

ISSAQUAH HIGHLANDS FINAL PLAT FOR THE REPLAT OF DIVISION 19, TRACT BB, TRACT CC, AND TRACT F

A PORTION OF THE SW 1/4 OF SECTION 23, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

APPROVALS

Examined and approved this 4th day of August 1999 A.D.

Bill Hoffman
BILL HOFFMAN, City of Issaquah M.D.R.T.

Bob Brock
Bob Brock, Public Works Director, City of Issaquah M.D.R.T.

Examined and approved this 4th day of August 1999 A.D.

Ava Frisinger
Ava Frisinger, Mayor, City of Issaquah

Examined and approved this 5th day of August 1999 A.D.

Linda Ruehle
Linda Ruehle, City Clerk - General Services Director, City of Issaquah

Examined and approved this 5th day of August 1999 A.D.

David Kappler
David Kappler, City Council President, City of Issaquah

Examined and approved this 12th day of AUGUST 1999 A.D.

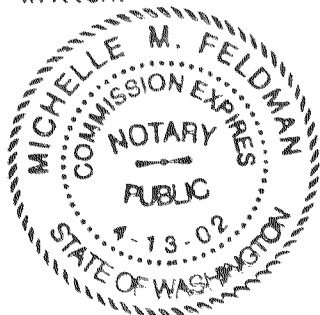
SCOTT NOBLE
King County Assessor
Assessor
Jim Egan
Deputy King County
362982-0020-0070-0080
362978-0190

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF KING } ss

On this 30th day of July, 1999, before me, a Notary Public in and for the State of Washington, personally appeared Judd Kirk, 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.

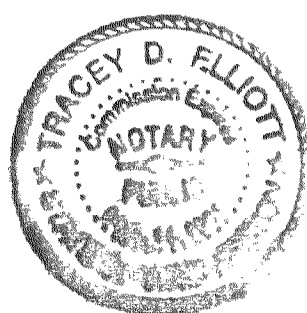


Michelle M. Feldman
NOTARY PUBLIC in and for the State
of Washington,
residing at Redmond
My appointment expires 7-13-02
Print Name Michelle M. Feldman

State of Washington }
County of King } s.s.

I certify that I have satisfactory evidence that Patrick K. Wilson 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, N.A., a Washington Corporation to be the free and voluntary act of such (party/parties) for the uses and purposes mentioned in the instrument.

Date: Aug. 2, 1999
Signature of Michael D. Elliott
Notary Public:
Title: Notary Public
My Appointment Expires: Dec. 14, 1999

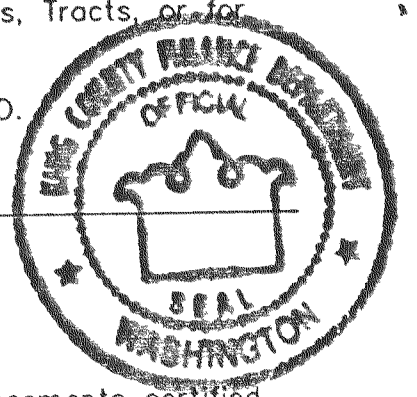


FINANCE DIVISION CERTIFICATE

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 12th day of August 1999 A.D.

Gary Holmes
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 5th day of AUGUST 1999 A.D.

James R. Blake
Finance Director, City of Issaquah

SURVEYOR'S CERTIFICATE

I hereby certify that this replat of Division 19, Tracts BB, CC and F Issaquah Highlands is based upon an actual survey of Section 23, Township 24 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 7/30/99
Richard A. Dickman PLS No. 26252

RECORDING CERTIFICATE 1999 0812 000103

Filed for record at the request of the City of Issaquah this 12th day of Aug 1999, at 2:00 minutes past 2:00 P.M., in Volume 190 of Plats at pages 85-89, Records of King County, Washington.

DIVISION OF RECORDS AND ELECTION

John D. Johnson Superintendent of Records
Manager

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.

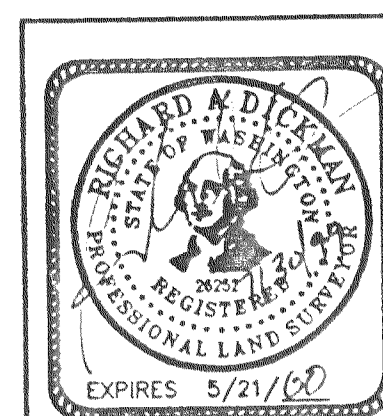
{In witness whereof we set our hands and seals.}

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

By: Judd Kirk ITS: Authorized Agent

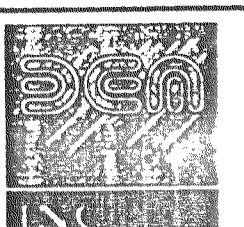
BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION,
DOING BUSINESS AS SEAFIRST BANK

By: Patrick K. Wilson ITS: Vice President



DAVID EVANS
AND ASSOCIATES,

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



SHEET 1 OF 5

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ISSAQUAH HIGHLANDS
FINAL PLAT FOR THE REPLAT OF DIVISION 19, TRACT BB, TRACT CC, AND TRACT F

A PORTION OF THE SW 1/4 OF SECTION 23, T.24N., 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, LOTS 1-8, 11 AND 12.

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 UTILITY EASEMENTS SHOWN HEREON.

8. LOTS 1-12, 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. 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.

11. THIS PLAT IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ISSAQUAH HIGHLANDS RESIDENTIAL PROPERTIES" BY INSTRUMENT FILED UNDER RECORDING NO. 9704281806, AND AS AMENDED.

12. THIS PLAT IS SUBJECT TO THE "DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR ISSAQUAH HIGHLANDS" RECORDED UNDER A.F.N. 9704281807 AND AS AMENDED.

13. 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]), AND AS AMENDED.

14. 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]), AND AS AMENDED.

15. 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.

16. 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), AND AS AMENDED.

17. TRACTS 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.

18. THE NEIGHBORHOOD WALK EASEMENT OVER AND ACROSS LOT 11 SHALL BE MAINTAINED BY THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION. THE OWNERSHIP OF LOT 11 SHALL NOT BE PERMITTED TO CONSTRUCT STRUCTURES OF ANY KIND WITHIN THE EASEMENT AREA.

19. THE RETAINING WALLS SITUATED ON OR ATTACHED TO THE OWNERSHIP OF LOTS 1, 2, 9, AND 11 ARE TO BE OWNED AND MAINTAINED BY THE OWNERSHIP OF EACH RESPECTIVE LOT. UNDER NO CIRCUMSTANCES MAY THE WALL BE REMOVED OR ALTERED UNLESS PERMISSION BY THE CITY OF ISSAQUAH IS RECEIVED.

20. DIVISION 19, LOTS 1 THROUGH 20 IS LOCATED WITHIN A LANDSLIDE HAZARD AREA. THE PROVISIONS OF IMC 16.24.010 SHALL APPLY AND THE OWNER SHALL, PRIOR TO BUILDING PERMIT ISSUANCE, EXECUTE AND RECORD A "COVENANT NOT TO SUE" IN A FORM APPROVED BY THE CITY ATTORNEY.

21. IF THE APPLICANT, SUCCESSOR, OR ASSIGNEES DEVELOP (I.E. EXCAVATE, PLACE FILL MATERIAL, CONSTRUCT A TEMPORARY OR PERMANENT STRUCTURE) IN ON LOTS 1-20 OF DIVISION 19 WITHIN THE LANDSLIDE HAZARD AREA, THE PERMIT FOR SUCH CONSTRUCTION SHALL NOT BE APPROVED BY THE CITY PRIOR TO COMPLETION OF THE FOLLOWING CONDITION. THE APPLICANT, SUCCESSORS OR ASSIGNEES WILL ESTABLISH A MECHANISM THAT IS ACCEPTABLE TO THE CITY WHICH NOTIFIES FUTURE BUYERS OF LOTS 1-20 OF DIVISION 19 THAT DEVELOPMENT HAS OCCURRED WITHIN THE LANDSLIDE HAZARD AREA. THIS MECHANISM WILL BE RECORDED IN KING COUNTY PRIOR TO ISSUANCE OF BUILDING PERMIT.

22. PRIOR TO BUILDING PERMIT SUBMITTAL FOR NEW STRUCTURES OR EXPANSION OF EXISTING STRUCTURES FOR LOTS 1-20 OF DIVISION 19, THE APPLICANT SHALL PROVIDE CERTIFICATION BY A LICENSED GEOTECHNICAL ENGINEER THAT THE PROPOSED CONSTRUCTION IS CONSISTENT WITH THE ASSUMPTIONS AND RECOMMENDATIONS CONTAINED IN THE MAY 26, 1998 GEOTECHNICAL REPORT PREPARED BY NELSON-COUVRETTE & ASSOCIATES, INC., TITLED "GEOTECHNICAL EVALUATION FOR ISSAQUAH HIGHLANDS DIVISIONS 19 AND 23 ISSAQUAH WASHINGTON FOR GRAND RIDGE PARTNERSHIP", AND ANY SUPPLEMENTS THERETO.

NOTES AND RESTRICTIONS (CONT)

23. OWNERS OF LOTS 1-20 OF DIVISION 19 SHALL BE PROHIBITED FROM MAKING ALTERATIONS TO LAND FORM, INCLUDING THE EXCAVATION OF EARTH MATERIAL, THE CONSTRUCTION OF RETAINING WALLS, AND/OR THE CONSTRUCTION OF SUBSURFACE IMPROVEMENTS SUCH AS FOUNDATION WALLS AND SWIMMING POOLS, UNLESS THE APPLICANT PROVIDES CERTIFICATION BY A LICENSED GEOTECHNICAL ENGINEER THAT THE PROPOSED CONSTRUCTION IS CONSISTENT WITH THE ASSUMPTIONS AND RECOMMENDATIONS CONTAINED IN THE MAY 26, 1998 GEOTECHNICAL REPORT PREPARED BY NELSON-COUVRETTE & ASSOCIATES, INC., TITLED "GEOTECHNICAL EVALUATION FOR ISSAQUAH HIGHLANDS DIVISIONS 19 AND 23 ISSAQUAH WASHINGTON FOR GRAND RIDGE PARTNERSHIP", AND ANY SUPPLEMENTS THERETO.

24. ALL PRIVATE DRAINAGE EASEMENTS TO BE RECORDED BY SEPARATE DOCUMENT AFTER THE RECORDING OF THIS PLAT.

25. ANY DEVELOPMENT IN DIVISION 19 LANDSLIDE HAZARD AREA MUST COMPLY WITH THE REQUIREMENTS OF THE ISSAQUAH HIGHLANDS CRITICAL AREAS STANDARDS.

26. OPEN SPACE TRACT 'F' IS DESIGNATED AS "CRITICAL AREAS TRACTS" UNDER APPENDIX E OF THE GRAND RIDGE ANNEXATION AND DEVELOPMENT AGREEMENT (RECORDING NO. 9606251228) NIETHER THE OWNER OF SAID TRACT, NOR ANY OTHER PERSON, SHALL CLEAR, DISTURB, OR TAKE ANY ACTION WITHIN THIS TRACT EXCEPT AS APPROVED UNDER APPENDIX E. THIS RECITAL IN THIS FINAL PLAT CONSTITUTES THE RECORD NOTICE ON TITLE UNDER SECTION 12 OF APPENDIX E. TRACT 'F' WILL BE DEDICATED TO THE CITY AS PART OF THE CONVEYANCE OF CITY URBAN OPEN SPACE UNDER THE TERM DEED FOR CONSERVATION EASEMENTS (RECORDING NO. 9612030696).

27. TREE AND SHRUB PLANTINGS SHALL BE HELD BACK A SUFFICIENT DISTANCE FROM THE NORTH END OF 16TH COURT N.E. LANDSCAPE MEDIAN TO ALLOW FIRE TRUCKS TO DRIVE OVER THE MEDIAN IF NECESSARY.

28. ALONG 16TH COURT N.E., PARKING SHALL BE ALLOWED ONLY ADJACENT TO THE EAST AND WEST SIDES OF THE LANDSCAPE MEDIAN. NO PARKING SHALL BE ALLOWED WHERE THE CURB OF THE CUL-DE-SAC TRANSITIONS INTO ROLLED CURB.

29. ALL MONUMENTS DELINEATED AS FOUND WERE FIELD VISITED AS STATED.

30. 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.

31. LOTS 1 THROUGH 11 ARE NOT SERVICED BY GRAVITY SEWER. PRIVATELY INSTALLED AND MAINTAINED PUMPS WILL BE REQUIRED.

EASEMENT PROVISIONS

1. A PRIVATE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY, US WEST COMMUNICATIONS, SUMMIT COMMUNICATION, INC., GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON A 1.00 FOOT WIDE, 4.00 FOOT WIDE OR 10.00 WIDE STRIP OF PRIVATE LAND, AS SHOWN ON SHEET 5 OF 5 HEREON, 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. ALSO HEREBY GRANTED IS THE RIGHT TO USE THE STREETS FOR SAME PURPOSES. 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 NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON A 2.00 FOOT WIDE STRIP OF PRIVATE LAND LYING PARALLEL WITH AND ADJACENT TO ALL STREET AND TRACT FRONTAGE EXCEPT FOR LOT 1, SAID EASEMENT BEING 1.00 FEET IN WIDTH. THE EASEMENT IS FOR THE PURPOSE OF CITY ACCESS TO ANY PUBLIC IMPROVEMENT WITHIN THE RIGHT-OF-WAY WHICH ADJOINS THE EASEMENT AREA FOR MAINTENANCE, REPAIR, OR REPLACEMENT OF SUCH SIDEWALK. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION AND SHALL INDEMNIFY THE OWNER FOR ANY DAMAGE OR LOSS. NO STRUCTURES SHALL BE INSTALLED NOR PERMANENT OR OR-GOING USE MADE IN THE EASEMENT AREA.

3. EASEMENTS 10 FEET IN WIDTH ARE HEREBY RESERVED FOR AND GRANTED OVER TRACT 'F' IN FAVOR OF THE OWNERS OF LOTS 1 AND 2 OF DIVISION 19, AND RESERVED FOR AND GRANTED OVER TRACT 'BB' IN FAVOR OF LOTS 8 AND 9 OF DIVISION 19, AND RESERVED AND GRANTED OVER TRACT 'CC' IN FAVOR OF LOT 11 OF DIVISION 19, ALL AS SHOWN ON SHEET 5 OF 5 HEREON FOR TEMPORARY ACCESS AS AND WHEN NEEDED TO REPAIR, REPLACE, MODIFY AND MAINTAIN THE RETAINING WALLS LOCATED ON THOSE LOTS, BUT NO PORTION OF THE RETAINING WALL SHALL BE LOCATED IN THE EASEMENT. THE PARTY ENTERING THE EASEMENT AREA SHALL NOTIFY THE OWNER(S) PRIOR TO ENTRY, SHALL USE REASONABLE EFFORTS TO MINIMIZE DISRUPTION OF OTHER USES IN THE EASEMENT AREA, AND SHALL RESTORE THE EASEMENT AREA TO ITS PRE-ENTRY CONDITION. ANY PERSON USING THE EASEMENT AGREES TO INDEMNIFY AND DEFEND THE GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), ITS SUCCESSORS OR ASSIGNS, AGAINST ANY CLAIM OR LIABILITY THAT MAY BE ASSERTED AGAINST IT ARISING FROM OR IN CONNECTION WITH THAT PERSON'S USE OF THE EASEMENT AREAS AND ALL RELATED DAMAGES, COSTS AND EXPENSES, EXCEPT TO THE EXTENT CAUSED BY OR RESULTING FROM GRAND RIDGE PARTNERSHIP'S SOLE NEGLIGENCE AND EXCEPT, THERE SUCH CLAIM OR LIABILITY RESULTS FROM THE CONCURRENT NEGLIGENCE OF GRAND RIDGE PARTNERSHIP, ITS AGENCY OR EMPLOYEES AND THE PARTY USING THE EASEMENT, ITS AGENTS OR EMPLOYEES, TO THE EXTENT OF THE GRAND RIDGE PARTNERSHIP'S NEGLIGENCE.

4. AN EASEMENT 10 FEET IN WIDTH IS HEREBY GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION, IT'S SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF A NEIGHBORHOOD WALKWAY. GRANTEE SHALL BE RESPONSIBLE FOR ALL WALKWAY MAINTENANCE. OWNERSHIP OF LOT 11 SHALL NOT BE ALLOWED TO CONSTRUCT ANY PERMANENT STRUCTURE UPON THE AREA RESERVED FOR SAID EASEMENT.

LEGAL DESCRIPTIONS

EXISTING

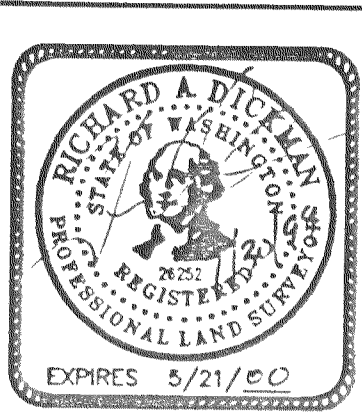
DIVISION 19 TRACT BB, AND TRACT CC, FINAL PLAT OF LOT 'A', CITY OF ISSAQUAH LLA98-001-IH, TO ESTABLISH THE REPLAT OF DIVISION 10 AND TO ESTABLISH DIVISIONS 19, 20 AND 21, ACCORDING TO THE PLAT AS FILED IN VOLUME 187 OF PLATS, PAGES 57 THROUGH 62, UNDER RECORDING NO. 9812142621, TOGETHER WITH TRACT 'F' ISSAQUAH HIGHLANDS FINAL PLAT OF DIVISIONS 1, 2, 3, 9, 10, 12, 13, 15, 16, 17, AND 18 ACCORDING TO THE PLAT AS FILED IN VOLUME 183 OF PLATS, PAGES 88 TO 98, UNDER RECORDING NO. 9712171813, RECORDS OF KING COUNTY, WASHINGTON, EXCEPT THAT PORTION OF SAID TRACT 'F' AS DEEDED TO THE CITY OF ISSAQUAH UNDER RECORDING NO. 9710091546, SAID PLATS SITUATED IN A PORTION OF THE SOUTH HALF, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

DIVISION 19

DIVISION 19 AND THAT PORTION OF TRACT BB AND TRACT CC, FINAL PLAT OF LOT 'A', CITY OF ISSAQUAH LLA98-001-IH, TO ESTABLISH THE REPLAT OF DIVISION 10 AND TO ESTABLISH DIVISIONS 19, 20 AND 21, ACCORDING TO THE PLAT AS FILED IN VOLUME 187 OF PLATS, PAGES 57 THROUGH 62, UNDER RECORDING NO. 9812142621, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID DIVISION 19, SAID CORNER SITUATED ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF NE KATSURA STREET AS ESTABLISHED BY SAID PLAT; THENCE NORTH 14°46'07" WEST ALONG THE WEST LINE OF SAID DIVISION 19, 161.43 FEET; THENCE NORTH 35°25'42" EAST ALONG SAID WEST LINE 58.67 FEET; THENCE NORTH 16°10'24" EAST ALONG SAID WEST LINE 326.90 FEET; THENCE NORTH 80°22'59" WEST 5.03 FEET; THENCE NORTH 16°10'24" EAST 30.19 FEET TO THE CENTERLINE OF BLACK NUGGET ROAD 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 AND TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE NORTH FROM WHICH ITS CENTER BEARS NORTH 09°27'53" EAST 350.00 FEET DISTANT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 38°54'50" A DISTANCE OF 237.71 FEET; THENCE SOUTH 56°19'16" EAST 25.05 FEET; THENCE SOUTH 49°48'44" EAST 44.11 FEET TO THE EAST LINE OF SAID DIVISION 19; THENCE SOUTH 56°19'16" EAST ALONG SAID EAST LINE 81.82 FEET; THENCE SOUTH 18°05'26" EAST ALONG SAID EAST LINE 56.33 FEET; THENCE SOUTH 84°11'24" WEST ALONG SAID EAST LINE 45.74 FEET; THENCE SOUTH 28°34'54" WEST ALONG SAID EAST LINE 449.31 FEET TO SAID NORTHERLY MARGIN; THENCE SOUTH 77°31'14" WEST ALONG SAID MARGIN 100.13 FEET; THENCE SOUTH 75°13'53" WEST ALONG SAID MARGIN 102.27 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTIONS CONTINUED ON SHEET 3 OF 5



DAVID EVANS
AND ASSOCIATES, INC.

415 - 118TH AVENUE S.E.
BELLEVUE, WA. 98005-3518 (425) 619-6500
8700 Pacific Highway East
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FINAL PLAT FOR THE REPLAT OF DIVISION 19, TRACT BB, TRACT CC, AND TRACT F

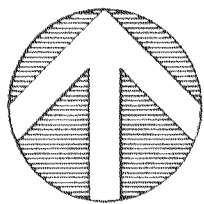
A PORTION OF THE SW 1/4 OF SECTION 23, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

CURVE TABLE

No.	Radius	Delta	Length	Tangent
C1	20.00'	78°34'00"	27.42'	16.36'
C2	105.00'	35°18'23"	64.70'	33.42'
C3	100.00'	07°43'06"	13.47'	6.75'
C4	100.00'	11°03'36"	19.30'	9.68'
C5	100.00'	06°10'38"	10.78'	5.40'
C6	100.00'	08°21'36"	14.59'	7.31'
C7	85.00'	43°31'01"	64.56'	33.93'
C8	8.00'	42°09'03"	5.89'	3.08'
C9	50.00'	37°23'26"	32.63'	16.92'
C10	50.00'	49°26'04"	43.14'	23.02'
C11	50.00'	38°38'42"	33.72'	17.53'
C12	50.00'	47°08'58"	41.15'	21.82'
C13	50.00'	42°51'53"	37.41'	19.63'
C14	50.00'	48°49'04"	42.60'	22.69'
C15	100.00'	23°01'11"	40.18'	20.36'
C16	100.00'	18°46'42"	32.77'	16.54'
C17	65.00'	13°19'46"	15.12'	7.60'
C18	20.00'	123°24'37"	43.08'	37.15'
C19	350.00'	15°40'03"	95.71'	48.15'
C20	350.00'	21°43'29"	132.71'	67.16'
C21	380.00'	00°14'23"	1.59'	0.80'
C22	350.00'	02°35'42"	15.85'	7.93'
C25	350.00'	01°31'18"	9.29'	4.65'
C26	350.00'	20°31'57"	125.43'	63.39'
C27	380.00'	11°56'32"	79.20'	39.75'
C28	25.00'	53°12'18"	23.22'	12.52'

LINE TABLE

L1	S31°58'15"W	26.69'	L19	S49°48'44"E	26.57'
L2	S13°11'33"W	21.08'	L21	N77°56'26"W	58.94'
L3	S80°22'59"E	5.03'	L22	N12°03'34"E	30.00'
L4	N27°43'46"E	15.23'	L23	N16°10'24"E	30.19'
L5	S50°44'58"W	7.77'	L27	N08°57'17"E	48.44'
L6	S11°32'46"E	27.04'	L28	S47°58'53"E	30.02'
L7	N27°43'46"E	8.55'	L29	N28°34'54"E	61.43'
L8	N75°13'53"E	17.20'	L30	N28°34'54"E	70.79'
L9	N77°31'14"E	17.00'	L31	N82°04'35"E	35.95'
L10	S18°05'26"E	56.33'	L32	N82°04'35"E	39.44'
L11	S84°11'24"W	45.74'	L33	S53°29'46"E	18.17'
L12	N35°25'42"E	8.22'	L34	N16°10'24"E	8.00'
L13	N08°57'17"E	18.70'	L35	S77°56'26"E	29.93'
L14	N05°14'02"W	41.10'	L36	S35°25'42"W	58.67'
L15	S56°19'16"E	25.05'			
L16	S56°19'16"E	86.23'			
L17	S18°05'26"E	47.87'			
L18	S49°48'44"E	44.11'			



N.T.S.

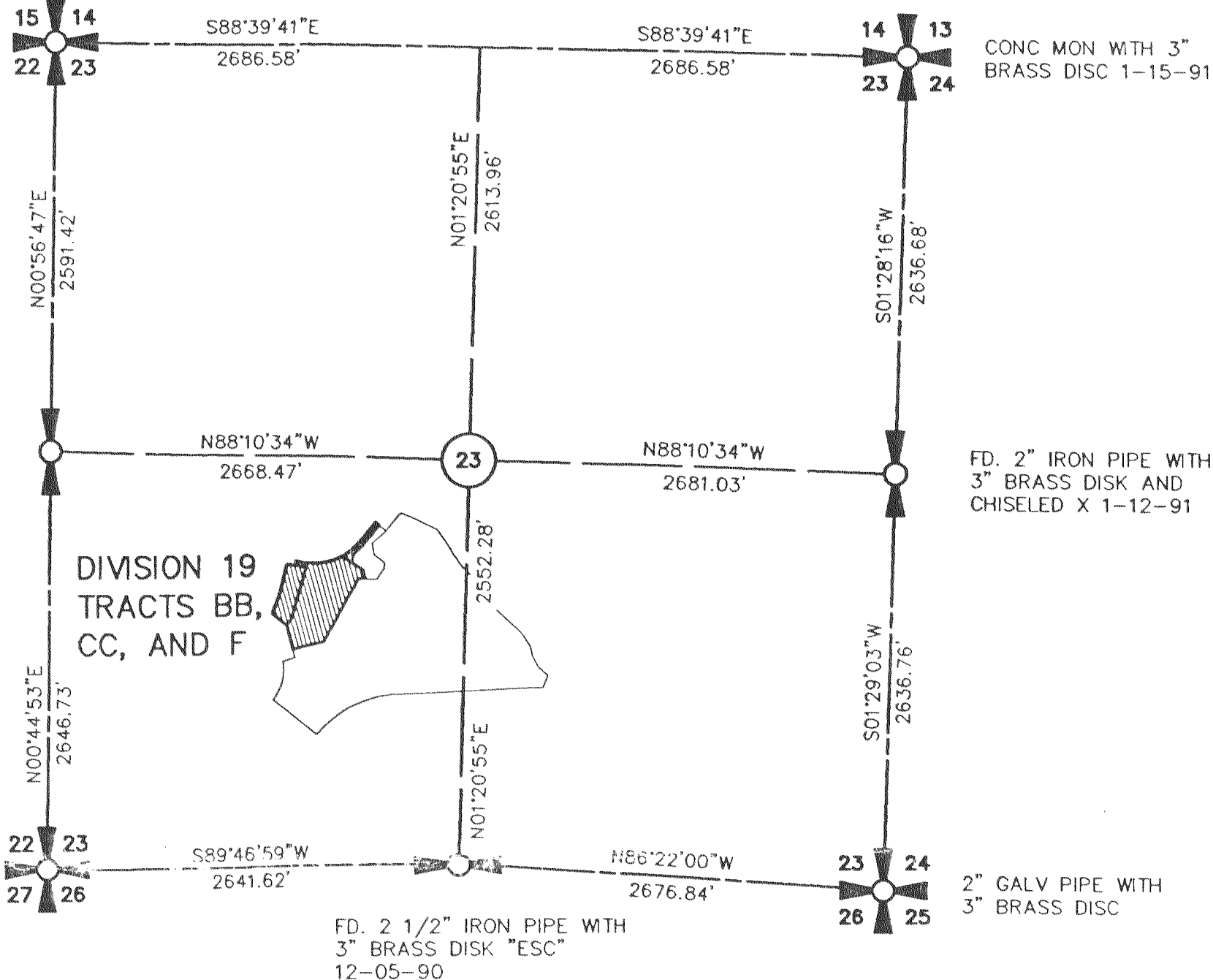
IRON PIPE 4 3/8" BELL
END UP WITH-2 HUB
PLUG WITH TACK

FD. 1" IRON PIPE WITH
CAP LS #11333
9-1-95

FD. 4"x4" CONC. MON.
DISK WITH 1-3/4"
BRASS DISC WITH
PUNCH MARK 11-21-90

SECTION SUBDIVISION

NOTE:
SECTION SUBDIVISION PER OSTERGAARD-ROBINSON AND ASSOCIATES (OR)
RECORD OF SURVEY RECORDED IN VOLUME 106 OF SURVEYS, PAGES 237A-H.
THIS PLAT ROTATED 00° 00' 08" 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.

LEGAL DESRIPTIONS (CONT)

TRACT 'BB'

THAT PORTION OF TRACT BB, FINAL PLAT OF LOT 'A', CITY OF ISSAQUAH LLA98-001-IH, TO ESTABLISH THE REPLAT OF DIVISION 10 AND TO ESTABLISH DIVISIONS 19, 20 AND 21, ACCORDING TO THE PLAT AS FILED IN VOLUME 187 OF PLATS, PAGES 57 THROUGH 62, UNDER RECORDING NO. 9812142621, TOGETHER WITH THAT PORTION OF TRACT 'F', ISSAQUAH HIGHLANDS FINAL PLAT OF DIVISIONS 1, 2, 3, 9, 10, 12, 13, 15, 16, 17, AND 18, ACCORDING TO THE PLAT AS FILED IN VOLUME 183 OF PLATS, PAGES 88 THROUGH 98, UNDER RECORDING NO. 9712171813, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 'CC,' SAID CORNER SITUATED ON THE CENTERLINE OF BLACK NUGGET ROAD 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 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 02°35'42" A DISTANCE OF 15.85 FEET; THENCE SOUTH 16°10'24" WEST 30.19 FEET; THENCE SOUTH 80°22'59" EAST 5.03 FEET TO THE EAST LINE OF SAID TRACT 'F'; THENCE SOUTH 16°10'24" WEST ALONG SAID EAST LINE 8.00 FEET; THENCE NORTH 53°29'46" WEST 18.17 FEET TO THE SOUTH LINE OF SAID TRACT 'BB' AND A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE NORTH FROM WHICH ITS CENTER BEARS NORTH 11°49'11" EAST 380.00 FEET DISTANT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SOUTH LINE THROUGH A CENTRAL ANGLE OF 00°14'23" A DISTANCE OF 1.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 77°56'26" WEST ALONG SAID SOUTH LINE 58.94 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 'BB'; THENCE NORTH 12°03'34" EAST ALONG THE WEST LINE OF SAID TRACT 'BB', 30.00 FEET TO THE POINT OF BEGINNING.

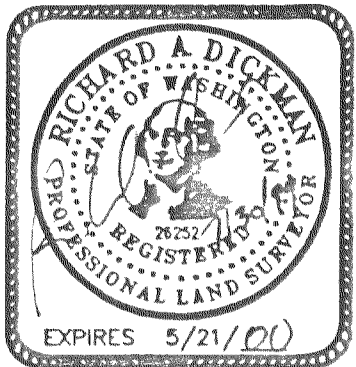
TRACT 'CC'

THAT PORTION OF TRACT CC, FINAL PLAT OF LOT 'A', CITY OF ISSAQUAH LLA98-001-IH, TO ESTABLISH THE REPLAT OF DIVISION 10 AND TO ESTABLISH DIVISIONS 19, 20 AND 21, ACCORDING TO THE PLAT AS FILED IN VOLUME 187 OF PLATS, PAGES 57 THROUGH 62, UNDER RECORDING NO. 9812142621, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST NORTHERLY CORNER OF SAID TRACT 'CC,' SAID CORNER SITUATED ON THE CENTERLINE OF BLACK NUGGETT ROAD 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 47°58'53" EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT 'CC', 30.02 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE SOUTH 40°01'06" WEST ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 'CC', 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 LINE THROUGH A CENTRAL ANGLE OF 11°56'32" A DISTANCE OF 79.20 FEET; THENCE SOUTH 08°57'17" WEST ALONG SAID LINE 48.44 FEET TO THE MOST SOUTHERLY CORNER OF SAID TRACT 'CC'; THENCE NORTH 49°48'44" WEST 44.11 FEET; THENCE NORTH 56°19'16" WEST 25.05 FEET TO SAID CENTERLINE AND TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE FROM WHICH ITS CENTER BEARS NORTH 29°26'57" WEST 350.00 FEET DISTANT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 20°31'57" A DISTANCE OF 125.43 FEET TO A POINT OF TANGENCY; THENCE NORTH 40°01'06" EAST ALONG SAID CENTERLINE 171.77 FEET TO THE POINT OF BEGINNING.

TRACT 'F'

THAT PORTION OF TRACT 'F', ISSAQUAH HIGHLANDS FINAL PLAT OF DIVISIONS 1, 2, 3, 9, 10, 12, 13, 15, 16, 17, AND 18, ACCORDING TO THE PLAT AS FILED IN VOLUME 183 OF PLATS, PAGES 88 THROUGH 98 UNDER RECORDING NO. 9712171813, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 'F'; THENCE NORTH 51°56'10" WEST 122.57 FEET TO THE EASTERLY RIGHT-OF-WAY MARGIN OF 15TH AVENUE NE AS DEEDED TO THE CITY OF ISSAQUAH BY INSTRUMENT FILED UNDER RECORDING NO. 9710091546 AND TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE WEST FROM WHICH ITS CENTER BEARS NORTH 64°40'51" WEST 1,011.57 FEET DISTANT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND MARGIN THROUGH A CENTRAL ANGLE OF 13°20'04" A DISTANCE OF 256.37 FEET TO A POINT OF TANGENCY; THENCE NORTH 11°59'05" EAST 61.59 FEET TO THE NORTH LINE OF SAID TRACT 'F' AND A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE SOUTH FROM WHICH ITS CENTER BEARS SOUTH 41°08'44" EAST 25.00 FEET DISTANT; THENCE EASTERLY THROUGH THE ARC OF SAID CURVE AND NORTH LINE THROUGH A CENTRAL ANGLE OF 53°12'18" A DISTANCE OF 23.22 FEET TO A POINT OF TANGENCY; THENCE SOUTH 77°56'26" EAST ALONG SAID NORTH LINE 88.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 380.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND NORTH LINE THROUGH A CENTRAL ANGLE OF 00°14'23" A DISTANCE OF 1.59 FEET; THENCE SOUTH 53°29'46" EAST 18.17 FEET TO THE EAST LINE OF SAID TRACT 'F'; THENCE SOUTH 16°10'24" WEST ALONG SAID EAST LINE 318.90 FEET; THENCE SOUTH 35°25'42" WEST ALONG SAID EAST LINE 58.67 FEET TO THE POINT OF BEGINNING.



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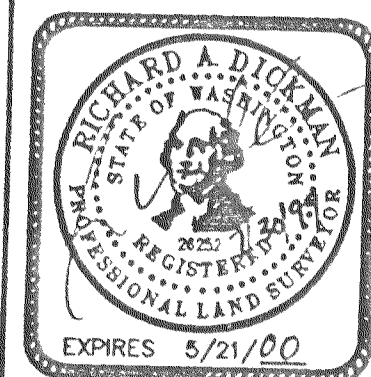
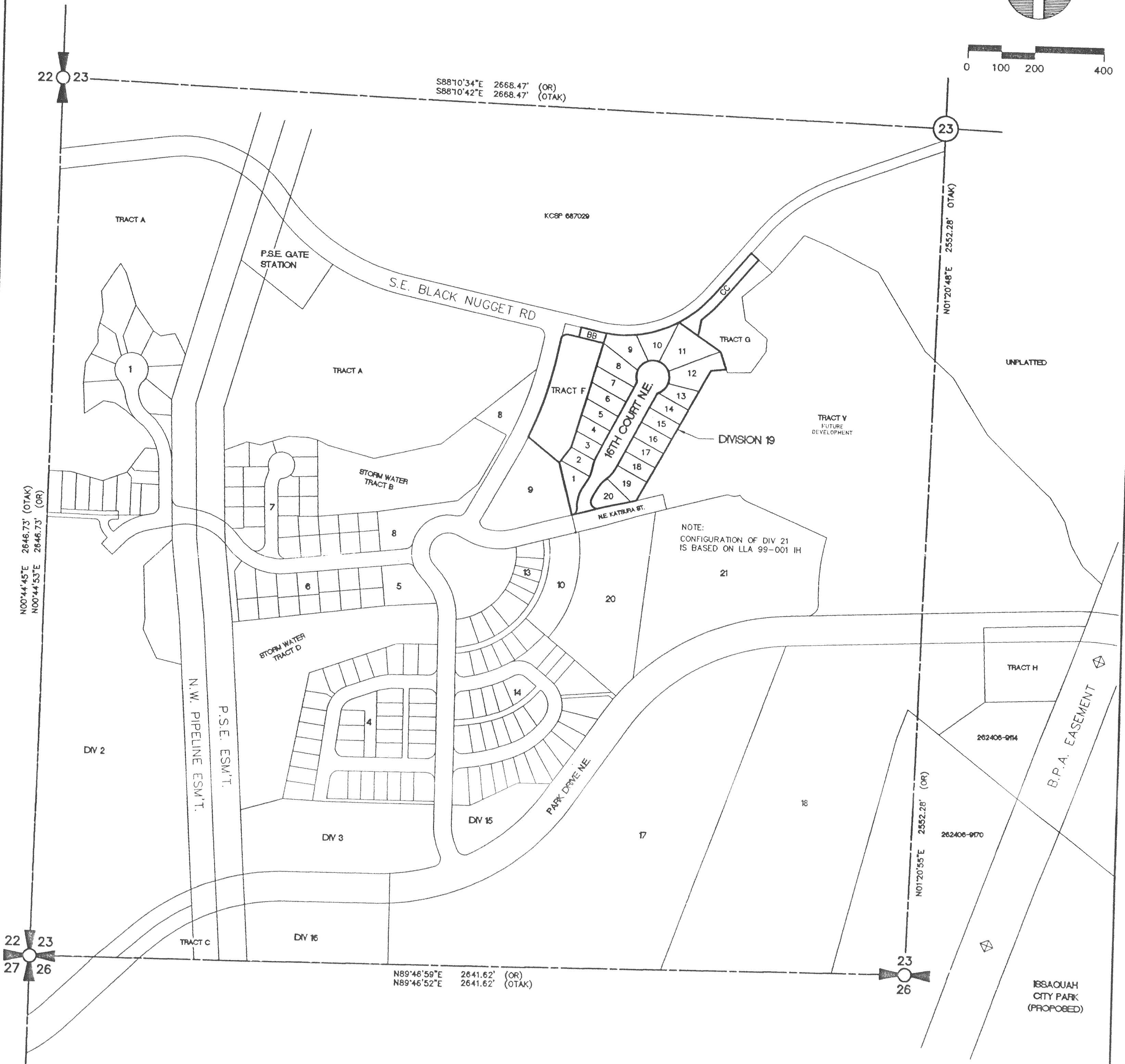
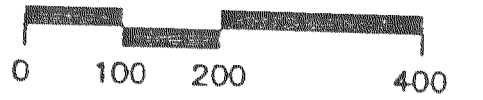
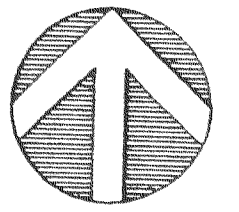
SHEET 3 OF 5

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ISSAQUAH HIGHLANDS

FINAL PLAT FOR THE REPLAT OF DIVISION 19, TRACT BB, TRACT CC, AND TRACT F

A PORTION OF THE SW 1/4 OF SECTION 23, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



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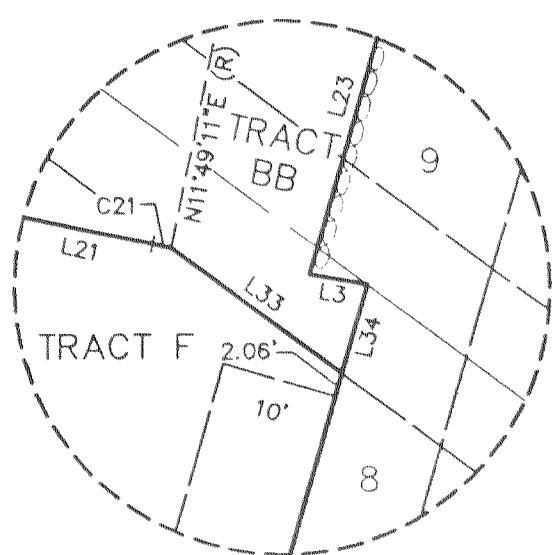
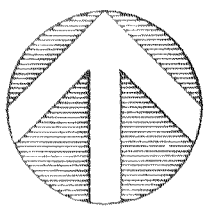


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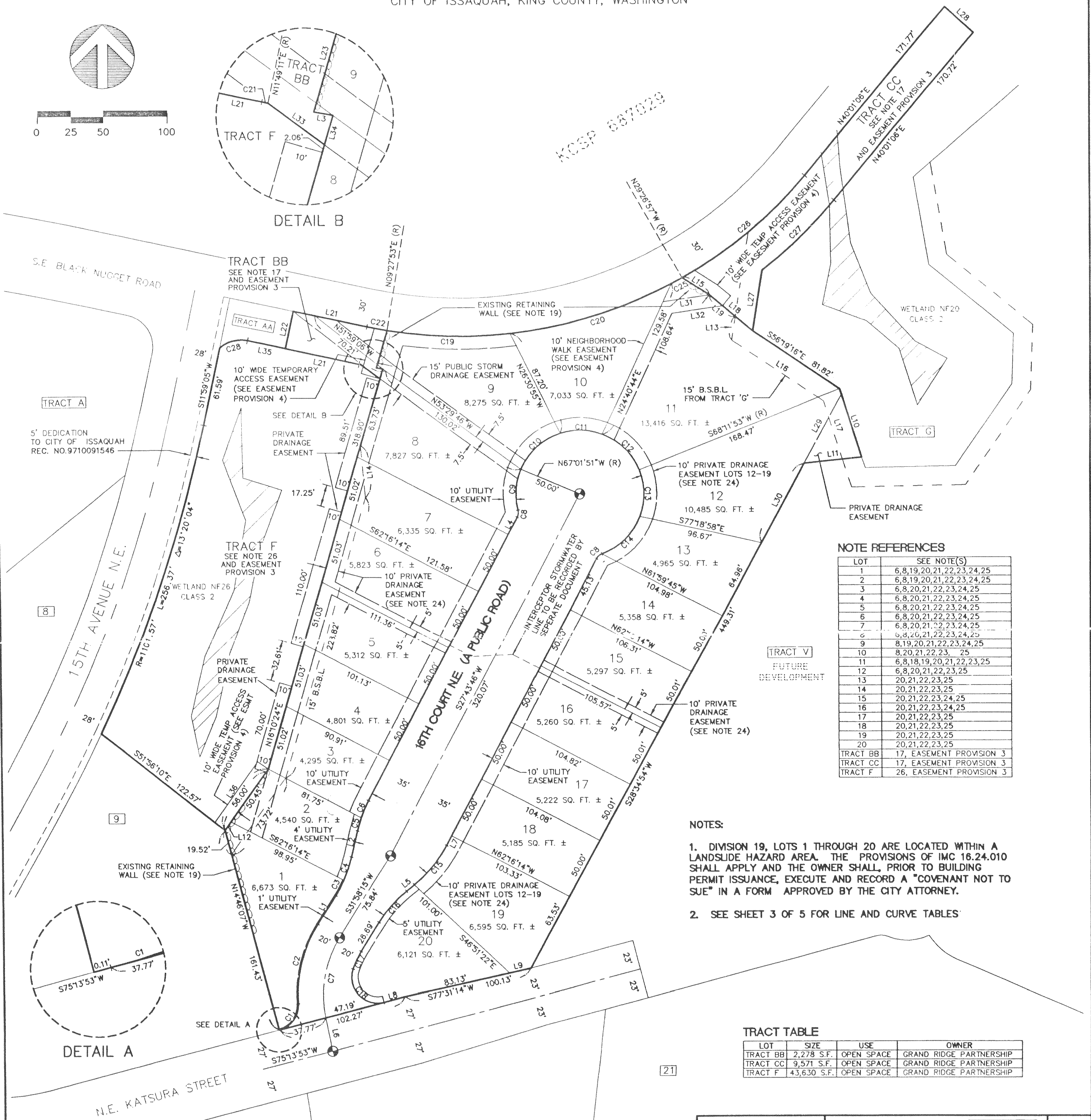
SHEET 4 OF 5

ISSAQUAH HIGHLANDS FINAL PLAT FOR THE REPLAT OF DIVISION 19, TRACT BB, TRACT CC, AND TRACT F

A PORTION OF THE SW 1/4 OF SECTION 23, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



DETAIL B



NOTE REFERENCES

LOT	SEE NOTE(S)
1	6,8,19,20,21,22,23,24,25
2	6,8,19,20,21,22,23,24,25
3	6,8,20,21,22,23,24,25
4	6,8,20,21,22,23,24,25
5	6,8,20,21,22,23,24,25
6	6,8,20,21,22,23,24,25
7	6,8,20,21,22,23,24,25
8	6,8,20,21,22,23,24,25
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13	20,21,22,23,25
14	20,21,22,23,25
15	20,21,22,23,24,25
16	20,21,22,23,24,25
17	20,21,22,23,25
18	20,21,22,23,25
19	20,21,22,23,25
20	20,21,22,23,25
TRACT BB	17, EASEMENT PROVISION 3
TRACT CC	17, EASEMENT PROVISION 3
TRACT F	26, EASEMENT PROVISION 3

NOTES:

- DIVISION 19, LOTS 1 THROUGH 20 ARE LOCATED WITHIN A LANDSLIDE HAZARD AREA. THE PROVISIONS OF IMC 16.24.010 SHALL APPLY AND THE OWNER SHALL, PRIOR TO BUILDING PERMIT ISSUANCE, EXECUTE AND RECORD A "COVENANT NOT TO SUE" IN A FORM APPROVED BY THE CITY ATTORNEY.
- SEE SHEET 3 OF 5 FOR LINE AND CURVE TABLES

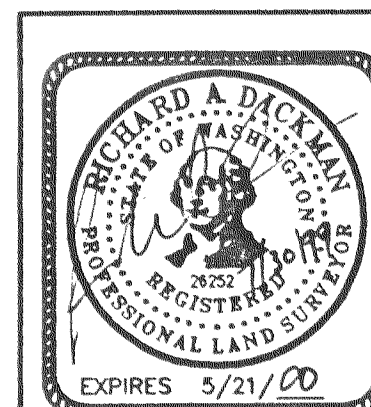
TRACT TABLE

TRACT	SIZE	USE	OWNER
TRACT BB	2,278 S.F.	OPEN SPACE	GRAND RIDGE PARTNERSHIP
TRACT CC	9,571 S.F.	OPEN SPACE	GRAND RIDGE PARTNERSHIP
TRACT F	43,630 S.F.	OPEN SPACE	GRAND RIDGE PARTNERSHIP

LEGEND

TRACT A PREVIOUSLY PLATTED

SEE SHEET 3 OF 5 FOR LINE AND CURVE TABLES



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SHEET 5 OF 5

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