

ISSAQUAH HIGHLANDS  
FINAL PLAT OF LOT 'A', CITY OF ISSAQUAH LLA98-0011H PP98-0021H  
TO ESTABLISH THE REPLAT OF DIVISION 10, AND TO ESTABLISH DIVISIONS 19, 20, AND 21  
A PORTION OF THE SW 1/4 AND THE SE 1/4 OF SECTION 23, T.24N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

APPROVALS

Examined and approved this 7th day of Dec 1998 A.D.  
Tracy De La Torre-Evans  
Tracy De La Torre-Evans, City of Issaquah M.D.R.T.

Louis J. Hoff Dec 8, 1998  
Acting Public Works Director, City of Issaquah M.D.R.T.

Examined and approved this 11th day of December 1998 A.D.  
Ava Frisinger  
Ava Frisinger, Mayor, City of Issaquah

Examined and approved this 14th day of December 1998 A.D.  
Linda Ruehle  
Linda Ruehle, City Clerk - General Services Director, City of Issaquah

Examined and approved this 12th day of December 1998 A.D.  
Fred Kempe  
Fred Kempe, City Council President, City of Issaquah

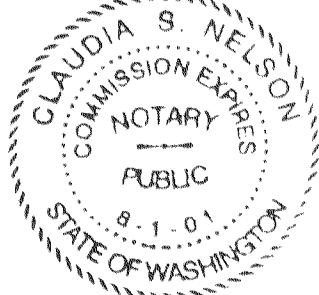
Examined and approved this 14th day of DECEMBER 1998 A.D.  
SCOTT NOBLE John E. C. C.  
King County Assessor Deputy King County  
Assessor 362918-0050

ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
COUNTY OF KING ) ss

On this 23rd day of November, 1998, before me, a  
Notary Public in and for the State of Washington, personally appeared  
John Kuke, personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person who signed the instrument; on oath stated that  
he was authorized to execute this instrument as the Authorized Agent  
of WARJONE INVESTMENTS, INC., the corporation that executed the instrument;  
acknowledged the said instrument to be the free and voluntary act and deed  
of said corporation for the uses and purposes therein mentioned; and on  
oath stated that he was duly elected, qualified, and acting as said officer  
of the corporation; that said corporation is the general partner of GRAND  
RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), a Washington limited partnership,  
that said corporation was authorized to execute the said instrument on  
behalf of said partnership; and that said instrument was the free and  
voluntary act and deed of said partnership for the uses and purposes  
therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day  
and year first above written.

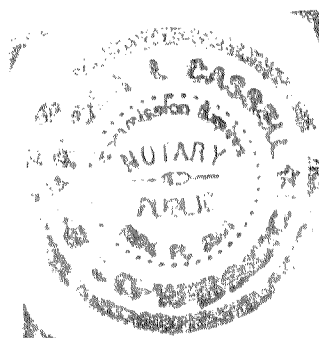


Claudia S. Nelson  
NOTARY PUBLIC in and for the State  
of Washington,  
residing at Bellevue  
My appointment expires 8-1-01  
Print Name Claudia S. Nelson

State of Washington )  
County of King ) s.s.

I certify that I have satisfactory evidence that Douglas B. Sollitt  
signed this instrument, on oath stated that he/she/they (was/were)  
authorized to execute this instrument and acknowledge it as the Vice President  
of Bank of America National Trust and Savings Association to be the  
free and voluntary act of such (party/parties) for the uses and purposes  
mentioned in the instrument.

Date: 11/24/98  
Signature of Rhoda J. Cassell  
Notary Public: Rhoda J. Cassell  
Title: Rhoda J. Cassell  
My Appointment Expires: NOV. 12, 2001



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 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 14th day of December 1998 A.D.

D. Lee Dedrick Thijs A. Andley  
Manager, King County Office of Finance

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 11th day of December 1998 A.D.

R. Blake  
Finance Director, City of Issaquah

SURVEYOR'S CERTIFICATE

I hereby certify that this replat, Issaquah Highlands Final Plat Lot 'A' City of  
Issaquah LLA-98-0011H, is based upon an actual survey of Section 23, Township 24  
thereon, North, Range 6 East, W.M., that the courses and distances are shown  
correctly 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.

Richard A. Dickman 11/23/98  
Richard A. Dickman PLS No. 26252

RECORDING CERTIFICATE 98/12/14 2621

Filed for record at the request of the City of Issaquah this 14th day of Dec  
1998, at 7 minutes past 3:00 P.M., in Volume 187 of Plats  
at pages 57-62 Records of King County, Washington.

DIVISION OF RECORDS AND ELECTION

John Kuke Uat Wind  
Manager Superintendent of Records

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 of those roads, easements and rights of way which are shown  
hereon for public use (excluding any private roads shown on this plat)  
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 public streets and avenues shown hereon; and  
dedicate to the City of Issaquah free and clear of all encumbrances, except  
as shown hereon; and dedicate all publicly-designated easements  
for public utilities in favor of the City of Issaquah and grant to the City  
of Issaquah authority to assign last said publicly-designated easements to  
other public utilities at its discretion.

{In witness whereof we set our hands and seals.}

GRAND RIDGE PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP  
BY WARJONE INVESTMENTS, INC. ITS GENERAL PARTNER

BY: John Kuke ITS: Authorized Agent

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION,  
DOING BUSINESS AS SEAFIRST BANK

BY: Douglas B. Sollitt ITS: Vice-President

		VOL./PAGE 187 57
DAVID EVANS AND ASSOCIATES, INC. 415 - 118TH AVENUE S.E. BELLEVUE, WA. 98005-3618 (425) 619-6500 8700 Pacific Highway East TACOMA, WA. 98424 (253-922-9780)		
SHEET 1 OF 6		

ISSAQUAH HIGHLANDS  
FINAL PLAT OF LOT 'A', CITY OF ISSAQUAH LLA98-001IH  
TO ESTABLISH THE REPLAT OF DIVISION 10, AND TO ESTABLISH DIVISIONS 19, 20, AND 21  
A PORTION OF THE SW 1/4 AND THE SE 1/4 OF SECTION 23, T.42N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

NOTES AND RESTRICTIONS

1. UPON DEVELOPMENT OF DIVISIONS IN THIS FINAL PLAT WHICH ARE SHOWN FOR FUTURE DEVELOPMENT, ANY APPLICANT FOR DEVELOPMENT SHALL ADOPT TESTING STANDARDS THAT VERIFY THAT THE LOW 1/1 DESIGN VALUES ARE ACHIEVED, TEST MANHOLES AND SIDE SEWERS, AND LOCATE SEWERS IN AREAS THAT DO NOT ENCOURAGE INFLOW.
2. NO FUTURE LOT OR PORTION OF A FUTURE 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 ZONING IN WHICH LOCATED.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE WASHINGTON STATE PLUMBING CODE.
4. ALL FUTURE PRIVATE UTILITY STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
5. FUTURE FOUNDATIONS OF ANY STRUCTURES MAY NOT EXTEND BEYOND THE BUILDING SETBACK LINES (B.S.B.L.), EXCEPT MINOR STRUCTURAL INTRUSIONS MAY BE PERMITTED AS DEFINED IN THE ISSAQUAH HIGHLANDS CRITICAL AREA DEVELOPMENT STANDARDS UPON APPROVAL OF THE MDRT.
6. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES OR CERTAIN FERTILIZERS IS PROHIBITED IN THE 15 FOOT BUILDING SETBACK AREA FROM STREAM AND WETLAND BUFFERS IN DIVISION 19 AND TRACT 'V'.
7. STRUCTURES, FILL OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OVERHANGS OR SUBSTANTIAL LANDSCAPING) SHALL NOT BE PERMITTED WITHIN THE ACCESS EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON.
8. FUTURE LOTS IN DIVISION 19, ADJACENT TO TRACTS F AND G SHALL DISCHARGE ROOF DRAINAGE TO THE ADJACENT WETLANDS NF26 AND NF20.
9. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE, CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION USES SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.
10. TRACT 'V' AND DIVISION 19 ARE RESERVED FOR FUTURE DEVELOPMENT, CONSISTENT WITH THE APPROVED PRELIMINARY PLAT OR APPROVED MODIFICATIONS THERE TO.
11. A SCHOOL MITIGATION PAYMENT IN THE AMOUNT OF TWO THOUSAND SEVEN HUNDRED NINETY-TWO AND NO/100 DOLLARS (\$2,792.00) PER SINGLE FAMILY DWELLING UNIT AND ONE THOUSAND ONE HUNDRED FORTY-SIX AND NO/100 DOLLARS (\$1,146.00) PER MULTI-FAMILY DWELLING UNIT, SHALL BE PAID TO ISSAQUAH SCHOOL DISTRICT NO. 411 AT THE TIME THE BUILDING PERMIT FOR EACH DWELLING UNIT IN THE PLAT IS ISSUED.
12. DIVISIONS 10, 19, 20 AND 21 ARE SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ISSAQUAH HIGHLANDS RESIDENTIAL PROPERTIES" AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9704281806 AND AS AMENDED UNDER RECORDING NO. 9712121469, OR FOR COMMERCIAL AND MULTI-FAMILY PROPERTIES AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9712190670 AND AS AMENDED UNDER RECORDING NO. 9712312371 DEPENDING ON THE USES ACTUALLY DEVELOPED IN THOSE DIVISIONS.
13. DIVISIONS 10, 19, 20, AND 21 ARE SUBJECT TO THE "DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR ISSAQUAH HIGHLANDS" RECORDED UNDER A.F.N. 9704281807.
14. THIS PLAT IS SUBJECT TO AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN DOCUMENT RECORDED UNDER A.F.N. 9606180756 (RECORDED TO GIVE NOTICE OF THE JOINT AGREEMENT INCLUDING THE EASTERN ACCESS COVENANTS [THREE-PARTY]).
15. THIS PLAT IS SUBJECT TO AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN DOCUMENT RECORDED UNDER A.F.N. 9606251228 (RECORDED TO GIVE NOTICE OF THE ANNEXATION AND DEVELOPMENT AGREEMENT [TWO-PARTY]).
16. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE EASEMENT GRANTED TO THE BENEFIT OF THE U.S.A. FOR THE PURPOSE OF A TRANSMISSION LINE AND ACCESS ROAD EASEMENT ADJOINING THE SOUTHEASTERLY BOUNDARY OF TRACT 'V', SAID CONDITIONS ALLOWS GRANTEE THE RIGHT TO ENTER TO MAINTAIN POWER LINES, AS DISCLOSED BY INSTRUMENT FILED UNDER AUDITOR'S FILE NO. 4799883.
17. THIS PLAT IS SUBJECT TO THE AGREEMENT AND ITS TERMS AND CONDITIONS BY AND BETWEEN THE GRAND RIDGE PARTNERSHIP AND SUMMIT COMMUNICATIONS REGARDING AN EASEMENT AGREEMENT FOR CABLE TELEVISION SERVICE AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9709091546.
18. THIS PLAT IS SUBJECT TO AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER A.F.N. 9508160202 (SCHOOL MITIGATION AGREEMENT REGARDING THE GRAND RIDGE URBAN PLANNED DEVELOPMENT).
19. ANY DEVELOPMENT IN DIVISION 19 LANDSLIDE HAZARD AREA MUST COMPLY WITH THE REQUIREMENTS OF THE ISSAQUAH HIGHLANDS CRITICAL AREAS STANDARDS, **AND FINAL PLAT CONDITIONS.**
20. ALL MONUMENTS DELINEATED AS FOUND WERE FIELD VISITED AS STATED.
21. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING 3 AND 5 SECOND ELECTRONIC THEODOLITES WITH INTEGRAL ELECTRONIC DISTANCE MEASURING UNITS. THE LINEAR AND ANGULAR CLOSURE OF THE TRAVERSE MET OR EXCEEDED THE STANDARDS OF W.A.C. 332-130-090.
22. THIS PLAT IS SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS TO THE BENEFIT OF US WEST COMMUNICATIONS FOR THE PURPOSE OF TELECOMMUNICATION FACILITIES, AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9801280433 AND AS PLOTTED HEREON.
23. TRACTS AA, BB AND CC MAY BE DEDICATED TO THE CITY OF ISSAQUAH IF THE CITY DETERMINES TO ACCEPT OWNERSHIP OF SUCH TRACTS AT A LATER DATE. OWNER OF SUCH TRACTS SHALL BE RESPONSIBLE FOR MAINTENANCE UNLESS OTHERWISE AGREED BY THE CITY AND HOMEOWNERS ASSOCIATION.
24. DIVISION 19, **AND A PORTION OF TRACT V ARE** LOCATED WITHIN A LANDSLIDE HAZARD AREA. UPON THE REPLAT OF ~~DIVISION 19~~, CONDITIONS PER THE PRELIMINARY PLAT APPROVAL MUST BE SATISFIED. NO BUILDING PERMITS ~~FOR DIVISION 19~~ SHALL BE ISSUED PRIOR TO THE REPLAT OF ~~THIS DIVISION~~. **THESE AREAS.**
25. THE OWNER SHALL PROVIDE EITHER A NEIGHBORHOOD TRAIL OR A SIDEWALK IN DIVISION 10 AND/OR 20, TO CONNECT THE EXISTING NEIGHBORHOOD WALK IN DIVISION 14, TRACT U WITH THE SIDEWALK IN NE KATSURA STREET. OTHER ALTERNATIVES MAY BE CONSIDERED, AS LONG AS THEY PROVIDE A 5' TO 6' WALKING SURFACE AND REQUIRED LANDSCAPE BORDERS. THE ALIGNMENT AND OTHER DESIGN DETAILS OF THE NEIGHBORHOOD TRAIL OR SIDEWALK SHALL BE REVIEWED AS APART OF A SITE DEVELOPMENT PERMIT FOR DIVISION 10 AND/OR 20.

EASEMENT PROVISIONS

1. A PRIVATE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY, U.S. WEST COMMUNICATIONS, SUMMIT COMMUNICATION, INC., GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON A 10.00 FOOT WIDE STRIP OF PRIVATE LAND LYING PARALLEL WITH AND ADJOINING THE NORTH LINES OF DIVISIONS 10, 20, AND 21, TOGETHER WITH THAT 5 FOOT STRIP OF LAND FOR UTILITIES AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9710091546 IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, REPLACE, REPAIR, 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, TELECOMMUNICATIONS AND DATA TRANSMISSION, AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. FURTHER, THESE ENTITIES ARE GRANTED AN EASEMENT UNDER AND UPON THE PUBLIC STREETS DESCRIBED IN PARAGRAPH 2 FOR THE SAME UTILITY PURPOSES DESCRIBED ABOVE, SUBJECT TO ANY APPLICABLE CITY REGULATIONS OR FRANCHISE REQUIREMENTS. 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, CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION USES SHALL BE PLACED OR PERMITTED TO BE PLACED WITHIN THIS EASEMENT UNLESS THE SAME SHALL BE UNDERGROUND.
2. A PUBLIC EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON ALL PUBLICLY-DESIGNATED STREETS, AVENUES, AND PLACES WHICH ARE HEREIN DEDICATED AND UPON THE PUBLICLY-DESIGNATED EASEMENTS (EXCLUDING THE EASEMENTS IN EASEMENT NO. 1 ABOVE) SHOWN ON THE PLAT AND DESCRIBED HEREIN FOR PUBLIC 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 PUBLICLY-DESIGNATED 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.

EXISTING LAND DESCRIPTION

DIVISION 10, ISSAQUAH HIGHLANDS, FINAL PLAT OF DIVISIONS 1, 2, 3, 9, 10, 12, 13, 15, 16, 17, AND 18, ACCORDING TO THE PLAT RECORDED IN VOLUME 183 OF PLATS, PAGES 88 THROUGH 98, UNDER RECORDING NO. 9712171813, RECORDS OF KING COUNTY, WASHINGTON, SAID PLAT SITUATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. OF SAID COUNTY, TOGETHER WITH THAT PORTION OF SAID SUBDIVISION LYING EASTERLY OF THE EAST LINE OF SAID DIVISION 10, NORTHERLY AND EASTERLY OF THE NORTHERLY AND EASTERLY LINES OF TRACT 'Q' OF SAID PLAT, AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

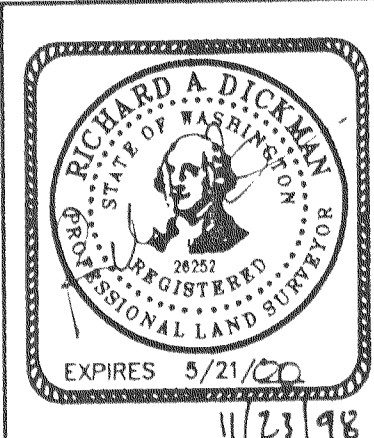
COMMENCING AT THE MOST NORTHERLY CORNER OF SAID DIVISION 10; THENCE SOUTH 47°58'53" EAST ALONG THE EAST LINE OF SAID DIVISION 10, 84.85 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 39°15'38" EAST 147.74 FEET; THENCE SOUTH 67°55'18" EAST 80.20 FEET; THENCE SOUTH 63°46'20" EAST 169.48 FEET; THENCE SOUTH 32°20'25" EAST 279.70 FEET; THENCE SOUTH 48°13'45" EAST 115.87 FEET TO THE NORTHERLY LINE OF SAID TRACT 'Q' AND THE TERMINUS OF SAID LINE; THENCE SOUTH 77°58'12" EAST ALONG SAID NORTHERLY LINE 276.56 FEET TO THE MOST EASTERLY CORNER OF SAID TRACT 'Q'; THENCE SOUTH 22°01'48" WEST ALONG THE EASTERLY LINE OF SAID TRACT 'Q' 208.72 FEET TO THE MOST SOUTHERLY CORNER OF SAID TRACT 'Q' AND THE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 46°18'20" EAST 144.56 FEET; THENCE SOUTH 31°20'37" EAST 84.17 FEET; THENCE SOUTH 15°35'08" EAST 71.41 FEET; THENCE SOUTH 28°56'22" EAST 72.40 FEET; THENCE SOUTH 48°03'04" EAST 79.62 FEET TO THE WESTERLY RIGHT-OF-WAY MARGIN OF THE BONNEVILLE POWER ADMINISTRATION, CHIEF JOSEPH - COVINGTON NO. 1 LINE, AS ESTABLISHED BY U.S. DISTRICT COURT CAUSE NO. 4095; THENCE SOUTH 19°32'00" WEST ALONG SAID MARGIN 87.04 FEET TO THE NORTHEAST CORNER OF TRACT 'K', PLAT OF ISSAQUAH HIGHLANDS, FINAL PLAT OF DIVISIONS 5, 6, 7, 8, AND 11, ACCORDING TO THE PLAT AS RECORDED IN VOLUME 181 OF PLATS, PAGES 84 THROUGH 95, RECORDS OF SAID COUNTY AND TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE SOUTH FROM WHICH ITS CENTER BEARS SOUTH 02°09'46" WEST 705.00 FEET DISTANT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND NORTH LINE OF SAID TRACT 'K' THROUGH A CENTRAL ANGLE OF 04°37'25" A DISTANCE OF 56.89 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°32'21" WEST ALONG SAID NORTH LINE 360.11 FEET TO THE SOUTHEAST CORNER OF SAID DIVISION 10 AND THE TERMINUS OF SAID LINE.

(ALSO KNOWN AS PARCEL 'A', CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-98-001-IH AS RECORDED IN VOLUME 122 OF SURVEYS, PAGES 66 AND 66A, UNDER RECORDING NO. 9805299008.)

REPLATTED DIVISION 10

THAT PORTION OF LOT 'A', CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-98-001-IH, AS SHOWN ON THE RECORD OF SURVEY FILED IN VOLUME 122 OF SURVEYS, PAGES 66 AND 66A, UNDER RECORDING NO. 9805299008, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTH HALF, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 'A', SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY MARGIN OF NE JOSHUA TREE LANE, AS SHOWN ON SHEET 11 OF 11, ISSAQUAH HIGHLANDS, FINAL PLAT OF DIVISIONS 1, 2, 3, 9, 10, 12, 13, 15, 16, 17 AND 18, AS RECORDED IN VOLUME 183 OF PLATS, PAGES 88 THROUGH 98, UNDER RECORDING NO. 9712171813, RECORDS OF SAID COUNTY, AND A POINT OF RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE WEST FROM WHICH ITS CENTER BEARS NORTH 50°48'54" WEST 305.00 FEET DISTANT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND MARGIN THROUGH A CENTRAL ANGLE OF 48°08'54" A DISTANCE OF 256.31 FEET TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF NE KATSURA STREET AS SHOWN ON SAID PLAT; THENCE NORTH 75°13'53" EAST ALONG SAID SOUTHERLY MARGIN 90.36 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE WEST FROM WHICH ITS CENTER BEARS SOUTH 79°42'39" WEST 395.00 FEET DISTANT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH AN ANGLE OF 49°28'27" A DISTANCE OF 341.08 FEET TO THE SOUTH LINE OF SAID LOT 'A'; THENCE NORTH 50°48'54" WEST ALONG SAID SOUTH LINE 90.00 FEET TO THE POINT OF BEGINNING.



DAVID EVANS  
AND ASSOCIATES, INC.

415 - 118TH AVENUE S.E.  
BELLEVUE, WA. 98005-3518 (425) 619-6500  
8700 Pacific Highway East  
TACOMA, WA. 98424 (253-922-9780)

SHEET 2 OF 6

VOL. PAGE  
187 58



ISSAQUAH HIGHLANDS  
FINAL PLAT OF LOT 'A', CITY OF ISSAQUAH LLA98-0011H  
TO ESTABLISH THE REPLAT OF DIVISION 10, AND TO ESTABLISH DIVISIONS 19, 20, AND 21  
A PORTION OF THE SW 1/4 AND THE SE 1/4 OF SECTION 23, T.42N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DIVISION 19

THAT PORTION OF LOT 'A,' CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-98-001-1H, AS SHOWN ON THE RECORD OF SURVEY FILED IN VOLUME 122 OF SURVEYS, PAGES 66 AND 66A, UNDER RECORDING NO. 9805299008, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTH HALF, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 'A,' SAID CORNER BEING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY MARGIN OF 15TH AVENUE NE AS SHOWN ON SHEET 10 OF 11, ISSAQUAH HIGHLANDS, FINAL PLAT OF DIVISIONS 1, 2, 3, 9, 10, 12, 13, 15, 16, 17 AND 18, AS RECORDED IN VOLUME 183 OF PLATS, PAGES 88 THROUGH 98, UNDER RECORDING NO. 9712171813, RECORDS OF SAID COUNTY, WITH THE CENTERLINE OF BLACK NUGGETT ROAD (AS ORIGINALLY ESTABLISHED) AS SHOWN ON THE GRAND RIDGE PHASE 1A BOUNDARY LINE ADJUSTMENT RECORD OF SURVEY FILED UNDER RECORDING NO. 9704109001 AND RE-RECORDED UNDER RECORDING NO. 9704289013, RECORDS OF SAID COUNTY, THENCE SOUTH 77°56'26" EAST ALONG SAID CENTERLINE 113.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING RADIUS OF 350.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 03°25'11" A DISTANCE OF 20.89 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING EASTERLY ALONG THE ARC OF SAID CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 37°10'03" A DISTANCE OF 227.04 FEET, THENCE SOUTH 56°19'16" EAST ALONG THE WEST LINE OF TRACT 'G' AS SHOWN ON SAID FINAL PLAT, EXTENDED NORTHWESTERLY AND ALONG SAID WEST LINE 153.28 FEET, THENCE SOUTH 18°05'26" EAST ALONG SAID WEST LINE 56.33 FEET, THENCE SOUTH 84°11'24" WEST 45.74 FEET, THENCE SOUTH 28°34'54" WEST 449.31 FEET, THENCE NORTH 77°31'14" WEST 100.13 FEET, THENCE SOUTH 75°13'55" WEST 102.27 FEET TO THE EAST LINE OF DIVISION 9 AS SHOWN ON SAID FINAL PLAT, THENCE NORTH 14°46'07" WEST ALONG SAID EAST LINE 161.43 FEET TO THE SOUTHEAST CORNER OF TRACT 'F' AS SHOWN ON SAID FINAL PLAT, THENCE NORTH 35°25'42" EAST ALONG THE EAST LINE OF SAID TRACT 'F' 58.67 FEET, THENCE NORTH 16°10'24" EAST ALONG SAID EAST LINE AND ITS NORTHERLY EXTENSION 357.14 FEET TO THE POINT OF BEGINNING.

DIVISION 20

THAT PORTION OF LOT 'A,' CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-98-001-1H, AS SHOWN ON THE RECORD OF SURVEY FILED IN VOLUME 122 OF SURVEYS, PAGES 66 AND 66A, UNDER RECORDING NO. 9805299008, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTH HALF, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 'A,' SAID CORNER BEING ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF TRACT 'K' (PARK DRIVE NE) AS SHOWN ON SHEETS 9 AND 10, ISSAQUAH HIGHLANDS, FINAL PLAT OF DIVISIONS 1, 2, 3, 9, 10, 12, 13, 15, 16, 17 AND 18, AS RECORDED IN VOLUME 183 OF PLATS, PAGES 88 THROUGH 98, UNDER RECORDING NO. 9712171813, RECORDS OF SAID COUNTY, THENCE NORTH 50°48'54" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 'A' 271.58 FEET TO A RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 395.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°28'27" A DISTANCE OF 314.08 FEET, THENCE NORTH 75°13'53" EAST 94.12 FEET, THENCE NORTH 72°56'26" EAST 100.08 FEET, THENCE NORTH 75°13'53" EAST 48.17 FEET, THENCE SOUTH 06°08'35" WEST 505.00 FEET TO SAID NORTHERLY MARGIN AND A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST FROM WHICH ITS CENTER BEARS SOUTH 44°06'41" EAST 705.00 FEET DISTANT, THENCE SOUTHWESTERLY ALONG SAID CURVE AND MARGIN THROUGH A CENTRAL ANGLE OF 06°07'29" A DISTANCE OF 75.36 FEET TO THE POINT OF BEGINNING.

DIVISION 21

THAT PORTION OF LOT 'A,' CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-98-001-1H, AS SHOWN ON THE RECORD OF SURVEY FILED IN VOLUME 122 OF SURVEYS, PAGES 66 AND 66A, UNDER RECORDING NO. 9805299008, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTH HALF, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 'A,' SAID CORNER BEING ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF TRACT 'K' (PARK DRIVE NE) AS SHOWN ON SHEETS 9 AND 10, ISSAQUAH HIGHLANDS, FINAL PLAT OF DIVISIONS 1, 2, 3, 9, 10, 12, 13, 15, 16, 17 AND 18, AS RECORDED IN VOLUME 183 OF PLATS, PAGES 88 THROUGH 98, UNDER RECORDING NO. 9712171813, RECORDS OF SAID COUNTY, AND A POINT OF NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST FROM WHICH ITS CENTER BEARS SOUTH 50°14'10" EAST 705.00 FEET DISTANT, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND MARGIN THROUGH A CENTRAL ANGLE OF 06°07'29" A DISTANCE OF 75.36 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°13'00" A DISTANCE OF 482.54 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET, THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°33'58" A DISTANCE OF 38.21 FEET TO THE POINT OF TANGENCY, THENCE NORTH 02°27'33" WEST 35.09 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 463.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°02'32" A DISTANCE OF 275.09 FEET, THENCE NORTH 66°33'11" WEST 297.57 FEET, THENCE SOUTH 38°13'53" WEST 58.70 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 233.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°00'00" A DISTANCE OF 150.46 FEET TO A POINT OF TANGENCY, THENCE SOUTH 75°13'53" WEST 34.18 FEET, THENCE SOUTH 06°08'35" WEST 505.00 FEET TO THE POINT OF BEGINNING.

TRACT 'AA'

THAT PORTION OF LOT 'A,' CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-98-001-1H, AS SHOWN ON THE RECORD OF SURVEY FILED IN VOLUME 122 OF SURVEYS, PAGES 66 AND 66A, UNDER RECORDING NO. 9805299008, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTH HALF, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 'A,' SAID CORNER BEING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY MARGIN OF 15TH AVENUE NE AS SHOWN ON SHEET 10 OF 11, ISSAQUAH HIGHLANDS, FINAL PLAT OF DIVISIONS 1, 2, 3, 9, 10, 12, 13, 15, 16, 17 AND 18, AS RECORDED IN VOLUME 183 OF PLATS, PAGES 88 THROUGH 98, UNDER RECORDING NO. 9712171813, RECORDS OF SAID COUNTY, WITH THE CENTERLINE OF BLACK NUGGETT ROAD (AS ORIGINALLY ESTABLISHED) AS SHOWN ON THE GRAND RIDGE PHASE 1A BOUNDARY LINE ADJUSTMENT RECORD OF SURVEY FILED UNDER RECORDING NO. 9704109001 AND RE-RECORDED UNDER RECORDING NO. 9704289013, RECORDS OF SAID COUNTY, THENCE SOUTH 77°56'26" EAST ALONG SAID CENTERLINE 55.00 FEET, THENCE SOUTH 12°03'34" WEST 30.00 FEET TO THE NORTH LINE OF TRACT 'F' AS SHOWN ON SAID FINAL PLAT, THENCE NORTH 77°56'26" WEST ALONG SAID NORTH LINE 29.93 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET, THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE AND NORTH LINE THROUGH A CENTRAL ANGLE OF 90°04'30" A DISTANCE OF 39.30 FEET TO SAID EASTERLY MARGIN AND A POINT OF CUSP, THENCE NORTH 11°59'05" EAST ALONG SAID MARGIN 55.03 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID TRACT 'AA' DEDICATED TO THE CITY OF ISSAQUAH FOR ADDITIONAL STREET RIGHT OF WAY AS DISCLOSED BY INSTRUMENT FILED UNDER RECORD NO. 9811231101, RECORDS OF SAID COUNTY

TRACT 'BB'

THAT PORTION OF LOT 'A,' CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-98-001-1H, AS SHOWN ON THE RECORD OF SURVEY FILED IN VOLUME 122 OF SURVEYS, PAGES 66 AND 66A, UNDER RECORDING NO. 9805299008, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTH HALF, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 'A,' SAID CORNER BEING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY MARGIN OF 15TH AVENUE NE AS SHOWN ON SHEET 10 OF 11, ISSAQUAH HIGHLANDS, FINAL PLAT OF DIVISIONS 1, 2, 3, 9, 10, 12, 13, 15, 16, 17 AND 18, AS RECORDED IN VOLUME 183 OF PLATS, PAGES 88 THROUGH 98, UNDER RECORDING NO. 9712171813, RECORDS OF SAID COUNTY, WITH THE CENTERLINE OF BLACK NUGGETT ROAD (AS ORIGINALLY ESTABLISHED) AS SHOWN ON THE GRAND RIDGE PHASE 1A BOUNDARY LINE ADJUSTMENT RECORD OF SURVEY FILED UNDER RECORDING NO. 9704109001 AND RE-RECORDED UNDER RECORDING NO. 9704289013, RECORDS OF SAID COUNTY, THENCE SOUTH 77°56'26" EAST ALONG SAID CENTERLINE 55.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 77°56'26" EAST ALONG SAID CENTERLINE 58.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING RADIUS OF 350.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 03°25'11" A DISTANCE OF 20.89 FEET, THENCE SOUTH 16°10'24" WEST 30.24 FEET TO THE NORTHEAST CORNER OF TRACT 'F' AS SHOWN ON SAID FINAL PLAT AND A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE NORTH FROM WHICH ITS CENTER BEARS NORTH 09°14'15" EAST 380.00 FEET DISTANT, THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTH LINE OF SAID TRACT 'F' THROUGH A CENTRAL ANGLE OF 02°49'19" A DISTANCE OF 18.72 FEET TO A POINT OF TANGENCY, THENCE NORTH 77°56'26" WEST ALONG SAID NORTH LINE 58.94 FEET, THENCE NORTH 12°03'34" EAST 30.00 FEET TO THE POINT OF BEGINNING.

TRACT 'CC'

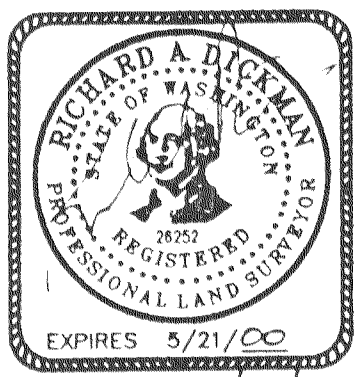
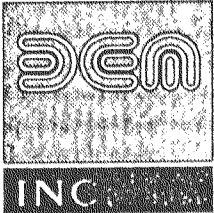
THAT PORTION OF LOT 'A,' CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-98-001-1H, AS SHOWN ON THE RECORD OF SURVEY FILED IN VOLUME 122 OF SURVEYS, PAGES 66 AND 66A, UNDER RECORDING NO. 9805299008, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTH HALF, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 'A,' SAID CORNER BEING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY MARGIN OF 15TH AVENUE NE AS SHOWN ON SHEET 10 OF 11, ISSAQUAH HIGHLANDS, FINAL PLAT OF DIVISIONS 1, 2, 3, 9, 10, 12, 13, 15, 16, 17 AND 18, AS RECORDED IN VOLUME 183 OF PLATS, PAGES 88 THROUGH 98, UNDER RECORDING NO. 9712171813, RECORDS OF SAID COUNTY, WITH THE CENTERLINE OF BLACK NUGGETT ROAD (AS ORIGINALLY ESTABLISHED) AS SHOWN ON THE GRAND RIDGE PHASE 1A BOUNDARY LINE ADJUSTMENT RECORD OF SURVEY FILED UNDER RECORDING NO. 9704109001 AND RE-RECORDED UNDER RECORDING NO. 9704289013, RECORDS OF SAID COUNTY, THENCE SOUTH 77°56'26" EAST ALONG SAID CENTERLINE 113.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING RADIUS OF 350.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 40°35'14" A DISTANCE OF 247.93 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING EASTERLY ALONG THE ARC OF SAID CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 21°27'14" A DISTANCE OF 131.05 FEET TO A POINT OF TANGENCY, THENCE NORTH 40°01'06" EAST ALONG SAID CENTERLINE 171.77 FEET TO THE MOST NORTHERLY CORNER OF DIVISION 10 AS SHOWN ON SAID FINAL PLAT, THENCE SOUTH 47°58'53" EAST 30.02 FEET TO THE MOST NORTHERLY CORNER OF TRACT 'G' AS SHOWN ON SAID FINAL PLAT, THENCE SOUTH 40°01'06" WEST ALONG THE WEST LINE OF SAID TRACT 'G' 170.72 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 380.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND WEST LINE THROUGH A CENTRAL ANGLE OF 11°56'33" A DISTANCE OF 79.21 FEET, THENCE SOUTH 08°57'17" WEST ALONG SAID WEST LINE 48.44 FEET, THENCE NORTH 56°19'16" WEST 71.46 FEET TO THE POINT OF BEGINNING.

PARCEL 'V'

THAT PORTION OF LOT 'A,' CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-98-001-1H, AS SHOWN ON THE RECORD OF SURVEY FILED IN VOLUME 122 OF SURVEYS, PAGES 66 AND 66A, UNDER RECORDING NO. 9805299008, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTH HALF, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 'A,' SAID CORNER BEING ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF TRACT 'K' (PARK DRIVE NE) AS SHOWN ON SHEETS 9 AND 10, ISSAQUAH HIGHLANDS, FINAL PLAT OF DIVISIONS 1, 2, 3, 9, 10, 12, 13, 15, 16, 17 AND 18, AS RECORDED IN VOLUME 183 OF PLATS, PAGES 88 THROUGH 98, UNDER RECORDING NO. 9712171813, RECORDS OF SAID COUNTY, AND A POINT OF NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST FROM WHICH ITS CENTER BEARS SOUTH 50°14'10" EAST 705.00 FEET DISTANT, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND MARGIN THROUGH A CENTRAL ANGLE OF 45°20'29" A DISTANCE OF 557.91 FEET TO THE POINT OF BEGINNING OF SAID LINE AND TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET, THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°33'58" A DISTANCE OF 38.21 FEET TO A POINT OF TANGENCY, THENCE NORTH 02°27'39" WEST 35.09 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 463.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°02'32" A DISTANCE OF 275.09 FEET, THENCE NORTH 66°33'11" WEST 297.57 FEET, THENCE SOUTH 38°13'53" WEST 58.70 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 233.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°00'00" A DISTANCE OF 150.46 FEET, THENCE NORTH 14°46'07" WEST 34.18 FEET, THENCE SOUTH 75°13'53" WEST 82.35 FEET, THENCE NORTH 28°34'54" EAST 449.31 FEET, THENCE NORTH 84°11'24" EAST 45.74 FEET TO THE WEST LINE OF TRACT 'G' AS SHOWN ON SAID PLAT AND THE TERMINUS OF SAID DESCRIBED LINE.

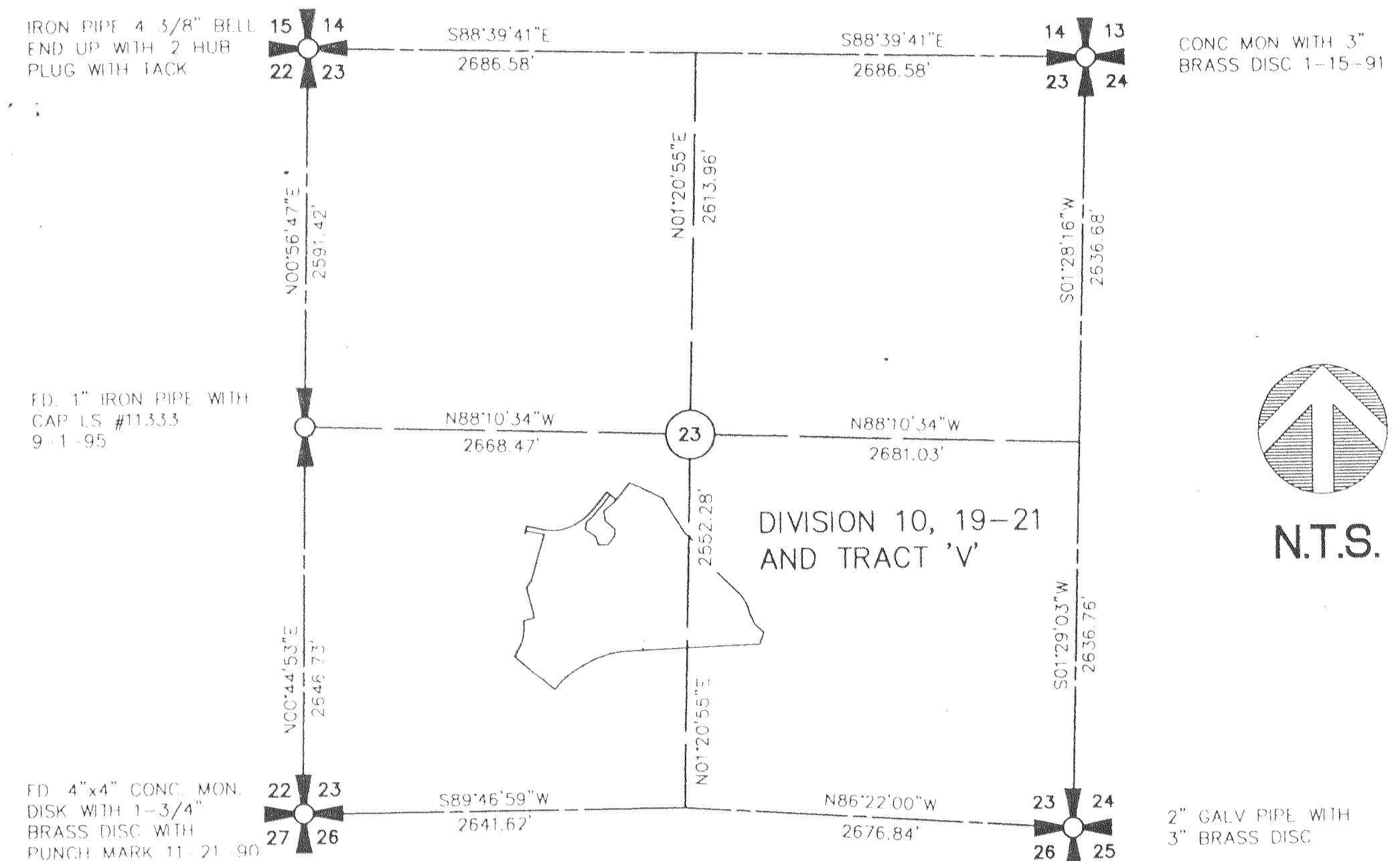
	 <b>DAVID EVANS AND ASSOCIATES,</b> 415 - 118TH AVENUE S.E. BELLEVUE, WA. 98005-3518 (425) 619-6500 9700 Pacific Highway East TACOMA, WA. 98424 (253-922-9780)
SHEET 3 OF 6	

187 VOL/PAGE 59

ISSAQUAH HIGHLANDS  
FINAL PLAT OF LOT 'A', CITY OF ISSAQUAH LLA98-0011H  
TO ESTABLISH THE REPLAT OF DIVISION 10, AND TO ESTABLISH DIVISIONS 19, 20, AND 21  
A PORTION OF THE SW 1/4 AND THE SE 1/4 OF SECTION 23, T.42N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SECTION SUBDIVISION

NOTE:  
SECTION SUBDIVISION PER OSTERGAARD-ROBINSON AND ASSOCIATES  
RECORD OF SURVEY RECORDED IN VOLUME 106 OF SURVEYS, PAGES 237A-H.  
THIS PLAT ROTATED 00° 00' 00" COUNTER CLOCKWISE SO BEARINGS  
MATCH THOSE AS SHOWN PER THE PLAT OF ISSAQUAH HIGHLANDS, PLAT  
OF DIVISIONS 1,2,3,9,10,12,13,15,16,17 AND 18.



SECTION 23, T.24N., R.6E., W.M.

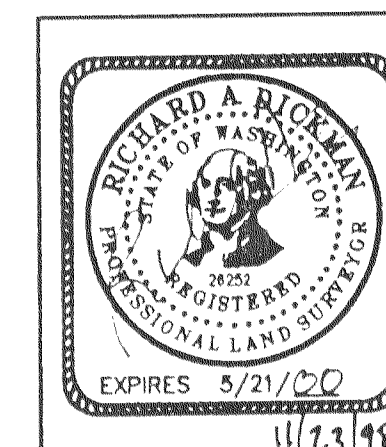
LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S47°58'53\"E	30.02'
L2	S08°57'17\"W	48.44'
L3	S56°19'16\"E	81.82'
L4	S18°05'26\"E	64.97'
L5	N88°58'39\"E	70.62'
L6	N34°28'20\"E	77.97'
L7	S01°50'54\"W	39.09'
L8	N50°25'26\"W	85.07'
L9	S09°36'12\"E	69.73'
L10	N75°13'53\"E	82.15'
L11	S35°25'42\"W	58.67'
L12	S67°55'18\"E	80.20'
L13	S48°13'45\"E	115.87'
L14	S45°33'03\"E	119.46'
L15	S46°18'20\"E	144.56'
L16	S31°20'37\"E	84.17'
L17	S15°35'08\"E	71.41'
L18	N28°56'22\"W	72.40'
L19	N48°03'04\"W	79.62'
L20	N1°32'00\"E	87.04'
L21	S46°18'20\"E	130.63'
L22	S15°40'27\"W	68.87'
L23	N75°13'53\"E	90.36'
L24	N72°56'26\"E	100.08'
L25	N77°31'14\"E	100.13'

LINE	DIRECTION	DISTANCE
L26	S11°59'05\"W	55.03'
L27	N75°13'53\"E	82.35'
L28	N38°13'53\"E	58.70'
L29	N84°11'24\"E	45.74'
L30	S14°46'07\"E	46.00'
L31	N75°13'53\"E	48.17'
L32	N75°13'53\"E	34.18'
L33	S14°29'27\"E	48.06'
L34	S21°36'19\"E	88.42'
L35	S36°06'21\"E	190.43'
L36	S08°57'17\"W	86.17'
L37	S56°19'16\"E	86.23'
L38	N12°03'34\"E	30.00'
L39	N16°10'24\"E	30.24'
L40	S56°19'16\"E	71.46'
L41	S18°05'26\"E	70.86'
L42	N88°58'39\"E	89.43'
L43	N34°28'20\"E	90.09'
L44	N01°50'54\"E	50.84'
L45	N50°25'26\"W	86.85'
L46	N09°36'12\"W	73.30'
L47	S16°10'24\"W	62.37'
L48	S0°°'4'02\"E	41.10'
L49	S35°25'42\"W	71.52'
L50	N02°27'39\"W	35.09'
L51	S18°05'26\"E	8.64'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	705.00'	56.89'	04°37'25\"
C2	25.00'	39.30'	90°04'30\"
C3	380.00'	18.72'	02°49'19\"
C4	380.00'	79.21'	11°56'33\"
C5	233.00'	150.46'	37°00'00\"
C6	705.00'	75.36'	06°07'29\"
C7	25.00'	38.21'	87°33'58\"
C8	350.00'	131.05'	21°27'14\"
C9	350.00'	227.04'	37°10'03\"
C10	350.00'	20.89'	03°25'11\"
C11	705.00'	29.95'	02°26'02\"

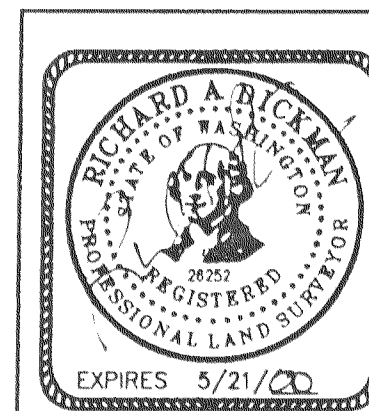
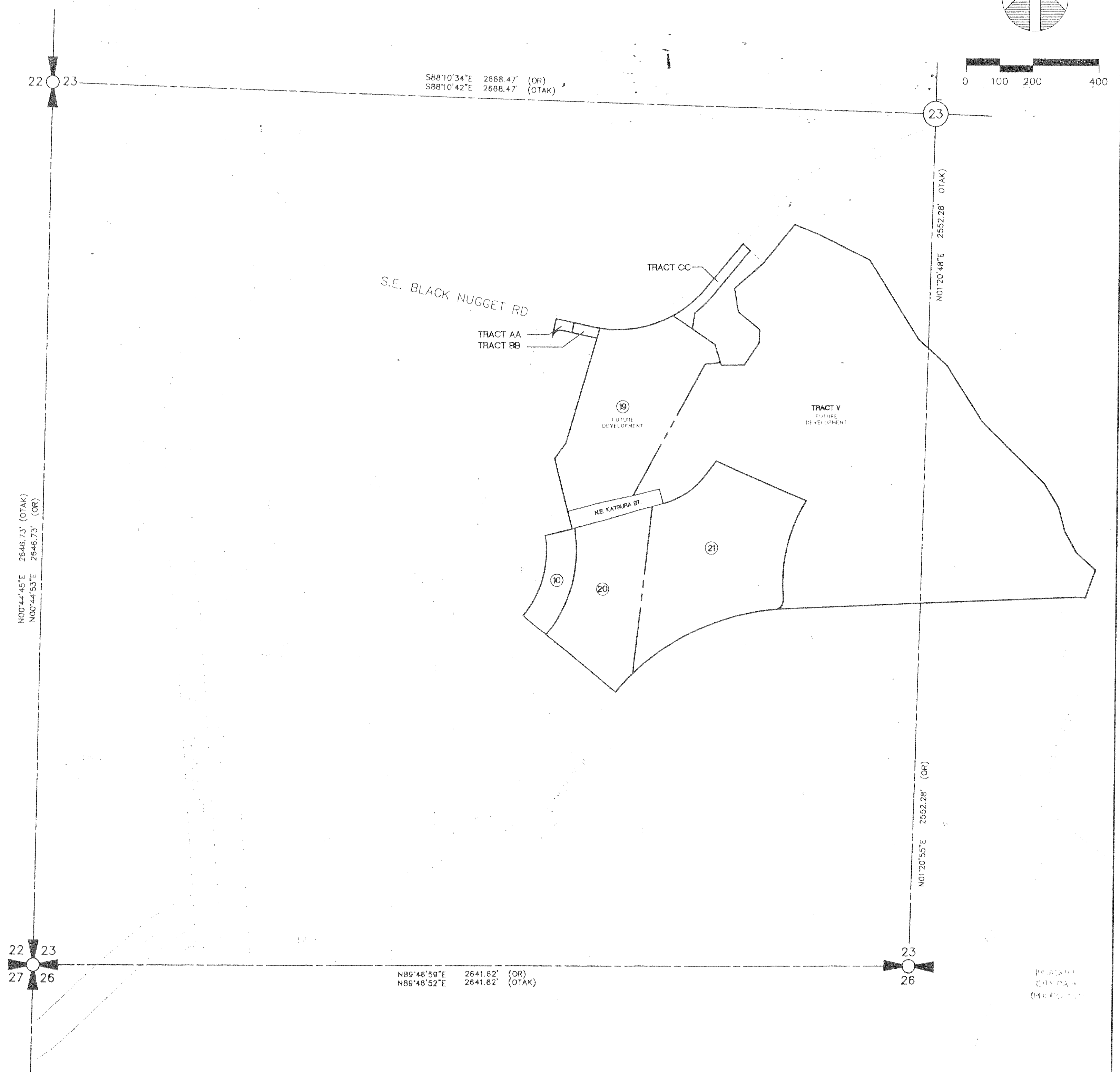
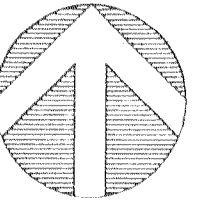


DAVID EVANS  
AND ASSOCIATES, INC.  
415 - 118TH AVENUE S.E.  
BELLEVUE, WA. 98005-8618 (425) 819-6500  
3700 Pacific Highway East  
TACOMA, WA. 98424 (253-922-9780)

SHEET 4 OF 6

11/23/18

A PORTION OF THE SW 1/4 AND THE SE 1/4 OF SECTION 23, T.42N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



DAVID EVANS  
AND ASSOCIATES,  
INC.

415 - 118TH AVENUE S.E.  
BELLEVUE, WA. 98005-3518 (425) 519-6500  
3700 Pacific Highway East  
TACOMA, WA. 98424 (253-922-9780)

SHEET 5 of 6

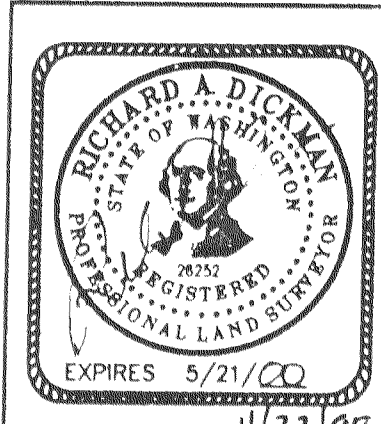
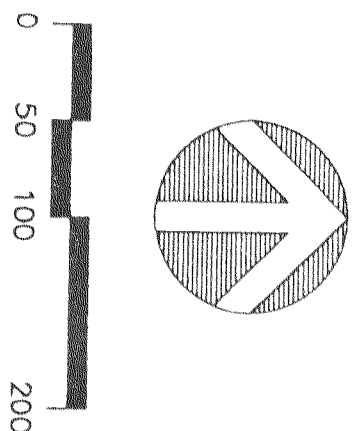
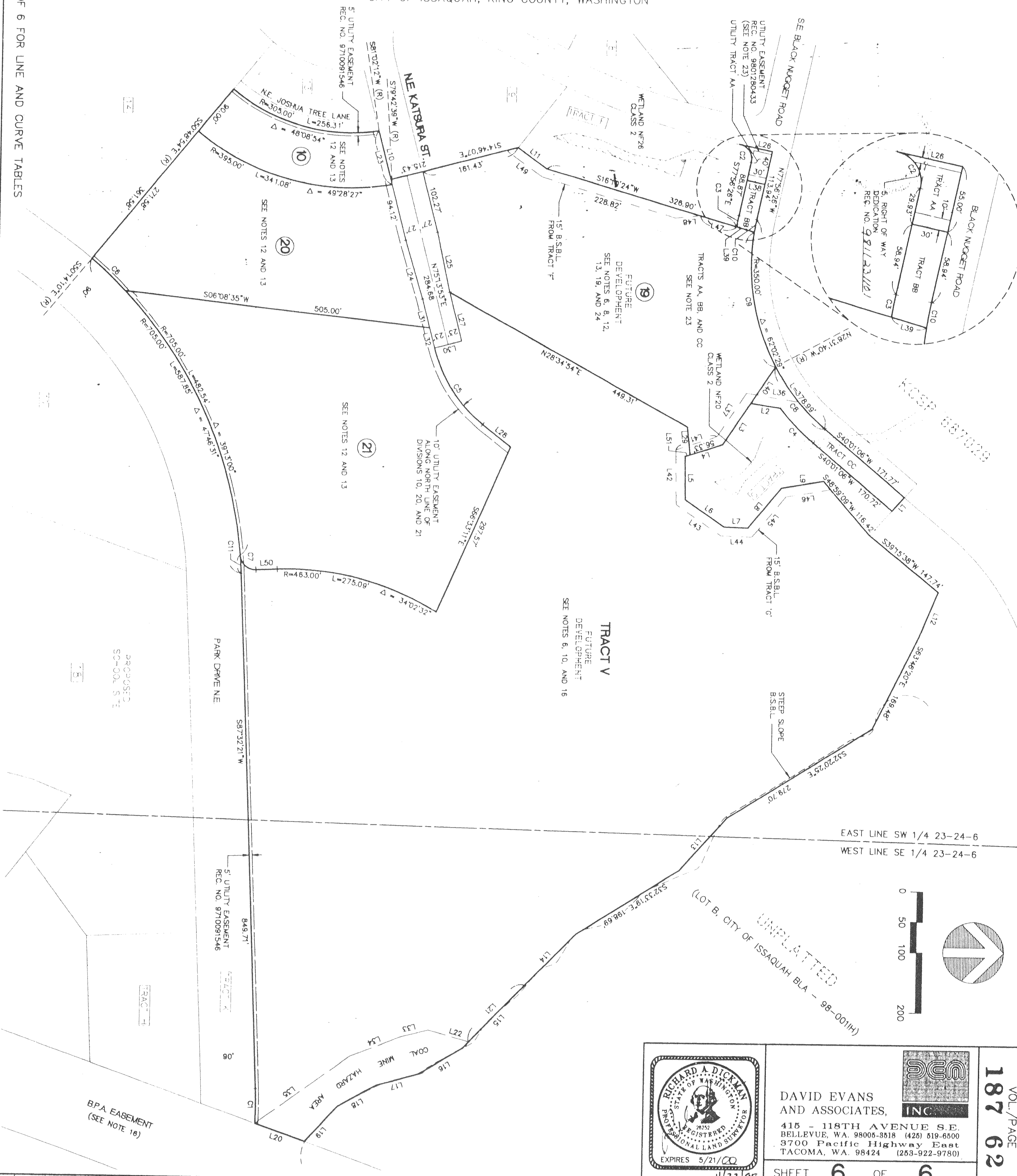
VOL./PAGE  
187 61



# ISSAQUAH HIGHLANDS FINAL PLAT OF LOT 'A', CITY OF ISSAQUAH LLA98-0011H TO ESTABLISH THE REPLAT OF DIVISION 10, AND TO ESTABLISH DIVISIONS 19, 20, AND 21

A PORTION OF THE SW 1/4 AND THE SE 1/4 OF SECTION 23, T.42N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

NOTE:  
SEE SHEET 4 OF 6 FOR LINE AND CURVE TABLES



DAVID EVANS  
AND ASSOCIATES, INC.  
415 - 118TH AVENUE S.E.  
BELLEVUE, WA. 98006-8518 (425) 519-6500  
3700 Pacific Highway East  
TACOMA, WA. 98424 (253-922-9780)

VOL/PAGE  
187 62

SHEET 6 OF 6