHINGTON

### LEGEND

- Lot Line
- Adjacent Plat Lot Line
- Corner set - 1/2" iron pin & yellow plastic cap (PELS 6422)
- Set Conc. Mon. w/ 3" Brass Disk (PELS 6422)
- Set Conc. Mon. w/ 3" Brass Disk (Wash. Parks & Recreation)



LOT #	AREA
LOT 1	7817.63
LOT 2	6637.76
LOT 3	6617.95
LOT 4	6966.23
LOT 5	7945.63
LOT 6	6876.82
LOT 7	9108.64
LOT 8	14126.13
LOT 9	11899.64
LOT 10	8149.02
LOT 11	8650.00
LOT 12	7292.36
LOT 13	7290.31
LOT 14	7416.41
LOT 15	8062.64
LOT 16	10244.19
LOT 17	10725.58
LOT 18	13061.76
LOT 19	12763.22
LOT 20	13446.18
LOT 21	8798.56
LOT 22	8045.50
LOT 23	7591.45
LOT 24	7730.73
LOT 25	8345.15
LOT 26	9422.11
LOT 27	13380.79
LOT 28	6555.36
LOT 29	6737.50
LOT 30	7053.50
LOT 31	6648.99
LOT 32	6225.19
LOT 33	7199.67
LOT 34	8813.96
LOT 35	6125.50
LOT 36	6260.51
LOT 37	6957.19
LOT 38	7128.16

LINE	BEARING	DISTANCE
L-1	N 23°31'58" W	50.00
L-2	N 34°35'26" E	50.00
L-3	N45°16'41" W	25.00
L-4	N44°43'19" E	5.00
L-5	N89°43'19" E	41.23
L-6	N44°43'19" E	32.09
L-7	N80°44'36" E	76.00
L-8	N 9°15'24" W	55.00
L-9	N44°45'53" E	75.63
L-10	N76°14'29" E	27.48
L-11	N8°48'19" E	29.60
L-12	N11°15'06" W	33.06
L-13	N46°13'53" W	47.83
L-14	N80°19'55" W	51.20
L-15	N1°47'57" W	70.10
L-16	N66°06'27" W	72.30
L-17	N77°29'07" E	52.95
L-18	N65°55'12" E	24.15
L-19	N82°04'09" W	23.72
L-20	N50°28'27" W	66.64

Tracts A, B, C, E, F, and G are hereby dedicated to the City of Issaquah.

Lots 6 and 7 shall have an equal and undivided interest in Tract H for access, utilities and drainage.

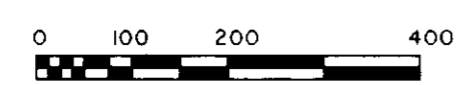
Tract D is approved for development of 48 building lots as depicted in Preliminary Plat and Planned Unit Development approval granted pursuant to Issaquah Resolution No. 93-21.

Tract K is approved for development of 10 building lots as depicted in Preliminary Plat and Planned Unit Development approval granted pursuant to Issaquah Resolution No. 93-21.

Tract I is to be conveyed to the Foothills at Issaquah Homeowner's association as a Recreation Tract.

Tracts J, L, and M are to be conveyed to the Foothills at Issaquah Homeowner's Association and maintained for entry landscaping and entry monuments.

FILE NO. (F) XX-96-XX



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

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 1215 114th Avenue S.E.  
 Bellevue, Washington 98004 (206) 462-1080

SHEET 4 OF 10 SHEETS

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CITY OF ISSAQUAH

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LINE	BEARING	DISTANCE
L-1	N21°01'16"E	18.84
L-2	N79°47'00"W	20.76
L-3	N69°04'05"W	15.89
L-4	N36°39'46"E	26.01
L-5	N13°21'46"W	19.14
L-6	N65°34'45"E	13.53
L-7	N10°44'06"E	19.02
L-8	N36°29'16"E	13.00
L-9	N30°27'00"E	16.04
L-10	N 8°38'21"W	23.39
L-11	N 3°44'11"W	20.48
L-12	N19°36'42"W	24.72
L-13	N15°14'09"W	20.01
L-14	N34°40'01"W	26.24
L-15	N25°49'19"W	25.45
L-16	N23°41'38"W	24.35
L-17	N25°04'58"W	21.47
L-18	N42°32'45"E	16.88
L-19	N75°30'12"E	7.22
L-20	N77°39'59"E	16.01
L-21	N 4°09'55"E	6.40
L-22	N85°55'47"W	11.71
L-23	N77°31'04"E	32.10
L-24	N 7°44'52"W	21.15
L-25	N 3°45'50"W	29.68
L-26	N69°56'41"W	11.82
L-27	N 1°51'56"E	20.93
L-28	N24°49'31"W	22.70
L-29	N40°08'43"E	16.31
L-30	N53°58'28"E	7.37
L-31	N88°03'20"E	21.63
L-32	N 6°09'05"W	23.86
L-33	N89°40'17"W	27.64
L-34	N01°59'21"E	2.76
L-35	N65°03'18"W	3.85

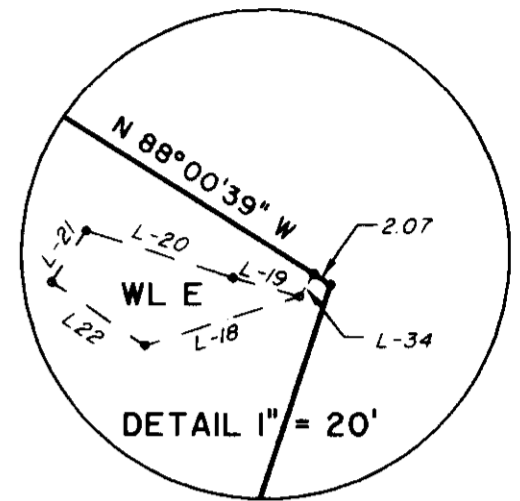
**NOTE:**

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**\* NOTE:**

ACCESS & UTILITY EASEMENT TO BENEFIT PROPERTIES ABUTTING THE NORTH BOUNDARY OF THIS PLAT AT THE LOCATION DEPICTED. N.G.P.E. RESTRICTIONS DESCRIBED IN NOTE 7 SHEET 2 SHALL NOT APPLY TO THIS 24 FOOT WIDE CORRIDOR.

UNPLATTED



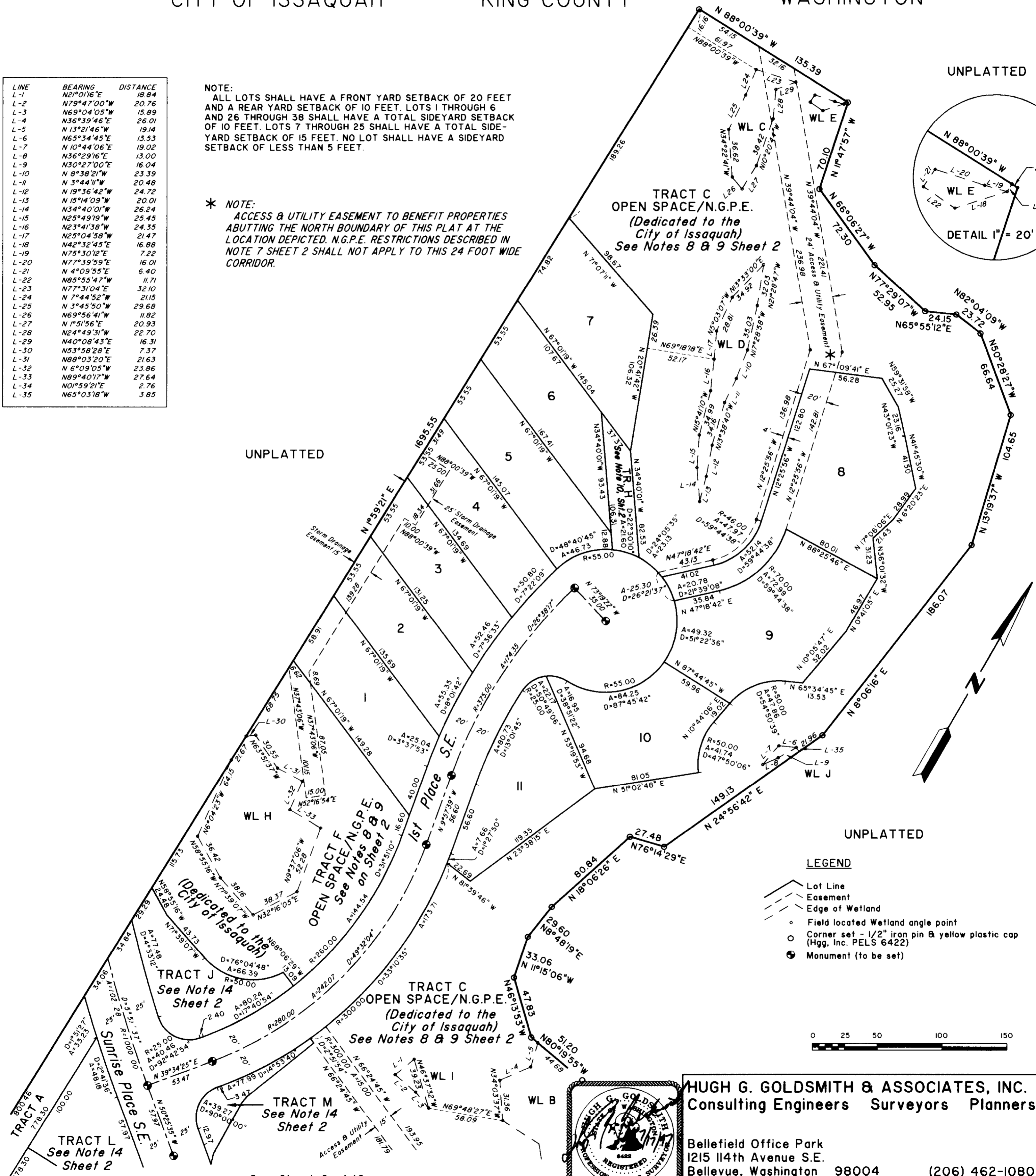
TRACT C  
OPEN SPACE/N.G.P.E.  
(Dedicated to the  
City of Issaquah)  
See Notes 8 & 9 Sheet 2

UNPLATTED

UNPLATTED

**LEGEND**

- Lot Line
- Easement
- Edge of Wetland
- Field located Wetland angle point
- Corner set - 1/2" iron pin & yellow plastic cap (Hgg. Inc. PELS 6422)
- Monument (to be set)



**HUGH G. GOLDSMITH & ASSOCIATES, INC.**  
 Consulting Engineers Surveyors Planners  
 Bellefield Office Park  
 1215 114th Avenue S.E.  
 Bellevue, Washington 98004 (206) 462-1080

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# FOOTHILLS AT ISSAQUAH

PTN. S.W. 1/4, SEC. 34, TWP. 24 N., R. 6 E., W.M.

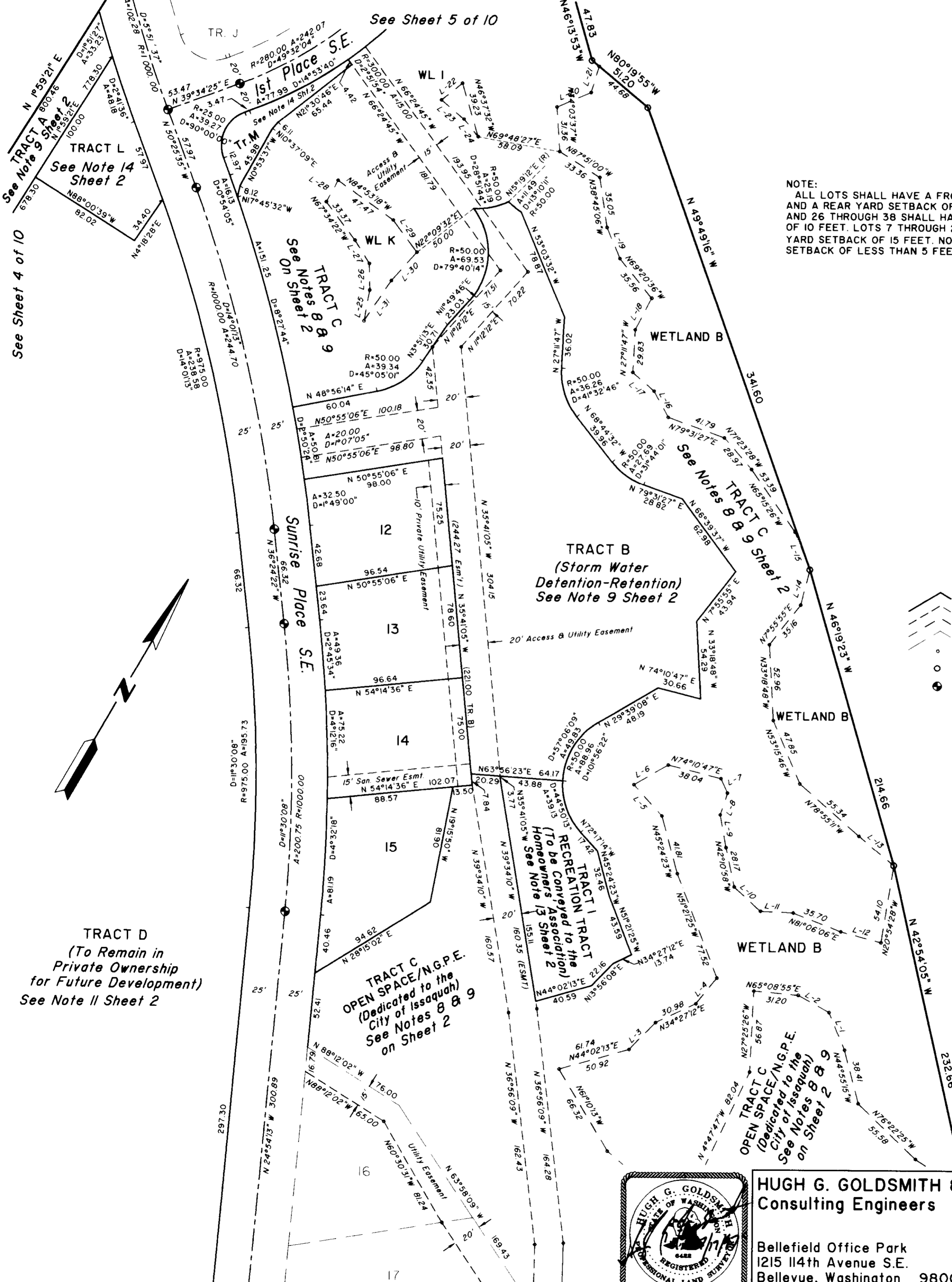
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PTN. N.E. 1/4, SEC. 4, TWP. 23 N., R. 6 E., W.M.

CITY OF ISSAQUAH

KING COUNTY

WASHINGTON



**NOTE:**  
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### LEGEND

- Lot Line
- Easement
- Edge of Wetland
- Adjacent Lot Line
- Field located Wetland angle point
- Corner set - 1/2" iron pin & yellow plastic cap (Hgg. Inc. PELS 6422)
- Monument (to be set)

LINE	BEARING	DISTANCE
L-1	N52°39'14"W	28.59
L-2	N88°51'45"E	24.67
L-3	N13°56'08"E	26.56
L-4	N 9°05'10"E	23.14
L-5	N72°17'14"W	29.37
L-6	N29°39'08"E	27.72
L-7	N54°35'49"W	11.13
L-8	N 11°44'21"W	15.90
L-9	N40°25'52"W	23.28
L-10	N78°02'26"W	24.89
L-11	N62°37'24"E	23.03
L-12	N74°28'55"E	29.04
L-13	N80°08'13"W	31.93
L-14	N 15°47'57"W	25.40
L-15	N51°54'51"W	28.21
L-16	N58°51'21"W	20.71
L-17	N79°02'53"W	19.87
L-18	N 2°50'47"W	24.88
L-19	N53°03'32"W	23.37
L-20	N36°39'46"E	26.01
L-21	N 13°21'46"W	19.14
L-22	N21°01'16"E	18.84
L-23	N79°47'00"W	20.76
L-24	N69°04'05"W	15.89
L-25	N 19°50'05"W	21.98
L-26	N 31°11'12"W	18.49
L-27	N62°14'45"W	19.12
L-28	N 1°13'10"W	17.04
L-29	N67°00'23"W	27.83
L-30	N 11°49'46"E	26.52
L-31	N 3°51'13"E	34.20



See Sheet 7 of 10



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 Consulting Engineers Surveyors Planners

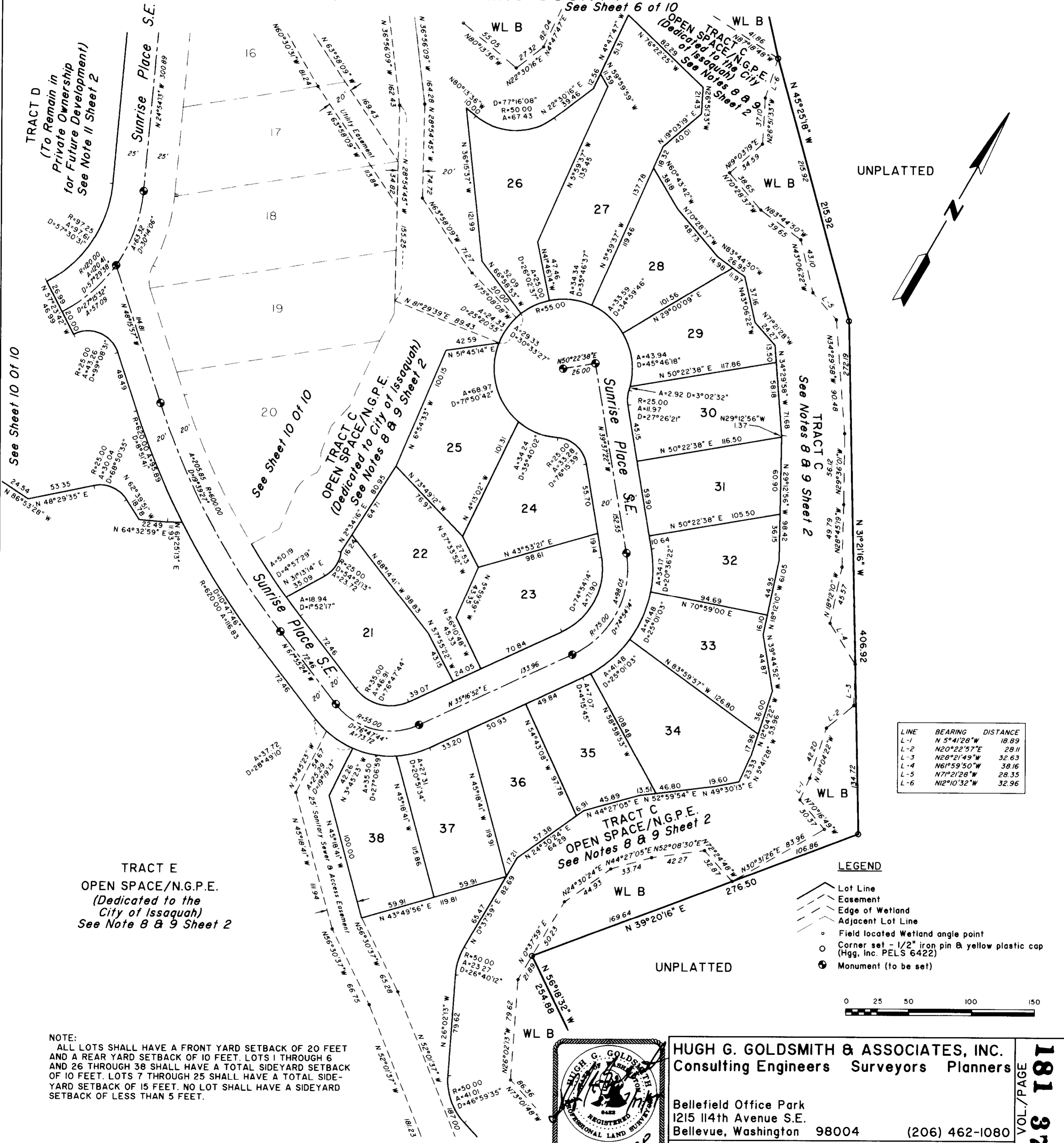
Bellefield Office Park  
 1215 114th Avenue S.E.  
 Bellevue, Washington 98004 (206) 462-1080

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# 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.  
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CITY OF ISSAQUAH KING COUNTY WASHINGTON



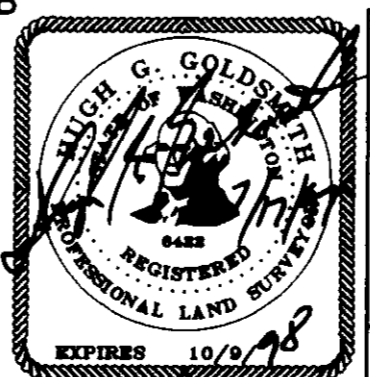
LINE	BEARING	DISTANCE
L-1	N 5°41'28"W	18.89
L-2	N 20°22'57"E	28.11
L-3	N 28°21'49"W	32.63
L-4	N 61°59'50"W	38.16
L-5	N 71°21'28"W	28.35
L-6	N 12°10'32"W	32.96

**LEGEND**

- Lot Line
- Easement
- Edge of Wetland
- Adjacent Lot Line
- Field located Wetland angle point
- Corner set - 1/2" iron pin & yellow plastic cap (Hgg, Inc. PELS 6422)
- Monument (to be set)



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# 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

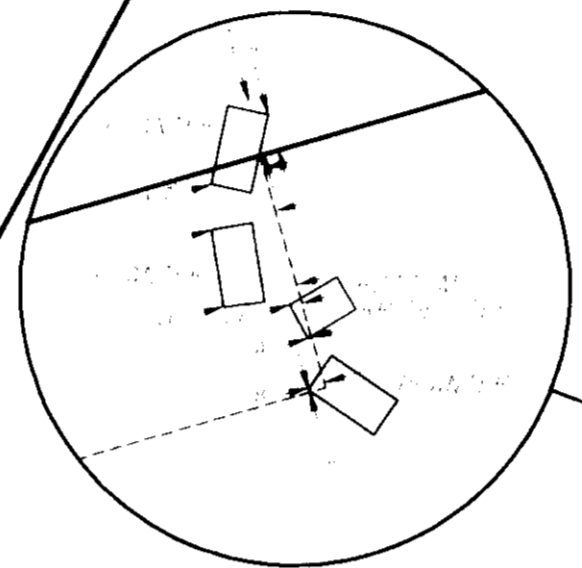
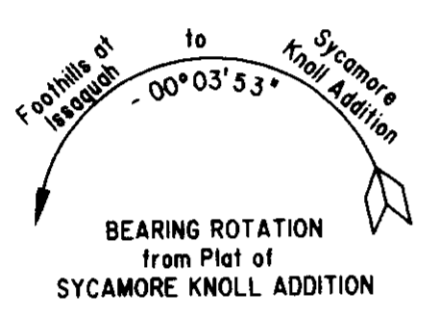
KING COUNTY

WASHINGTON

See Sheet 8 of 10

### LEGEND

- Lot Line
- Adjacent Plat Lot Line
- Corner set - 1/2" iron pin & yellow plastic cap (Hgg, Inc. PELS 6422)



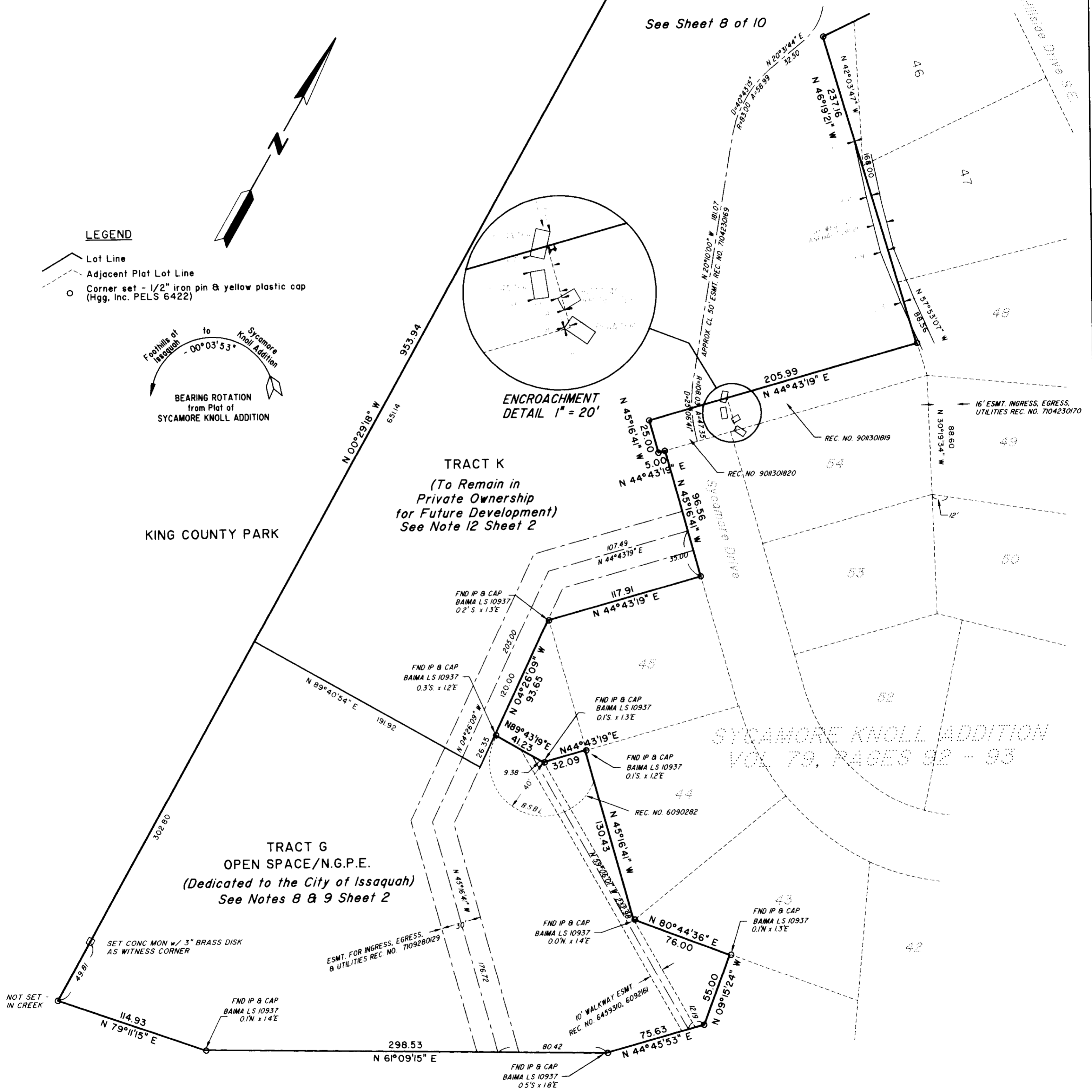
TRACT K  
(To Remain in Private Ownership for Future Development)  
See Note 12 Sheet 2

KING COUNTY PARK

TRACT G  
OPEN SPACE/N.G.P.E.  
(Dedicated to the City of Issaquah)  
See Notes 8 & 9 Sheet 2

SYCAMORE KNOLL ADDITION  
VOL. 79, PAGES 92 - 93

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Bellevue, Washington 98004 (206) 462-1080

SHEET 9 OF 10 SHEETS

# 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

See Sheet 7 of 10

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TRACT E  
OPEN SPACE/N.G.P.E.  
(Dedicated to the  
City of Issaquah)  
See Notes 8 & 9 Sheet 2

TRACT K  
(To Remain in  
Private Ownership  
for Future Development)  
See Note 12 Sheet 2

See Sheet 10 of 10

KING COUNTY PARK

COMMON LINE AGREEMENT  
PER KING COUNTY RECORDING  
NO. 9704080395

APPROX. CL 50' ESMT. REC. NO. 7104230169

LINE	BEARING	DISTANCE
L-1	N 1°39'13"W	20.32
L-2	N 7°36'59"E	23.36
L-3	N 33°35'53"E	15.57
L-4	N 29°25'58"E	23.36
L-5	N 10°40'59"E	17.50
L-6	N 24°27'32"E	24.53
L-7	N 15°35'38"W	15.87
L-8	N 41°42'47"E	15.62
L-9	N 89°03'06"E	11.84
L-10	N 73°48'57"W	27.10
L-11	N 57°12'07"E	24.60
L-12	N 9°25'52"W	10.99
L-13	N 6°42'33"W	19.94
L-14	N 47°17'01"E	23.32
L-15	N 84°13'31"W	28.52

FILE NO. 93 - 21

See Sheet 9 of 10

UNPLATTED

WETLAND B

SYCAMORE KNOLL ADDITION  
VOL. 79, PAGES 92 - 93

**LEGEND**

- Lot Line
- Easement
- Edge of Wetland
- Adjacent Plat Lot Line
- Field located Wetland angle point
- Corner set - 1/2" iron pin & yellow plastic cap (Hgg, Inc. PELS 6422)
- Monument (to be set)



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SHEET 8 OF 10 SHEETS

# FOOTHILLS AT ISSAQUAH

PTN. S.W. 1/4, SEC. 34, TWP. 24 N., R. 6 E., W.M.

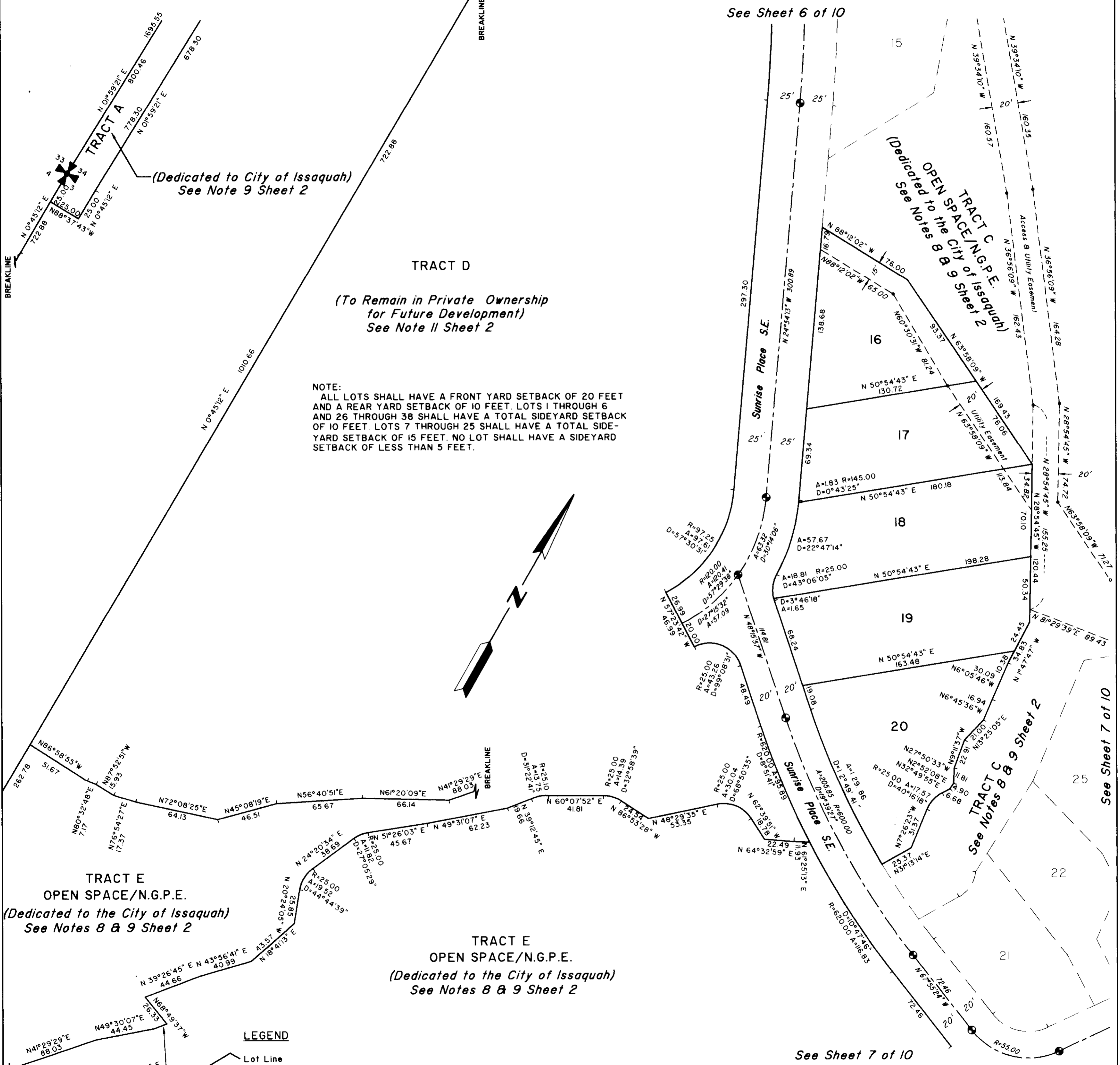
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PTN. N.E. 1/4, SEC. 4, TWP. 23 N., R. 6 E., W.M.

CITY OF ISSAQUAH

KING COUNTY

WASHINGTON



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 OF 10 FEET. LOTS 7 THROUGH 25 SHALL HAVE A TOTAL SIDE-  
 YARD SETBACK OF 15 FEET. NO LOT SHALL HAVE A SIDEYARD  
 SETBACK OF LESS THAN 5 FEET.

TRACT E  
 OPEN SPACE/N.G.P.E.  
 (Dedicated to the City of Issaquah)  
 See Notes 8 & 9 Sheet 2

TRACT E  
 OPEN SPACE/N.G.P.E.  
 (Dedicated to the City of Issaquah)  
 See Notes 8 & 9 Sheet 2

- LEGEND**
- Lot Line
  - Adjacent Lot Line
  - Easement
  - Field located Wetland angle point
  - Monument (to be set)



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SHEET 10 OF 10 SHEETS

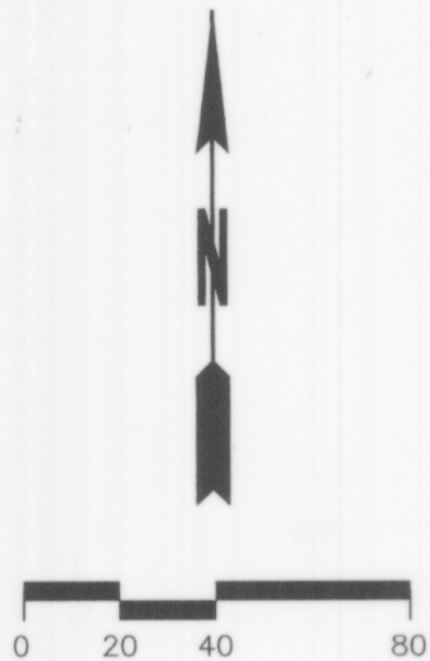


# PLAT ALTERATION NO.1

# FOOTHILLS AT ISSAQUAH

A PORTION OF THE SW 1/4, SECTION 24, T.24N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

(FOR STATEMENT OF PURPOSE SEE NOTE 1, SURVEYORS NOTES)



## TRACT C OPEN SPACE/N.G.P.E.

(DEDICATED TO THE CITY OF ISSAQUAH)  
SEE NOTES 8 & 9 SHEET 2  
PER PLAT OF FOOTHILLS AT ISSAQUAH  
VOL. 181, PG. 35,  
RECORDS OF KING COUNTY, WA.

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**LEGEND**

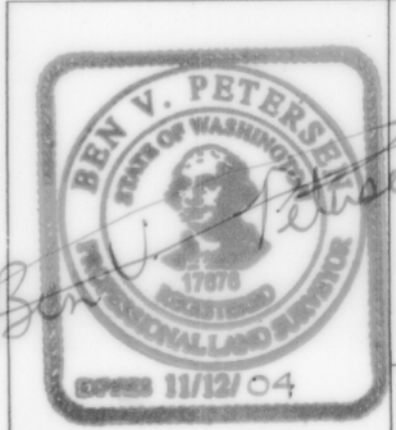
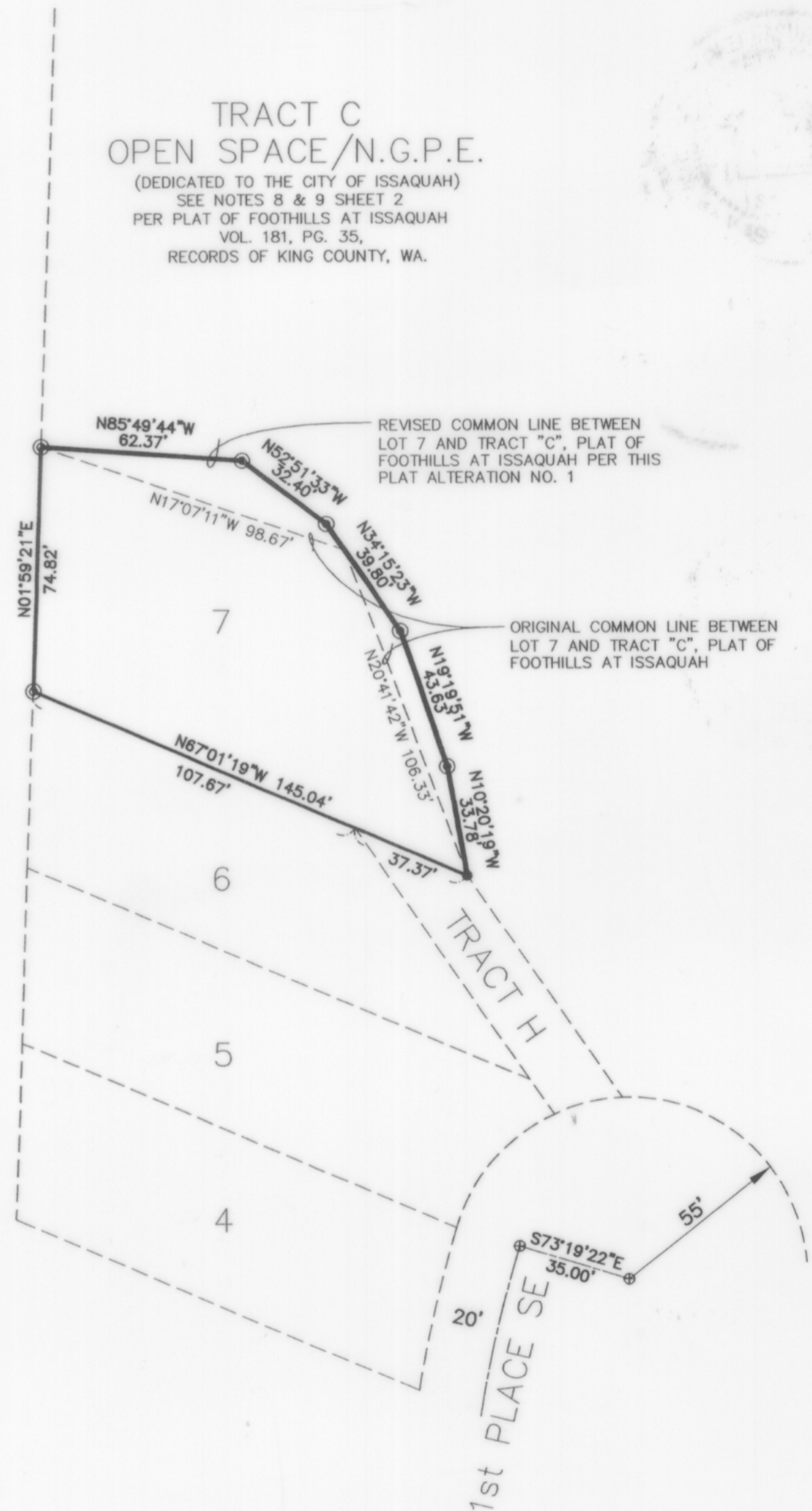
- ⊙ # 4 REBAR AND CAP "HGG INV. PELD 6422" FOUND BY M.S. WEBB SURVEYING DURING NOVEMBER 2001
- TACK W/BRASS TAG "WEBB 16230" IN LEAD PLUG IN EDGE OF CONC. DRIVE SET BY M.S. WEBB SURVEYING DURING NOVEMBER 2001
- ⊙ # 4 REBAR AND CAP "WEBB LS 16230" SET BY M.S. WEBB SURVEYING DURING NOVEMBER 2001
- ⊕ CASED CONCRETE MONUMENT WITH PUNCHED BRASS CAP; FOUND DURING THE BOUNDARY SURVEY BY M.S. WEBB SURVEYING PERFORMED DURING NOVEMBER 2001

**PLAT NOTES**

TRACT "C" IS AN OPEN SPACE / NATURAL GROWTH PROTECTION EASEMENT DEDICATED TO AND OWNED BY THE CITY OF ISSAQUAH. THE REMAINING PORTION OF TRACT "C", FOLLOWING THE APPROVAL AND RECORDING OF THIS PLAT ALTERATION, SHALL RETAIN THE SAME RESTRICTIONS AND INTENT AS INDICATED ON THE ORIGINAL PLAT, IN PARTICULAR ON NOTES 7, 8, 9 AND 17, SHEET 2 OF 10 OF THE PLAT OF FOOTHILLS AT ISSAQUAH, AS RECORDED IN VOLUME 181 OF PLATS, ON PAGES 31 THROUGH 40, RECORDS OF KING COUNTY, WASHINGTON.

**SURVEYORS NOTES**

- 1.) A BOUNDARY AND AS-BUILT SURVEY OF EXISTING IMPROVEMENTS PERTAINING TO LOT 7, MORE PARTICULARLY ROCKERIES ALONG THE EASTERLY AND NORTHERLY LOT LINES, WAS PERFORMED BY M.S. WEBB SURVEYING DURING NOVEMBER 2001.
- 2.) THE RESULTS OF THE ABOVE MENTIONED AS-BUILT SURVEY INDICATED THAT PORTIONS OF THE EXISTING ROCKERIES PERTAINING TO LOT 7 WERE INADVERTENTLY CONSTRUCTED WITHIN A PORTION OF TRACT "C".
- 3.) THE PURPOSE THIS PLAT ALTERATION IS TO ADJUST THE LOT LINES OF LOT 7 AND TRACT "C" ACCORDINGLY SUCH THAT THE ABOVE-MENTIONED ROCKERIES ARE WHOLELY CONTAINED WITHIN THE LIMITS OF LOT 7 AS ADJUSTED BY THIS PLAT ALTERATION.
- 4.) FOUND PLAT MONUMENTS AND LOT CORNERS, AND NEW CORNERS, INDICATED AS BEING ESTABLISHED BY M.S. WEBB SURVEYING DURING THEIR BOUNDARY AND AS-BUILT SURVEY OF NOVEMBER 2001, ARE INDICATED ON THE MAP PORTION OF THIS PLAT ALTERATION AND ARE BASED STRICTLY ON THAT INFORMATION INDICATED ON AN OWNER-PROVIDED COPY (MAP) OF SAID SURVEY.
- 5.) PLS, INC. - PROFESSIONAL LAND SURVEYORS HAS NOT INDEPENDENTLY VERIFIED THE ACTUALITY, ADEQUACY AND / OR ACCURACY OF THE BOUNDARY AND AS-BUILT SURVEY OF LOT 7 PERFORMED BY M.S. WEBB SURVEYING DURING NOVEMBER 2001 AND ACCORDINGLY MAKES NO CERTIFICATION REGARDING THE BOUNDARY SURVEY, AS-BUILT SURVEY RESULTS, FOUND PLAT MONUMENTS AND PROPERTY CORNERS OR NEWLY (NOVEMBER 2001) ESTABLISHED PROPERTY CORNERS.
- 6.) BASIS OF BEARING: THE PLAT OF FOOTHILLS AT ISSAQUAH, AS RECORDED IN VOLUME 181 OF PLAT, ON PAGES 31 THROUGH 40, RECORDS OF KING COUNTY, WASHINGTON.



**PLS, Inc.**  
Professional Land Surveyors  
1045 - 12th Ave. N.W., Suite F-6  
Issaquah, Washington 98027  
(425) 313-9378 (fax) 313-9379