

FINAL PLAT OF ISSAQUAH HIGHLANDS  
FOR THE REPLAT OF DIVISION 2

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

APPROVALS

Examined and approved this 13 day of NOVEMBER 2001 A.D.

Bill Hoffman City of Issaquah M.D.R.T.

Bob Brock 11/14/01  
Bob Brock - Public Works Director, City of Issaquah M.D.R.T.

Examined and approved this 15th day of November 2001 A.D.

Ava Frisinger  
Ava Frisinger, Mayor, City of Issaquah

Examined and approved this 14th day of November 2001 A.D.

Bill McGinn - General Services Director, City of Issaquah  
Marcia Corum, City Clerk

Examined and approved this 14th day of November 2001 A.D.

Fred Kempe City Council President, City of Issaquah  
Butler

Examined and approved this 19th day of November 2001 A.D.

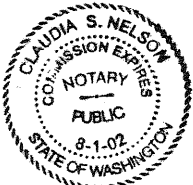
Scott Noble King County Assessor  
Alan L. Salter Deputy King County

ACKNOWLEDGMENTS

STATE OF WASHINGTON }  
COUNTY OF KING } ss

On this 9th day of November, 2001, 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.



Claudia S. Nelson  
NOTARY PUBLIC in and for the State of Washington,  
residing at Bellum  
My appointment expires 8-1-02  
Print Name Claudia S. Nelson

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

I certify that I have satisfactory evidence that Douglas B. Bellitt executed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute this instrument and acknowledge it as the Senior 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. national association

Date: November 13, 2001

Signature of Tracey D. Elliott  
Notary Public:

Title: Notary Public

My Appointment Expires: December 14, 2003

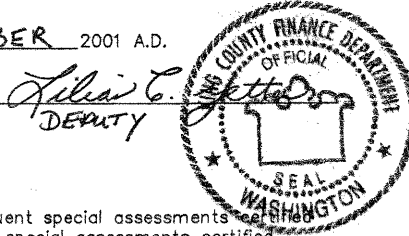


FINANCE DIVISION CERTIFICATE

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 19th day of NOVEMBER 2001 A.D.

Garry Holmes  
Manager, King County Office of Finance



TREASURER'S CERTIFICATE

I hereby certify that there are no delinquent special assessments 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 15th day of November 2001 A.D.

James A. Blake  
Finance Director, City of Issaquah

SURVEYOR'S CERTIFICATE

I hereby certify that this replat of Division 2, 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 centerline street monuments as graphically delineated 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 PLS No. 26252

RECORDING CERTIFICATE

Filed for record at the request of the City of Issaquah this 19th day of Nov 2001, at 50 minutes past 1:00 P.m., in Volume 203 of Plats at pages 11-17, Records of King County, Washington.

Recording No. 20011119 002071

DIVISION OF RECORDS AND ELECTION

Bob Bruce Manager  
Walt Buchanan Superintendent of Records

DEDICATION

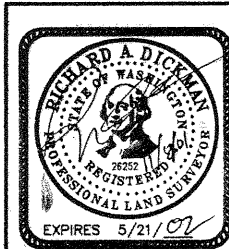
KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, as owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the public all of those roads, alleys, easements and rights of way which are shown hereon for public use (excluding any private roads shown on this plat) 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, N.A., Successor to  
BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION,

BY: Douglas B. Bellitt ITS: Senior Vice President



DAVID EVANS  
AND ASSOCIATES INC.  
415 - 118th Avenue SE  
Bellevue Washington 98005-3518  
Phone: 425.519.6500

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FINAL PLAT OF ISSAQUAH HIGHLANDS  
FOR THE REPLAT OF DIVISION 2

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

NOTES AND RESTRICTIONS

1. ALL MONUMENTS DELINEATED AS FOUND WERE FIELD VISITED AS STATED.
2. 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.
3. 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 I/I DESIGN VALUES ARE ACHIEVED, TEST MANHOLES AND SIDE SEWERS, AND LOCATE SEWERS IN AREAS THAT DO NOT ENCOURAGE INFLOW.
4. 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.
5. ALL CONSTRUCTION SHALL COMPLY WITH THE WASHINGTON STATE PLUMBING CODE.
6. ALL FUTURE PRIVATE UTILITY STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER, AND WILL BE CREATED BY SEPARATE DOCUMENT AFTER THE RECORDING OF THIS SHORT PLAT.
7. 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 M.D.R.T. OR RESPONSIBLE OFFICIAL.
8. STRUCTURES, OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OVERHANGS) SHALL NOT BE PERMITTED WITHIN THE ACCESS EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON AND DEDICATED TO THE CITY.
9. NO LINES OR WRES 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 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 MODIFIED BY INSTRUMENT FILED UNDER RECORDING NO. 9712121468 AND SUBJECT TO THE TERMS AND CONDITIONS OF NOTICE AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9806232215.
12. LOTS 1-39 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.'S 9712121469, 9812142680, 19990812000176, 19991011000727 AND 20001113000116.
13. LOTS 1-39 ARE SUBJECT TO THE "DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR ISSAQUAH HIGHLANDS" RECORDED UNDER A.F.N. 9704281807 AND AS AMENDED UNDER RECORDING NO.'S 9712190675, 9812142681, 19990812000177, 19991011000726 AND 20001113000115.
14. THIS PLAT IS SUBJECT TO AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN DOCUMENT RECORDED UNDER A.F.N. 9806180756 (RECORDED TO GIVE NOTICE OF THE JOINT AGREEMENT INCLUDING THE EASTERN ACCESS COVENANTS [THREE-PARTY]), AND AS MODIFIED BY INSTRUMENTS FILED UNDER RECORDING NO.'S. 9805110405 AND 9712190677.
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]), AND AS MODIFIED BY INSTRUMENTS FILED UNDER RECORDING NO. 9805110405 AND 9712190677.
16. 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.
17. THIS PLAT IS SUBJECT TO TERM DEED OF DEVELOPMENT RIGHTS, CONSERVATION AND TRAIL EASEMENT COVENANTS, OBLIGATIONS AND CONDITIONS, BY AND BETWEEN THE GRAND RIDGE PARTNERSHIP AND KING COUNTY, AS DISCLOSED BY INSTRUMENTS FILED UNDER RECORDING NO'S 9612030694, 9612030695 AND 9612030696.
18. THIS PLAT IS SUBJECT TO PROVISIONS OF ARTICLES OF INCORPORATION AND BY-LAWS OF THE ISSAQUAH HIGHLANDS HOMEOWNERS ASSOCIATION, AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION.
19. THIS PLAT IS SUBJECT TO ISSAQUAH HIGHLANDS SUMMARY OF NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9805110404.
20. THIS PLAT IS SUBJECT TO TERM DEED AND ITS TERMS AND CONDITIONS, OF DEVELOPMENT RIGHTS, OPEN SPACE, CONSERVATION AND TRAIL EASEMENT, BY AND BETWEEN THE GRAND RIDGE PARTNERSHIP AND KING COUNTY, AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9710221244.
21. THIS PLAT IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS CONTAINED AND/OR DEDICATED ON THE FACE OF CITY OF ISSAQUAH SHORT PLAT NO. SPL-00-002-IH AS FILED UNDER RECORDING NO. 20001012900002. ALL EASEMENTS SUBJECT TO THE PLAT EASEMENT CONFIRMATION AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 20001113000118. EXCEPT AS MODIFIED BY THIS PLAT.
22. LOTS 36 THROUGH 39 OF THIS PLAT AND LOTS 13 THROUGH 18, FINAL PLAT OF LOT 'A,' CITY OF ISSAQUAH LLA-98-002-IH, FOR THE REPLAT OF DIVISION 1, AS FILED IN VOLUME 187 OF PLATS, PAGES 52 THROUGH 56, ARE SUBJECT TO THE DECLARATION OF ACCESS EASEMENT AND MAINTENANCE AGREEMENT, AND ITS TERMS AND CONDITIONS, AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9812142678, AND AS PLOTTED HEREON.
23. TRACT 'AC' IS HEREBY CONVEYED TO AND MAINTAINED BY THE OWNERSHIP OF THOSE LOTS AS DESCRIBED IN NOTE 22, ABOVE, UPON THE RECORDING OF THIS PLAT.
24. TRACT 'AD' IS SUBJECT TO AN EASEMENT 15 FEET IN WIDTH TO THE BENEFIT OF THE CITY OF ISSAQUAH AND ITS SUCCESSORS FOR THE PURPOSE OF STORM DRAINAGE AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9812142677, AND AS PLOTTED HEREON, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS FOR SAID CITY OVER THOSE LANDS KNOWN BY THIS PLAT AS TRACT 'AC,' AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9812142678.
25. TRACT 'AJ' IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION, UPON THE RECORDING OF THIS PLAT, FOR THE PURPOSE OF OPEN SPACE, NEIGHBORHOOD TRAIL, LANDSCAPING AND WALL. WETLAND SIGNAGE SHALL BE PROVIDED WITHIN TRACT 'AJ' ALONG THE TRAIL ADJACENT TO THE WETLAND WHICH EXPLAINS WETLAND FUNCTIONS. DUE TO THE SLOPE LOCATED ON THE COMMON BOUNDARY BETWEEN TRACT AH AND AJ, NO EXCAVATION WITHIN 10 FEET OF THE SLOPE WILL BE ALLOWED IN TRACT AJ WITHOUT PRIOR APPROVAL BY M.D.R.T. OR RESPONSIBLE OFFICIAL.
26. 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 ON TRACTS AJ AND AE; PERMITTED FERTILIZERS ARE ORGANIC, SLOW RELEASE TYPES.

NOTES AND RESTRICTIONS (CONT)

27. BIG LEAF MAPLE, WILLOW AND ALDER TREES ARE PROHIBITED IN TRACTS 'AE' AND 'AJ' ADJACENT TO TRACT D.
28. TRACT 'AF' IS TO BE OWNED AND MAINTAINED BY THE GRAND RIDGE PARTNERSHIP FOR THE PURPOSE OF FUTURE DEVELOPMENT. THE TEMPORARY INGRESS/EGRESS EASEMENT THROUGH AND ACROSS TRACT 'AF' SHALL REMAIN UNTIL AN ADEQUATE PERMANENT CONNECTION FROM THIS NEIGHBORHOOD TO PARK DRIVE IS PROVIDED. THE TEMPORARY ACCESS SHALL NOT BE OPENED TO RESIDENTS UNTIL THE PARK DRIVE IMPROVEMENTS ARE COMPLETE AT THIS LOCATION. A FUTURE PERMANENT VEHICULAR AND/OR PEDESTRIAN CONNECTION MAY BE REQUIRED THROUGH THE TRACT IF DEEMED NECESSARY THROUGH FUTURE PERMITTING, BASED ON ADEQUATE PARK DRIVE ENTRANCE SPACING, OVERALL LOCAL VEHICULAR AND PEDESTRIAN CIRCULATION, AND SAFETY CONSIDERATIONS. IF BY THE END OF THE PROJECT BUILDOUT THE LAKESIDE PARCEL HAS NOT BEEN OBTAINED, THE APPLICANT SHALL BE RESPONSIBLE FOR CONVERTING THE TEMPORARY INGRESS/EGRESS IN TRACT 'AF' INTO A PERMANENT INGRESS/EGRESS WHICH CONFORMS TO AN APPROPRIATE STREET SECTION IN APPENDIX H OF THE TWO-PARTY AGREEMENTS, OR AS OTHERWISE MODIFIED THROUGH AN ADMINISTRATIVE MINOR MODIFICATION.
29. TRACT 'AG' IS TO BE OWNED AND MAINTAINED BY THE GRAND RIDGE PARTNERSHIP FOR THE PURPOSE OF OPEN SPACE/FUTURE DEVELOPMENT. THIS TRACT MAY ONLY BE USED FOR DEVELOPMENT IN CONJUNCTION WITH THE LAKESIDE EXPANSION. IF AFTER A PERIOD OF 5 YEARS FROM THE RECORDING OF THIS PLAT THE LAKESIDE EXPANSION HAS NOT OCCURRED, THIS TRACT SHOULD BE LANDSCAPED AS AN OPEN SPACE TRACT, INCLUDING SIGNATURE LANDSCAPING/FEATURES FOR THE 11TH AVENUE N.E. VIEW TERMINUS FOR THE SOUTH-LOOKING AXIAL VIEW DOWN 11TH AVENUE N.E.
30. TRACT 'AE' IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION FOR THE PURPOSE OF LANDSCAPING.
31. TRACTS 'AB' AND 'AD' ARE HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION UPON THE RECORDING OF THIS PLAT FOR THE PURPOSE OF OPEN SPACE AND LANDSCAPING.
32. THE GARAGE FOR LOT 39 SHALL TAKE ACCESS FROM THE TRACT 'AC' ALLEY, INSTEAD OF LAUREL COURT.
33. TRACT 'AH' IS FOR FUTURE DEVELOPMENT.
34. THE DOCUMENT DISCLOSED UNDER RECORDING NO. 20001012900002 PERTAINS TO A 15 FOOT WIDE STORM DRAINAGE EASEMENT TO THE BENEFIT OF THE CITY OF ISSAQUAH. UPON APPROVAL OF THIS PLAT BY THE CITY OF ISSAQUAH, CITY COUNCIL PRESIDENT, AND THE RECORDING OF THIS PLAT, THE CITY AGREES TO RELINQUISH ALL RIGHTS, TITLE, AND INTERESTS IN AND TERMINATES SAID STORM DRAIN EASEMENT. THIS TERMINATION SUBJECT TO CITY ACCEPTANCE OF STORM DRAINAGE FACILITIES CONSTRUCTED IN CONJUNCTION WITH THIS PLAT.

EASEMENT PROVISIONS

1. A PRIVATE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY, QWEST, MILLENNIUM COMMUNICATION, INC., GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON A 5.00 FOOT WIDE 7.00 FOOT WIDE OR 10.00 FOOT WIDE STRIP OF PRIVATE LAND AS SHOWN ON SHEETS 6 AND 7 OF 7 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. FURTHER, THESE ENTITIES ARE GRANTED AN EASEMENT UNDER AND UPON THE PUBLIC STREETS DEDICATED 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 WRES 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. NO PERMANENT STRUCTURE SHALL BE PLACED WITHIN THE EASEMENTS WITHOUT PERMISSION FROM EASEMENT OWNERS.
2. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH, UNDER AND UPON ALL PUBLIC STREETS, ALLEYS, LANES, 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, EXCEPT THAT ROCKERIES, WALKWAYS, AND RETAINING WALLS MAY BE CONSTRUCTED WITHIN EASEMENTS OVER PRIVATE PROPERTY WITH PRIOR APPROVAL OF THE M.D.R.T. OR RESPONSIBLE OFFICIAL.
3. 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 (I.E. THE OUTER 2' ADJACENT TO THE RIGHT OF WAY OF THE 5' EASEMENT CREATED IN PARAGRAPH 1 ABOVE). 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 (EXCEPT FOR ROCKERIES, AND RETAINING WALLS, WITH PRIOR APPROVAL OF THE M.D.R.T. OR RESPONSIBLE OFFICIAL) SHALL BE INSTALLED NOR PERMANENT OR ON-GOING USE MADE IN THE EASEMENT AREA.

EASEMENT PROVISIONS

LOTS A, C AND D, CITY OF ISSAQUAH SHORT PLAT NO. SP-00-002IH, AS FILED IN BOOK 140 OF SURVEYS, PAGES 255-255B, UNDER RECORDING NO.20001012900002, RECORDS OF KING COUNTY, WASHINGTON, SAID SHORT PLAT SITUATED IN A PORTION OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.



DAVID EVANS  
AND ASSOCIATES INC.  
415 - 118th Avenue SE  
Bellevue Washington 98005-3518  
Phone: 425.519.6500

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# FINAL PLAT OF ISSAQUAH HIGHLANDS FOR THE REPLAT OF DIVISION 2

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

## LAND DESCRIPTION – DIVISION 2

THAT PORTION OF CITY OF ISSAQUAH SHORT PLAT NO. SP-00-002-IH, AS FILED IN BOOK 140 OF SURVEYS, PAGES 255-255B, UNDER RECORDING NO. 20001012900002, RECORDS OF KING COUNTY, WASHINGTON, SAID SHORT PLAT SITUATED IN A PORTION OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., SAID PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SHORT PLAT, ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 23, A 4" X 4" CONCRETE MONUMENT WITH 1 3/4" BRASS DISK WITH PUNCH MARK FOUND IN PLACE; THENCE NORTH 00°44'45" EAST ALONG THE WEST LINE OF SAID SUBDIVISION 6.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°44'45" EAST 56.81 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE NORTHWEST FROM WHICH ITS CENTER BEARS NORTH 34°44'43" WEST 264.00 FEET DISTANT; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE THROUGH A CENTRAL ANGLE OF 06°30'50" A DISTANCE OF 30.01 FEET TO A POINT OF TANGENCY; THENCE NORTH 48°44'27" EAST 40.11 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 11.00 FEET; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 17.28 FEET TO A POINT OF TANGENCY; THENCE NORTH 41°15'33" WEST 25.12 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 174.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°07'17" A DISTANCE OF 76.29 FEET TO SAID WEST LINE; THENCE NORTH 00°44'45" EAST ALONG SAID WEST LINE 505.68 FEET TO A POINT TO BE KNOWN HEREINAFTER AS POINT 'A'; THENCE SOUTH 89°15'15" EAST 32.50 FEET TO A RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 24.00 FEET; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 37.70 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°15'15" EAST 166.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 24.00 FEET; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 37.70 FEET; THENCE SOUTH 89°15'15" EAST 32.00 FEET; THENCE NORTH 00°44'45" EAST 285.57 FEET; THENCE SOUTH 89°15'15" EAST 8.00 FEET; THENCE SOUTH 00°44'45" WEST 128.37 FEET; THENCE SOUTH 89°15'15" EAST 110.00 FEET; THENCE SOUTH 00°44'45" WEST 550.56 FEET; THENCE NORTH 89°15'15" WEST 110.00 FEET; THENCE SOUTH 00°44'45" WEST 42.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 59.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°59'42" A DISTANCE OF 49.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 48°44'27" WEST 284.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 312.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°34'54" A DISTANCE OF 68.51 FEET TO THE POINT OF BEGINNING. TOGETHER WITH:

COMMENCING AT THE AFORESAID POINT 'A', THENCE NORTH 00°44'45" EAST ALONG SAID WEST LINE 420.16 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°59'52" EAST 24.25 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 99.00 FEET; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°17'38" A DISTANCE OF 79.99 FEET TO A POINT OF TANGENCY; THENCE NORTH 43°42'17" EAST 110.55 FEET TO THE WESTERLY END OF NORTHEAST KATSURA STREET AS DEDICATED BY INSTRUMENT FILED UNDER RECORDING NO. 9812142679, RECORDS OF SAID COUNTY AND TO A POINT KNOWN HEREINAFTER AS POINT 'B'; THENCE NORTH 48°17'43" WEST ALONG SAID END LINE 7.00 FEET TO THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID STREET; THENCE NORTH 43°42'17" EAST ALONG SAID MARGIN 47.78 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 193.80 FEET; THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE AND MARGIN THROUGH A CENTRAL ANGLE OF 31°38'17" A DISTANCE OF 107.01 FEET TO THE NORTH LINE OF SAID SHORT PLAT; THENCE SOUTH 88°18'29" WEST ALONG SAID NORTH LINE 125.09 FEET; THENCE NORTH 88°37'24" WEST ALONG SAID NORTH LINE 165.99 FEET TO THE NORTHWEST CORNER OF SAID SHORT PLAT; THENCE SOUTH 00°44'53" WEST ALONG THE WEST LINE OF SAID SHORT PLAT 204.41 FEET TO THE POINT OF BEGINNING. TOGETHER WITH:

COMMENCING AT THE AFORESAID POINT 'B', THENCE SOUTH 46°17'43" EAST ALONG SAID END LINE 39.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF SAID STREET; THENCE NORTH 43°42'17" EAST ALONG SAID MARGIN 47.78 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 147.80 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND MARGIN THROUGH A CENTRAL ANGLE OF 09°08'23" A DISTANCE OF 23.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE AND MARGIN THROUGH A CENTRAL ANGLE OF 25°16'57" A DISTANCE OF 65.22 FEET TO A POINT OF TANGENCY; THENCE NORTH 78°07'37" EAST ALONG SAID MARGIN 70.93 FEET TO THE EAST LINE OF SAID SHORT PLAT; THENCE SOUTH 01°53'19" EAST ALONG SAID EAST LINE 41.08 FEET TO THE NORTH LINE OF TRACT 'D' PLAT OF ISSAQUAH HIGHLANDS, DIVISIONS 1, 2, 3, 9, 10, 12, 13, 15, 16, 17 AND 18, AS FILED IN VOLUME 188 OF PLATS, PAGES 88 THROUGH 98, UNDER RECORDING NO. 9712171813, RECORDS OF SAID COUNTY; THENCE SOUTH 45°35'14" WEST ALONG SAID NORTH LINE 118.52 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE WEST FROM WHICH ITS CENTER BEARS SOUTH 79°44'58" WEST 149.53 FEET DISTANT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°38'39" A DISTANCE OF 95.63 FEET TO THE POINT OF BEGINNING.

## TRACT AB

THAT PORTION OF CITY OF ISSAQUAH SHORT PLAT NO. SP-00-002-IH, AS FILED IN BOOK 140 OF SURVEYS, PAGES 255-255B, UNDER RECORDING NO. 20001012900002, RECORDS OF KING COUNTY, WASHINGTON, SAID SHORT PLAT SITUATED IN A PORTION OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., SAID PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SHORT PLAT, ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 23, A 4" X 4" CONCRETE MONUMENT WITH 1 3/4" BRASS DISK WITH PUNCH MARK FOUND IN PLACE; THENCE NORTH 00°44'45" EAST ALONG THE WEST LINE OF SAID SUBDIVISION 1,283.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°44'45" EAST ALONG SAID WEST LINE 42.70 FEET TO THE SOUTH LINE OF THE NORTH 12.50 FEET OF SAID SHORT PLAT; THENCE SOUTH 88°37'24" EAST ALONG SAID SOUTH LINE 67.03 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE WEST FROM WHICH ITS CENTER BEARS NORTH 86°21'22" WEST 10.00 FEET DISTANT; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°03'39" A DISTANCE OF 6.99 FEET TO A POINT OF TANGENCY; THENCE SOUTH 43°42'17" WEST 35.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°40'19" A DISTANCE OF 24.96 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°15'15" WEST 17.77 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,213 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

## TRACT AD

THAT PORTION OF CITY OF ISSAQUAH SHORT PLAT NO. SP-00-002-IH, AS FILED IN BOOK 140 OF SURVEYS, PAGES 255-255B, UNDER RECORDING NO. 20001012900002, RECORDS OF KING COUNTY, WASHINGTON, SAID SHORT PLAT SITUATED IN A PORTION OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., SAID PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SHORT PLAT, ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 23, A 4" X 4" CONCRETE MONUMENT WITH 1 3/4" BRASS DISK WITH PUNCH MARK FOUND IN PLACE; THENCE NORTH 00°44'45" EAST ALONG THE WEST LINE OF SAID SUBDIVISION 1,338.85 FEET TO THE NORTHWEST CORNER OF SAID SHORT PLAT; THENCE SOUTH 88°37'24" EAST ALONG THE NORTH LINE OF SAID SHORT PLAT 165.99 FEET; THENCE NORTH 88°18'29" EAST ALONG SAID NORTH LINE 47.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°18'29" EAST ALONG SAID NORTH LINE 78.04 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF N.E. KATSURA STREET AND TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST FROM WHICH ITS CENTER BEARS SOUTH 13°55'03" EAST 193.80 FEET DISTANT; THENCE SOUTHERLY ALONG SAID CURVE AND MARGIN THROUGH A CENTRAL ANGLE OF 31°38'17" A DISTANCE OF 107.01 FEET; THENCE NORTH 43°42'51" WEST 8.86 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 42.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°25'57" A DISTANCE OF 15.16 FEET TO A POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 13.00 FEET; THENCE NORTHWESTERLY, NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 111°35'24" A DISTANCE OF 25.32 FEET TO THE SOUTH LINE OF THE NORTH 12.50 FEET OF SAID SHORT PLAT AND TO A POINT OF TANGENCY; THENCE NORTH 88°18'29" EAST ALONG SAID SOUTH LINE 17.00 FEET; THENCE NORTH 01°41'31" WEST 12.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,986 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

LEGAL DESCRIPTIONS CONTINUED SHEET 4 OF 7

## BASIS OF BEARING

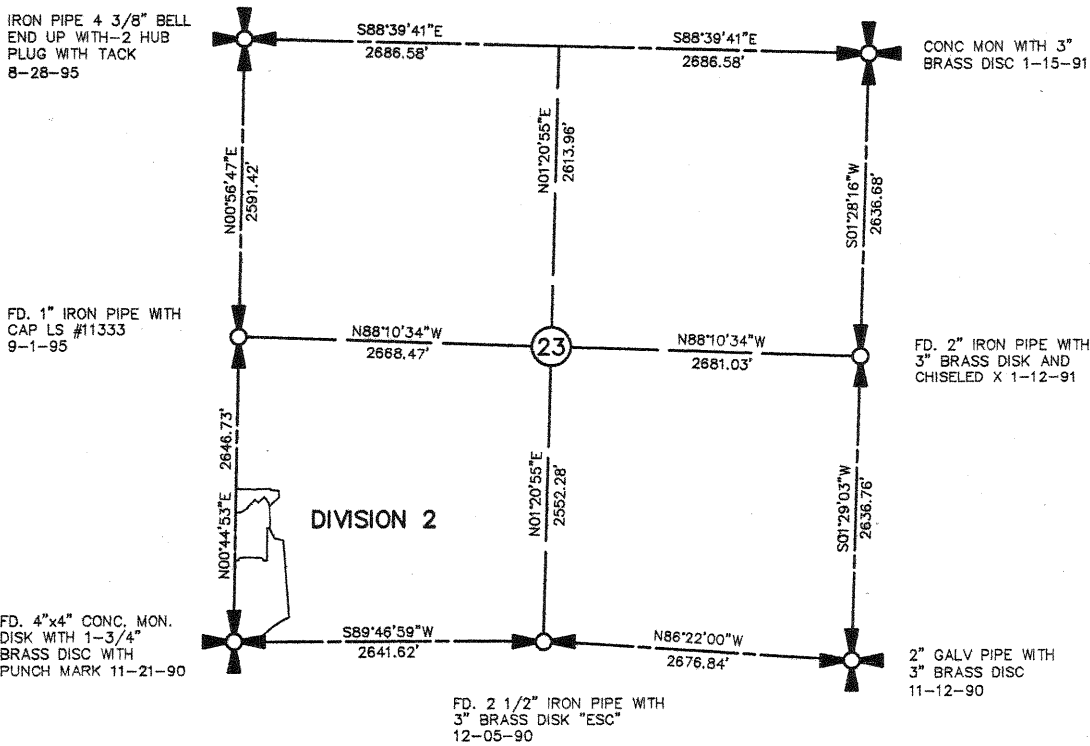
PLAT OF ISSAQUAH HIGHLANDS, FINAL PLAT OF DIVISIONS 1, 2, 3, 9, 10, 12, 13, 15, 16, 17 AND 18, ACCORDING TO THE PLAT AS FILED IN VOLUME 183 OF PLATS, PAGES 88 THROUGH 98, UNDER RECORDING NO.9712171813, RECORDS OF KING COUNTY, WASHINGTON.

## SECTION SUBDIVISION

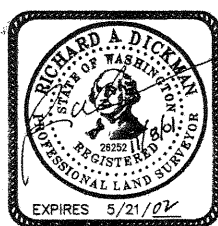
NOTE:  
SECTION SUBDIVISION PER OSTERGAARD-ROBINSON AND ASSOCIATES (OR) RECORD OF SURVEY RECORDED IN VOLUME 106 OF SURVEYS, PAGES 237A-H. THIS PLAT ROTATED 00° 00' 08" COUNTER CLOCKWISE SO BEARINGS MATCH THOSE AS SHOWN PER THE PLAT OF ISSAQUAH HIGHLANDS, PLAT OF DIVISIONS 1,2,3,9,10,12,13,15,16,17 AND 18.



N.T.S.



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



**DAVID EVANS  
AND ASSOCIATES INC.**  
415 - 118th Avenue SE  
Bellevue Washington 98005-3518  
Phone: 425.519.6500

SHEET 3 OF 7

203 13 VOL. / PAGE

FINAL PLAT OF ISSAQUAH HIGHLANDS  
FOR THE REPLAT OF DIVISION 2

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

(LAND DESCRIPTIONS CONT.)

TRACT AC

THAT PORTION OF CITY OF ISSAQUAH SHORT PLAT NO. SP-00-002-IH, AS FILED IN BOOK 140 OF SURVEYS, PAGES 255-255B, UNDER RECORDING NO. 20001012900002, RECORDS OF KING COUNTY, WASHINGTON, SAID SHORT PLAT SITUATED IN A PORTION OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., SAID PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SHORT PLAT, ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 23, A 4" X 4" CONCRETE MONUMENT WITH 1 3/4" BRASS DISK WITH PUNCH MARK FOUND IN PLACE; THENCE NORTH 00°44'45" EAST ALONG THE WEST LINE OF SAID SUBDIVISION 1,326.35 FEET TO THE SOUTH LINE OF THE NORTH 12.50 FEET OF SAID SHORT PLAT AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°44'45" EAST ALONG SAID WEST LINE 12.50 FEET TO THE NORTHWEST CORNER OF SAID SHORT PLAT; THENCE SOUTH 88°37'24" EAST ALONG THE NORTH LINE OF SAID SHORT PLAT 165.99 FEET; THENCE NORTH 88°18'29" EAST ALONG SAID NORTH LINE 47.05 FEET; THENCE SOUTH 01°41'31" EAST 12.50 FEET TO SAID SOUTH LINE; THENCE SOUTH 88°18'29" WEST ALONG SAID SOUTH LINE 17.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 13.00 FEET; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 111°35'24" A DISTANCE OF 25.32 FEET TO A POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 42.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°25'57" A DISTANCE OF 15.16 FEET TO A POINT OF TANGENCY; THENCE SOUTH 43°42'51" EAST 8.86 FEET TO THE NORTHERLY RIGHT-OF-WAY MARGIN OF N.E. KATSURA STREET AND TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST FROM WHICH ITS CENTER BEARS SOUTH 45°33'20" EAST 193.80 FEET DISTANT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND MARGIN THROUGH A CENTRAL ANGLE OF 00°44'23" A DISTANCE OF 2.50 FEET TO A POINT OF TANGENCY; THENCE SOUTH 43°42'17" WEST ALONG SAID MARGIN 22.52 FEET; THENCE NORTH 43°42'51" WEST 9.97 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 67.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°06'35" A DISTANCE OF 41.36 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 13.00 FEET; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°01'08" A DISTANCE OF 18.16 FEET TO A POINT OF TANGENCY AND TO SAID SOUTH LINE; THENCE NORTH 88°37'24" WEST ALONG SAID SOUTH LINE 59.71 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE WEST FROM WHICH ITS CENTER BEARS NORTH 87°48'50" WEST 28.00 FEET DISTANT; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°31'07" A DISTANCE OF 20.29 FEET TO A POINT OF TANGENCY; THENCE SOUTH 43°42'17" WEST 35.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 48.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°32'19" A DISTANCE OF 39.83 FEET; THENCE NORTH 01°01'17" EAST 18.00 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE NORTH FROM WHICH ITS CENTER BEARS NORTH 01°22'36" EAST 30.00 FEET DISTANT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°40'19" A DISTANCE OF 24.96 FEET TO A POINT OF TANGENCY; THENCE NORTH 43°42'17" EAST 35.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 10.00 FEET; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°03'39" A DISTANCE OF 6.99 FEET TO SAID SOUTH LINE; THENCE NORTH 88°37'24" WEST ALONG SAID SOUTH LINE 67.03 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 5,523 SQUARE FEET OR 0.13 ACRES, MORE OR LESS.

TRACT AE

THAT PORTION OF CITY OF ISSAQUAH SHORT PLAT NO. SP-00-002-IH, AS FILED IN BOOK 140 OF SURVEYS, PAGES 255-255B, UNDER RECORDING NO. 20001012900002, RECORDS OF KING COUNTY, WASHINGTON, SAID SHORT PLAT SITUATED IN A PORTION OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., SAID PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SHORT PLAT, ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 23, A 4" X 4" CONCRETE MONUMENT WITH 1 3/4" BRASS DISK WITH PUNCH MARK FOUND IN PLACE; THENCE NORTH 89°46'52" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION 191.12 FEET TO THE NORTHERLY RIGHT-OF-WAY MARGIN OF PARK DRIVE N.E.; THENCE NORTH 48°44'27" EAST ALONG SAID MARGIN 155.57 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 705.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND MARGIN THROUGH A CENTRAL ANGLE OF 16°48'00" A DISTANCE OF 206.72 FEET TO THE SOUTHEAST CORNER OF SAID SHORT PLAT; THENCE NORTH 04°03'59" WEST ALONG THE EAST LINE OF SAID SHORT PLAT AND THE WEST LINE OF TRACT 'D,' PLAT OF ISSAQUAH HIGHLANDS, DIVISIONS 1, 2, 3, 9, 10, 12, 13, 15, 16, 17 AND 18, AS FILED IN VOLUME 188 OF PLATS, PAGES 88 THROUGH 98, UNDER RECORDING NO. 9712171813, RECORDS OF SAID COUNTY, 817.09 FEET; THENCE NORTH 06°48'39" WEST ALONG THE WEST LINE OF SAID TRACT 'D' 239.99 FEET TO AN ANGLE POINT ON THE EAST LINE OF SAID SHORT PLAT AND THE POINT OF BEGINNING; THENCE NORTH 01°53'19" WEST ALONG THE EAST LINE OF SAID SHORT PLAT 41.08 FEET TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF N.E. KATSURA STREET; THENCE SOUTH 78°07'37" WEST ALONG SAID MARGIN 70.93 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 147.80 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND MARGIN THROUGH A CENTRAL ANGLE OF 25°16'57" A DISTANCE OF 65.22 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST FROM WHICH ITS CENTER BEARS SOUTH 43°06'19" WEST 149.53 FEET DISTANT; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°38'39" A DISTANCE OF 95.63 FEET TO THE NORTH LINE OF SAID TRACT 'D,' THENCE NORTH 45°35'14" EAST ALONG SAID NORTH LINE 118.52 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 8,200 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.

TRACT AF

THAT PORTION OF CITY OF ISSAQUAH SHORT PLAT NO. SP-00-002-IH, AS FILED IN BOOK 140 OF SURVEYS, PAGES 255-255B, UNDER RECORDING NO. 20001012900002, RECORDS OF KING COUNTY, WASHINGTON, SAID SHORT PLAT SITUATED IN A PORTION OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., SAID PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SHORT PLAT, ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 23, A 4" X 4" CONCRETE MONUMENT WITH 1 3/4" BRASS DISK WITH PUNCH MARK FOUND IN PLACE; THENCE NORTH 00°44'45" EAST ALONG THE WEST LINE OF SAID SUBDIVISION 6.06 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE NORTHWEST FROM WHICH ITS CENTER BEARS NORTH 28°40'39" WEST 312.00 FEET DISTANT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°34'54" A DISTANCE OF 68.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 48°44'27" EAST 174.43 FEET; THENCE SOUTH 41°15'33" EAST 122.50 FEET TO THE NORTHERLY RIGHT-OF-WAY MARGIN OF PARK DRIVE N.E.; THENCE SOUTH 48°44'27" WEST ALONG SAID MARGIN 102.29 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE SOUTH 89°46'52" WEST ALONG SAID SOUTH LINE 191.12 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 21,335 SQUARE FEET OR 0.49 ACRES, MORE OR LESS.

TRACT AG

THAT PORTION OF CITY OF ISSAQUAH SHORT PLAT NO. SP-00-002-IH, AS FILED IN BOOK 140 OF SURVEYS, PAGES 255-255B, UNDER RECORDING NO. 20001012900002, RECORDS OF KING COUNTY, WASHINGTON, SAID SHORT PLAT SITUATED IN A PORTION OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., SAID PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SHORT PLAT, ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 23, A 4" X 4" CONCRETE MONUMENT WITH 1 3/4" BRASS DISK WITH PUNCH MARK FOUND IN PLACE; THENCE NORTH 00°44'45" EAST ALONG THE WEST LINE OF SAID SUBDIVISION 62.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°44'45" EAST ALONG SAID WEST LINE 145.72 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE NORTHEAST FROM WHICH ITS CENTER BEARS NORTH 73°51'44" EAST 174.00 FEET DISTANT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°07'17" A DISTANCE OF 78.29 FEET TO A POINT OF TANGENCY; THENCE SOUTH 41°15'33" EAST 25.12 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 11.00 FEET; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 17.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 48°44'27" WEST 40.11 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 284.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°30'50" A DISTANCE OF 30.01 FEET TO SAID WEST LINE AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 3,990 SQUARE FEET OR 0.09 ACRES, MORE OR LESS.

TRACT AH

THAT PORTION OF CITY OF ISSAQUAH SHORT PLAT NO. SP-00-002-IH, AS FILED IN BOOK 140 OF SURVEYS, PAGES 255-255B, UNDER RECORDING NO. 20001012900002, RECORDS OF KING COUNTY, WASHINGTON, SAID SHORT PLAT SITUATED IN A PORTION OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., SAID PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SHORT PLAT, ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 23, A 4" X 4" CONCRETE MONUMENT WITH 1 3/4" BRASS DISK WITH PUNCH MARK FOUND IN PLACE; THENCE NORTH 89°46'52" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION 191.12 FEET TO THE NORTHERLY RIGHT-OF-WAY MARGIN OF PARK DRIVE N.E.; THENCE NORTH 48°44'27" EAST ALONG SAID MARGIN 102.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 48°44'27" EAST ALONG SAID MARGIN 53.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 705.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°48'00" A DISTANCE OF 206.72 FEET TO THE SOUTHEAST CORNER OF SAID SHORT PLAT; THENCE NORTH 04°03'59" WEST ALONG THE EAST LINE OF SAID SHORT PLAT 67.90 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE SOUTH FROM WHICH ITS CENTER BEARS SOUTH 46°33'19" WEST 98.80 FEET DISTANT; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°07'23" A DISTANCE OF 76.09 FEET TO A POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 139.12 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°39'43" A DISTANCE OF 139.12 FEET; THENCE SOUTH 65°17'17" WEST 21.62 FEET; THENCE SOUTH 48°44'27" WEST 110.15 FEET; THENCE SOUTH 41°15'33" EAST 122.50 FEET TO THE POINT OF BEGINNING.

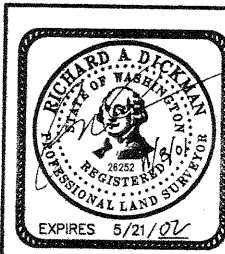
THE ABOVE DESCRIBED PARCEL CONTAINS 34,736 SQUARE FEET OR 0.80 ACRES, MORE OR LESS.

TRACT AJ

THAT PORTION OF CITY OF ISSAQUAH SHORT PLAT NO. SP-00-002-IH, AS FILED IN BOOK 140 OF SURVEYS, PAGES 255-255B, UNDER RECORDING NO. 20001012900002, RECORDS OF KING COUNTY, WASHINGTON, SAID SHORT PLAT SITUATED IN A PORTION OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., SAID PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SHORT PLAT, ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 23, A 4" X 4" CONCRETE MONUMENT WITH 1 3/4" BRASS DISK WITH PUNCH MARK FOUND IN PLACE; THENCE NORTH 00°44'45" EAST ALONG THE WEST LINE OF SAID SUBDIVISION 6.06 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE NORTHWEST FROM WHICH ITS CENTER BEARS NORTH 28°40'39" WEST 312.00 FEET DISTANT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°34'54" A DISTANCE OF 68.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 48°44'27" EAST 284.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 59.00 FEET AND TO THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°59'42" A DISTANCE OF 49.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°44'45" EAST 42.66 FEET; THENCE SOUTH 89°15'15" EAST 110.00 FEET; THENCE NORTH 00°44'45" EAST 550.56 FEET; THENCE NORTH 89°15'15" WEST 110.00 FEET; THENCE NORTH 00°44'45" EAST 126.37 FEET; THENCE SOUTH 89°15'15" EAST 14.09 FEET TO THE WEST LINE OF TRACT 'D,' PLAT OF ISSAQUAH HIGHLANDS, DIVISIONS 1, 2, 3, 9, 10, 12, 13, 15, 16, 17 AND 18, AS FILED IN VOLUME 183 OF PLATS, PAGES 88 THROUGH 98, UNDER RECORDING NO. 9712171813, RECORDS OF SAID COUNTY; THENCE SOUTH 26°06'39" EAST ALONG SAID WEST LINE 97.21 FEET; THENCE SOUTH 78°10'29" EAST 78.24 FEET TO THE EAST LINE OF SAID SHORT PLAT; THENCE SOUTH 04°03'59" EAST ALONG SAID EAST LINE 611.24 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE SOUTH FROM WHICH ITS CENTER BEARS SOUTH 46°33'19" WEST 98.80 FEET DISTANT; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°07'23" A DISTANCE OF 76.09 FEET TO A POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 825.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°39'43" A DISTANCE OF 139.12 FEET; THENCE SOUTH 65°17'17" WEST 21.62 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 41,040 SQUARE FEET OR 0.94 ACRES, MORE OR LESS.

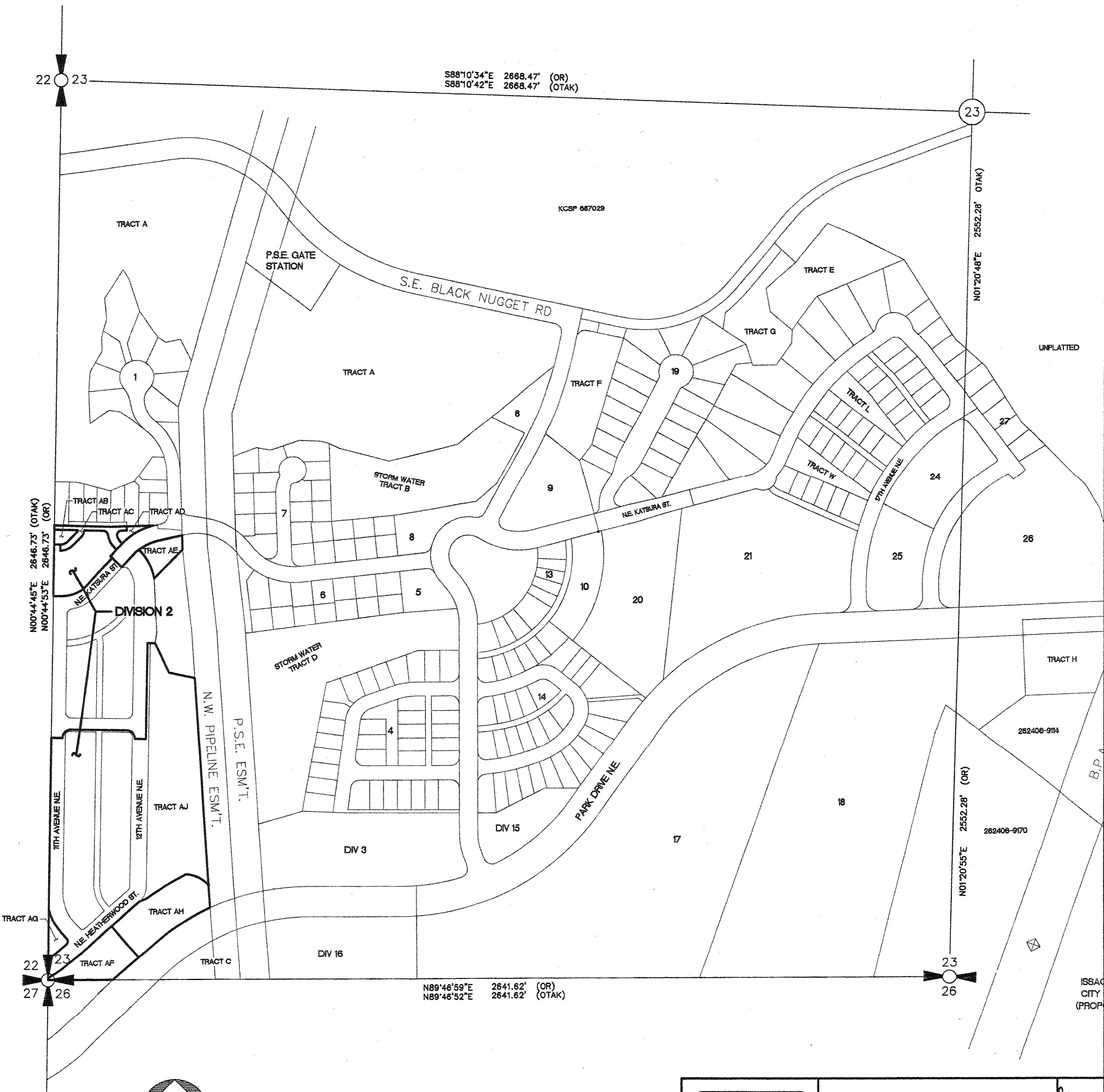


DAVID EVANS  
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Phone: 425.519.6500

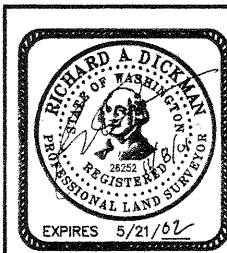


FINAL PLAT OF ISSAQUAH HIGHLANDS  
FOR THE REPLAT OF DIVISION 2

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



0 100 200 400



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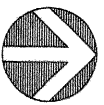
SHEET 5 OF 7

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FINAL PLAT OF ISSAQUAH HIGHLANDS  
FOR THE REPLAT OF DIVISION 2

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

LAKE SIDE  
INDUSTRIES  
(UNPLATTED)



0 25 50 100

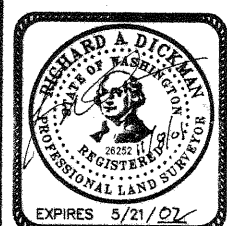
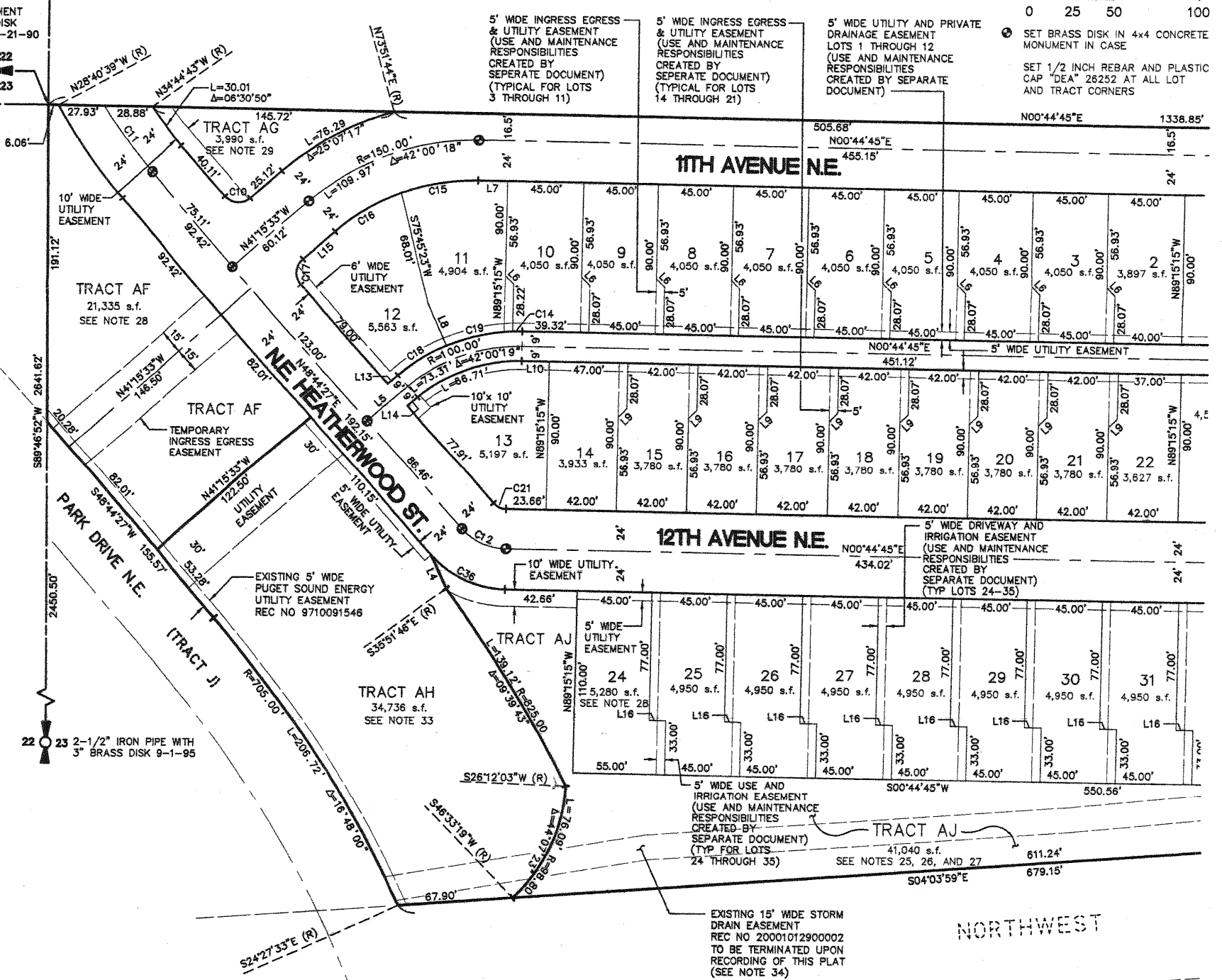
SET BRASS DISK IN 4x4 CONCRETE MONUMENT IN CASE  
SET 1/2 INCH REBAR AND PLASTIC CAP "DEA" 26252 AT ALL LOT AND TRACT CORNERS

SEE SHEET 7 OF 7

4x4 CONCRETE MONUMENT  
WITH 1 3/4" BRASS DISK  
WITH PUNCH MARK 11-21-90

27 22  
26 23

WSDOT  
UNPLATTED



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203

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SHEET 6 OF 7

16

SEE SHEET 7 OF 7 FOR LINE AND CURVE TABLES

# FINAL PLAT OF ISSAQUAH HIGHLANDS FOR THE REPLAT OF DIVISION 2

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

LAKESIDE  
INDUSTRIES  
(UNPLATTED)

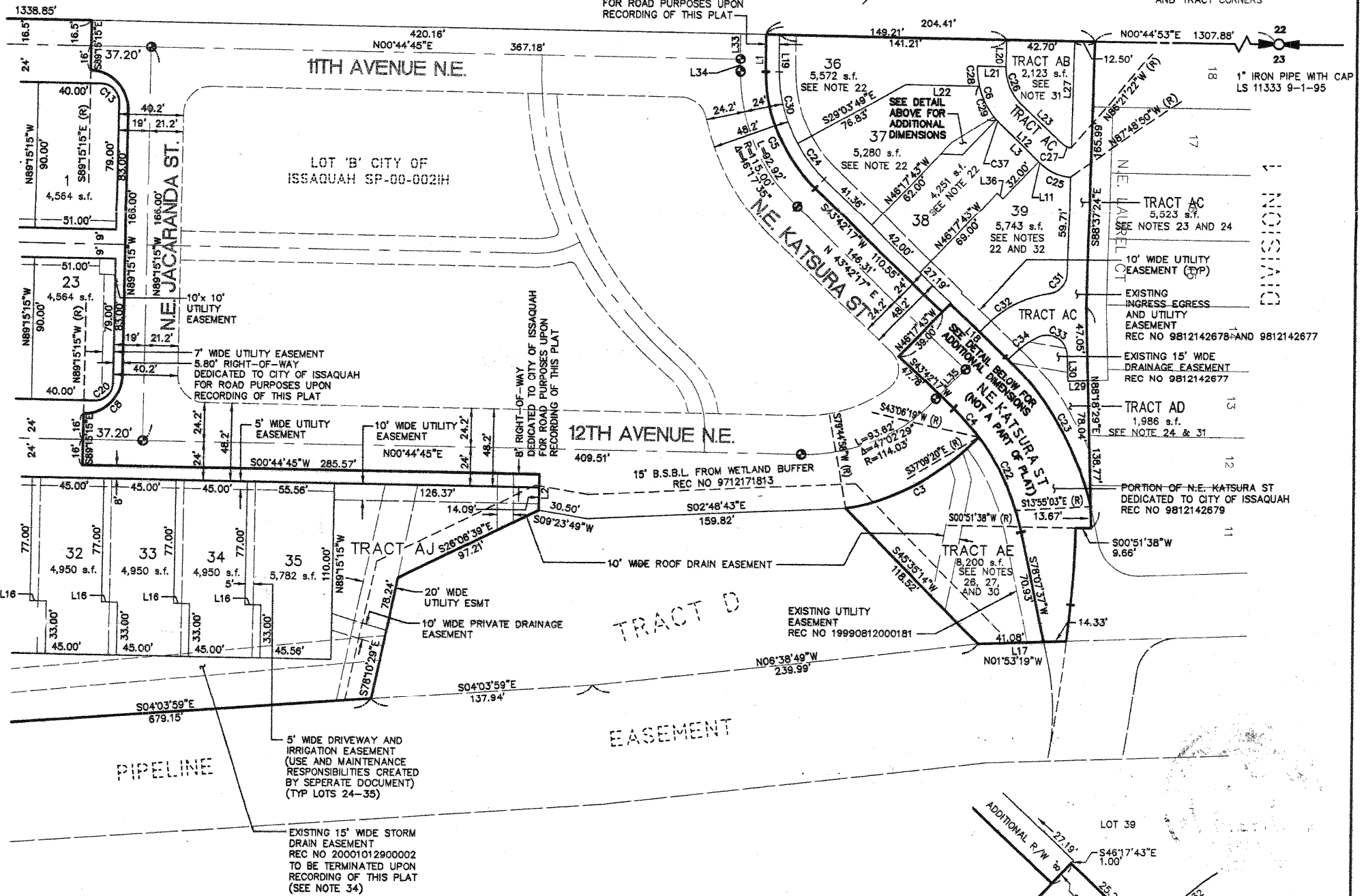


0 25 50 100

- SET BRASS DISK IN 4x4 CONCRETE MONUMENT IN CASE
- SET 1/2 INCH REBAR AND PLASTIC CAP "DEA" 26252 AT ALL LOT AND TRACT CORNERS

DETAIL  
SCALE 1" = 20'

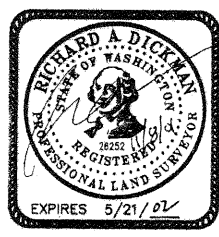
8' RIGHT-OF-WAY  
DEDICATED TO CITY OF ISSAQUAH  
FOR ROAD PURPOSES UPON  
RECORDING OF THIS PLAT



LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	24.25	S89°59'52"W	L17	55.41	N01°53'19"W
L2	22.08	N89°15'15"W	L18	47.78	N43°42'17"E
L3	33.18	N43°42'17"E	L19	24.14	S89°59'52"W
L4	21.82	N65°17'17"E	L20	17.77	N89°15'15"W
L5	32.70	S41°15'33"E	L21	18.00	N01°01'17"E
L6	7.07	S45°44'45"W	L22	45.70	S00°44'45"W
L7	17.35	S00°44'45"W	L23	35.68	N43°42'17"E
L8	27.75	N66°43'01"E	L24	67.03	S88°37'24"E
L9	7.07	S44°15'15"E	L25	12.50	S01°41'31"E
L10	16.32	S00°44'45"W	L26	17.00	S88°18'29"W
L11	2.48	N43°42'17"E	L27	8.86	S43°42'51"E
L12	35.66	N43°42'17"E	L28	9.97	S43°42'51"E
L13	8.10	S41°15'33"E	L29	16.50	S89°59'52"W
L14	8.10	S41°15'33"E	L30	7.96	S89°59'52"W
L15	25.12	S41°15'33"E	L31	26.44	N46°17'43"W
L16	10.00	S00°44'45"W	L32	5.00	N43°42'17"E

CURVE TABLE							
CURVE	RADIUS	DELTA	LENGTH	CURVE	RADIUS	DELTA	LENGTH
C1	577.00	04°49'28"	48.58	C20	11.00	90°00'00"	17.28
C2	1177.00	01°07'57"	23.27	C21	10.00	47°59'42"	8.38
C3	149.53	36°38'39"	95.63	C22	147.80	25°16'57"	65.22
C4	147.80	09°08'23"	23.58	C23	193.80	31°38'17"	107.01
C5	99.00	46°17'35"	79.99	C24	91.00	17°13'54"	27.37
C6	48.00	47°32'20"	39.83	C25	28.00	41°31'07"	20.29
C7	24.00	90°00'00"	37.70	C26	30.00	47°40'19"	24.96
C8	24.00	90°00'00"	37.70	C27	10.00	40°03'39"	6.99
C9	11.00	90°00'00"	17.28	C28	48.00	14°50'45"	12.44
C10	288.00	09°51'04"	49.52	C29	48.00	28°07'59"	23.57
C11	35.00	47°59'42"	29.32	C30	91.00	29°03'41"	2.50
C12	11.00	90°00'00"	17.28	C31	13.00	80°01'08"	18.16
C13	109.00	02°59'18"	5.68	C32	67.50	35°06'35"	41.36
C14	126.00	21°02'40"	46.28	C33	13.00	111°35'24"	25.32
C15	126.00	20°57'38"	46.09	C34	42.50	20°25'57"	15.16
C16	11.00	90°00'00"	17.28	C35	193.80	00°44'22"	2.50
C17	109.00	17°58'34"	34.20	C36	59.00	47°59'42"	49.42
C18	109.00	21°02'26"	40.03	C37	48.00	04°33'35"	3.62

DETAIL  
SCALE 1" = 20'



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