

# ISSAQUAH HIGHLANDS FINAL PLAT OF DIVISIONS 5, 6, 7, 8, AND 11

A PTN. 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

## LEGAL DESCRIPTION

### DIVISION 6

DIVISION 6, as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, records of King County, Washington, being a portion of the Southwest Quarter of Section 23, Township 24 North, Range 6 East, W.M., more particularly described as follows:

Commencing at the Southwest corner of said Section 23, from which point the West Quarter Corner thereof bears N00°44'45"E, thence along the South line of said Section 23 N89°46'52"E, 191.12 feet; thence leaving said South line N48°44'27"E, 155.57 feet to the beginning of a tangent curve to the right, having a radius of 705.00 feet; thence along the arc of said curve 371.77 feet, through a central angle of 30°12'50" to a point of non-tangency; thence N04°03'59"W, 195.76 feet; thence N73°30'32"E, 132.41 feet; thence N10°18'49"E, 386.47 feet; thence N69°52'25"E, 280.00 feet; thence N89°45'04"E, 123.20 feet; thence N00°16'54"W, 81.92 feet to the beginning of a tangent curve to the left, having a radius of 153.00 feet; thence along the arc of said curve 30.68 feet, through a central angle of 11°29'23" to a point of non-tangency; thence N76°40'52"W, 40.19 feet; thence S85°41'38"W, 121.32 feet to the TRUE POINT OF BEGINNING; thence N06°00'07"W, 119.38 feet; thence S83°38'31"W, 284.97 feet to the beginning of a tangent curve to the right, having a radius of 203.00 feet; thence along the arc of said curve 209.15 feet, through a central angle of 59°01'49" to a point of reverse curvature of a curve having a radius of 157.00 feet; thence along the arc of said curve 8.95 feet, through a central angle of 03°15'54" to a point of non-tangency; thence S06°38'49"E, 216.96 feet; thence S04°03'59"E, 20.16 feet; thence N82°11'58"E, 462.97 feet to the TRUE POINT OF BEGINNING.

### DIVISION 7

DIVISION 7, as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, records of King County, Washington, being a portion of the Southwest Quarter of Section 23, Township 24 North, Range 6 East, W.M., more particularly described as follows:

Commencing at the Southwest corner of said Section 23, from which point the West Quarter Corner thereof bears N00°44'45"E, thence along the South line of said Section 23 N89°46'52"E, 191.12 feet; thence leaving said South line N48°44'27"E, 155.57 feet to the beginning of a tangent curve to the right, having a radius of 705.00 feet; thence along the arc of said curve 371.77 feet, through a central angle of 30°12'50" to a point of non-tangency; thence N04°03'59"W, 195.76 feet; thence N73°30'32"E, 132.41 feet; thence N10°18'49"E, 386.47 feet; thence N69°52'25"E, 280.00 feet; thence N89°45'04"E, 123.20 feet; thence N00°16'54"W, 81.92 feet to the beginning of a tangent curve to the left, having a radius of 153.00 feet; thence along the arc of said curve 30.68 feet, through a central angle of 11°29'23" to a point of non-tangency; thence N76°40'52"W, 40.19 feet; thence S85°41'38"W, 121.32 feet to the TRUE POINT OF BEGINNING; thence N06°00'07"W, 119.38 feet; thence S83°38'31"W, 284.97 feet to the beginning of a tangent curve to the right, having a radius of 203.00 feet; thence along the arc of said curve 209.15 feet, through a central angle of 59°01'49" to a point of reverse curvature of a curve having a radius of 157.00 feet; thence along the arc of said curve 8.95 feet, through a central angle of 03°15'54" to a point of non-tangency; thence S06°38'49"E, 216.96 feet; thence S04°03'59"E, 20.16 feet; thence N82°11'58"E, 462.97 feet to the TRUE POINT OF BEGINNING.

feet, thence S85°41'38"W, 121.32 feet; thence S82°11'58"E, 462.97 feet to the beginning of a non-tangent curve to the left, having a radius of 157.00 feet; thence along the arc of said curve 161.75 feet, through a central angle of 59°01'49" to a point of reverse curvature of a curve having a radius of 203.00 feet; thence along the arc of said curve 63.85 feet, through a central angle of 18°01'16" to a point of non-tangency; thence N01°53'19"W, 216.38 feet; thence N68°29'12"E, 72.49 feet; thence S79°48'01"E, 43.00 feet; thence N70°59'33"E, 86.93 feet; thence S88°08'56"E, 62.42 feet; thence S75°15'18"E, 26.00 feet; thence S01°59'56"E, 229.34 feet; thence N83°59'53"E, 180.00 feet; thence S06°00'07"E, 118.33 feet; thence S83°38'31"W, 285.26 feet to the TRUE POINT OF BEGINNING.

### DIVISION 8

DIVISION 8, as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, records of King County, Washington, being a portion of the Southwest Quarter of Section 23, Township 24 North, Range 6 East, W.M., more particularly described as follows:

Commencing at the West Quarter Corner of said Section 23; thence along the West line of said Section 23 S00°44'45"W, 274.72 feet to the south line of Black Nugget Road as shown on said Record of Survey; thence along the south line of said road N82°01'06"E, 335.42 feet to the beginning of a tangent curve to the right, having a radius of 320.00 feet; thence along the arc of said curve 306.54 feet, through a central angle of 54°53'11" to a point of non-tangency; thence leaving the south line of said road S16°02'35"W, 214.28 feet; thence S52°47'34"E, 238.01 feet; thence N31°56'42"E, 162.49 feet to a point on the south line of said road and the beginning of a non-tangent curve to the left, having a radius of 656.44 feet, the radius point of which bears N31°56'42"E; thence along the south line of said road, along the arc of said curve 227.83 feet, through a central angle of 19°53'08" to a point of tangency; thence S77°56'26"E, 425.76 feet to the beginning of a tangent curve to the right, having a radius of 25.00 feet; thence leaving the south line of said road, along the arc of said curve 39.24 feet, through a central angle of 89°55'30" to a point of tangency; thence S11°59'05"W, 46.72 feet to the beginning of a tangent curve to the right, having a radius of 1050.57 feet; thence along the arc of said curve 50.81 feet, through a central angle of 02°46'16" to a point of non-tangency and the TRUE POINT OF BEGINNING; thence S50°35'37"W, 236.21 feet; thence S63°23'23"E, 108.42 feet to the beginning of a non-tangent curve to the right, having a radius of 1040.57 feet, the radius point of which bears N63°23'23"W; thence along the arc of said curve 40.59 feet, through a central angle of 02°14'07" to a point of tangency; thence S28°50'44"W, 130.76 feet; thence S48°49'00"W, 77.58 feet; thence S80°46'00"W, 246.10 feet; thence S06°00'07"E, 118.33 feet; thence N83°38'31"E, 77.05 feet to the beginning of a tangent curve to the left, having a radius of 25.00 feet; thence along the arc of said curve 30.60 feet, through a central angle of 70°07'55" to a point of reverse curvature of a curve having a radius of 112.00 feet; thence along the arc of said curve 170.10 feet; through a central angle of 87°01'11" to a point of reverse curvature of a curve having a radius of 25.00 feet; thence along the arc of said curve 31.28 feet, through a central angle of 71°41'04" to a point of tangency; thence N28°50'44"E, 221.44 feet to the beginning of a tangent curve to the left, having a radius of 1050.57 feet; thence along the arc of said curve 258.34 feet, through a central angle of 14°05'22" to the TRUE POINT OF BEGINNING.

### TRACT H

TRACT H, as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, records of King County, Washington, being a portion of the Southeast Quarter of Section 23, Township 24 North, Range 6 East, W.M., more particularly described as follows:

Commencing at the Southwest corner of said Section 23, from which point the West Quarter Corner thereof bears N00°44'45"E, thence along the South line of said Section 23 N89°46'52"E, 2419.77 feet; thence leaving said South line N14°01'48"E, 760.00 feet; thence N22°01'48"E, 70.00 feet; thence S52°19'14"E, 120.07 feet; thence N53°05'33"E, 170.32 feet to the TRUE POINT OF BEGINNING; thence N02°27'33"W, 181.10 feet; thence N87°32'21"E, 259.98 feet to the beginning of a tangent curve to the right, having a radius of 615.00 feet; thence along the arc of said curve 21.26 feet, through a central angle of 01°58'50" to a point of non-tangency; thence S19°32'00"W, 194.81 feet; thence S87°30'49"W, 208.28 feet to the TRUE POINT OF BEGINNING.

### STORM WATER TRACT B

STORM WATER TRACT B, as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, records of King County, Washington, being a portion of the Southwest Quarter of Section 23, Township 24 North, Range 6 East, W.M., more particularly described as follows:

Commencing at the West Quarter Corner of said Section 23; thence along the West line of said Section 23 S00°44'45"W, 274.72 feet to the south line of Black Nugget Road as shown on said Record of Survey; thence along the south line of said road N82°01'06"E, 335.42 feet to the beginning of a tangent curve to the right, having a radius of 320.00 feet; thence along the arc of said curve 306.54 feet, through a central angle of 54°53'11" to a point of non-tangency; thence leaving the south line of said road S16°02'35"W, 214.28 feet; thence S52°47'34"E, 238.01 feet; thence N31°56'42"E, 162.49 feet to a point on the south line of said road and the beginning of a non-tangent curve to the left, having a radius of 656.44 feet, the radius point of which bears N31°56'42"E; thence along the south line of said road, along the arc of said curve 227.83 feet, through a central angle of 19°53'08" to a point of tangency; thence S77°56'26"E, 425.76 feet to the beginning of a tangent curve to the right, having a radius of 25.00 feet; thence leaving the south line of said road, along the arc of said curve 39.24 feet, through a central angle of 89°55'30" to a point of tangency; thence S11°59'05"W, 46.72 feet to the beginning of a tangent curve to the right, having a radius of 1050.57 feet; thence along the arc of said curve 50.81 feet, through a central angle of 02°46'16" to a point of non-tangency; thence S50°35'37"W, 236.21 feet to the TRUE POINT OF BEGINNING; thence S63°23'23"E, 108.42 feet to the beginning of a non-tangent curve to the right, having a radius of 1040.57 feet, the radius point of which bears N63°23'23"W; thence along the arc of said curve 40.59 feet, through a central angle of 02°14'07" to a point of tangency; thence S28°50'44"W, 130.76 feet; thence S48°49'00"W, 77.58 feet; thence S80°46'00"W, 246.10 feet; thence S06°59'53"W, 180.00 feet; thence N01°59'56"W, 229.34 feet; thence S65°31'48"E, 35.38 feet; thence S75°25'59"E, 144.71 feet; thence N76°15'05"E, 208.96 feet; thence N50°35'37"E, 127.00 feet to the TRUE POINT OF BEGINNING.

### STORM WATER TRACT D

STORM WATER TRACT D, as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, records of King County, Washington, being a portion of the Southwest Quarter of Section 23, Township 24 North, Range 6 East, W.M., more particularly described as follows:

Commencing at the West Quarter Corner of said Section 23; thence along the West line of said Section 23 S00°44'45"W, 274.72 feet to the south line of Black Nugget Road as shown on said Record of Survey; thence along the south line of said road N82°01'06"E, 335.42 feet to the beginning of a tangent curve to the right, having a radius of 320.00 feet; thence along the arc of said curve 306.54 feet, through a central angle of 54°53'11" to a point of non-tangency; thence leaving the south line of said road S16°02'35"W, 214.28 feet; thence S52°47'34"E, 238.01 feet; thence N31°56'42"E, 162.49 feet to a point on the south line of said road and the beginning of a non-tangent curve to the left, having a radius of 656.44 feet, the radius point of which bears N31°56'42"E; thence along the south line of said road, along the arc of said curve 227.83 feet, through a central angle of 19°53'08" to a point of tangency; thence S77°56'26"E, 425.76 feet to the beginning of a tangent curve to the right, having a radius of 25.00 feet; thence leaving the south line of said road, along the arc of said curve 39.24 feet, through a central angle of 89°55'30" to a point of tangency; thence S11°59'05"W, 46.72 feet to the beginning of a tangent curve to the right, having a radius of 1050.57 feet; thence along the arc of said curve 50.81 feet, through a central angle of 02°46'16" to a point of non-tangency and the TRUE POINT OF BEGINNING; thence S50°35'37"W, 236.21 feet; thence S63°23'23"E, 108.42 feet to the beginning of a non-tangent curve to the right, having a radius of 1040.57 feet, the radius point of which bears N63°23'23"W; thence along the arc of said curve 40.59 feet, through a central angle of 02°14'07" to a point of tangency; thence S28°50'44"W, 130.76 feet; thence S48°49'00"W, 77.58 feet; thence S80°46'00"W, 246.10 feet; thence S06°00'07"E, 118.33 feet; thence N83°38'31"E, 77.05 feet to the beginning of a tangent curve to the left, having a radius of 25.00 feet; thence along the arc of said curve 30.60 feet, through a central angle of 70°07'55" to a point of reverse curvature of a curve having a radius of 112.00 feet; thence along the arc of said curve 170.10 feet; through a central angle of 87°01'11" to a point of reverse curvature of a curve having a radius of 25.00 feet; thence along the arc of said curve 31.28 feet, through a central angle of 71°41'04" to a point of tangency; thence N28°50'44"E, 221.44 feet to the beginning of a tangent curve to the left, having a radius of 1050.57 feet; thence along the arc of said curve 258.34 feet, through a central angle of 14°05'22" to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of Proposed Division 5, as shown on said Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey, lying Southerly of the following described line:

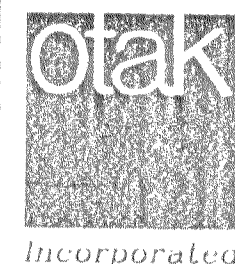
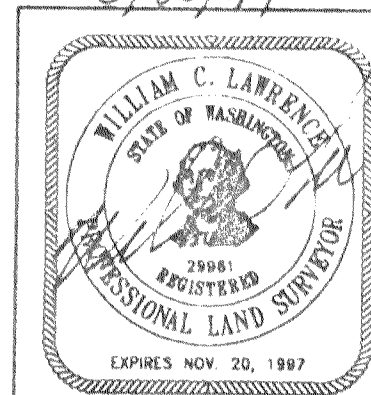
BEGINNING at the above-referenced Point "A"; thence said line runs N85°41'38"E, 36.21 feet, more or less, to a point on the Easterly boundary of said Proposed Division 5 and the terminus of this line description.

### DIVISION 11

DIVISION 11, as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, records of King County, Washington, being a portion of the Southwest Quarter of Section 23, Township 24 North, Range 6 East, W.M., more particularly described as follows:

Commencing at the West Quarter Corner of said Section 23; thence South 00°44'45" West, along the West line of the Southwest Quarter of said section, 244.36 feet to the centerline of Black Nugget Road; thence North 82°01'06" East along said road, 330.81 feet to the centerline of a tangent curve to the right having a radius of 350.00 feet; thence 317.61 feet along the arc of said curve, through a central angle of 51°59'39" to the TRUE POINT OF BEGINNING; thence continuing along the arc of said curve 65.54 feet, through a central angle of 10°43'43" to a point of reverse curvature of a curve having a radius of 626.44 feet; thence 249.24 feet along the arc of said curve, through a central angle of 22°47'46"; thence leaving said road centerline on a radial bearing of South 31°56'43" West, 30.00 feet to the south margin of said road; thence continuing South 31°56'43" West, 162.49 feet; thence North 52°47'34" West, 238.01 feet to the easterly line of the 75 foot wide Pacific Northwest Pipeline Easement; thence North 16°02'35" East along the east line of said easement, 214.28 feet to the southerly margin of said Black Nugget Road; thence continuing North 16°02'35" East, 34.43 feet to the TRUE POINT OF BEGINNING.

Except that portion of Black Nugget Road as dedicated to King County.



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# ISSAQUAH HIGHLANDS

## FINAL PLAT OF DIVISIONS 5,6,7,8, AND 11

A PTN. 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

### LEGAL DESCRIPTION, CONTINUED

#### DIVISION 5

DIVISION 5, as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, records of King County, Washington, being a portion of the Southwest Quarter of Section 23, Township 24 North, Range 6 East, W.M., more particularly described as follows:

Commencing at the Southwest corner of said Section 23, from which point the West Quarter Corner thereof bears N00°44'45"E, thence along the South line of said Section 23 N89°46'52"E, 191.12 feet; thence leaving said South line N48°44'27"E, 155.57 feet to the beginning of a tangent curve to the right, having a radius of 705.00 feet; thence along the arc of said curve 371.77 feet, through a central angle of 30°12'50" to a point of non-tangency; thence N04°03'59"W, 195.76 feet; thence N73°30'32"E, 132.41 feet; thence N10°18'49"E, 386.47 feet; thence N69°52'25"E, 280.00 feet; thence N89°45'04"E, 123.20 feet; thence N00°16'54"W, 81.92 feet to the beginning of a tangent curve to the left, having a radius of 153.00 feet; thence along the arc of said curve 30.68 feet, through a central angle of 11°29'23" to a point of non-tangency and the TRUE POINT OF BEGINNING; thence N76°40'52"W, 40.19 feet to a point herein designated as POINT "A" for reference purposes; thence S85°41'38"W, 121.32 feet; thence N06°00'07"W, 119.38 feet; thence N83°38'31"E, 78.41 feet to the beginning of a tangent curve to the right, having a radius of 25.00 feet; thence along the arc of said curve 30.04 feet, through a central angle of 68°50'46" to a point of reverse curvature of a curve having a radius of 112.00 feet; thence along the arc of said curve 27.14 feet, through a central angle of 13°52'58" to a point of tangency; thence S41°23'41"E, 29.30 feet to the beginning of a tangent curve to the right, having a radius of 153.00 feet; thence along the arc of said curve 79.10 feet, through a central angle of 29°37'24" to the TRUE POINT OF BEGINNING.

EXCEPT that portion lying Southerly of the following described line:

BEGINNING at the above-referenced Point "A"; thence said line runs N85°41'38"E, 36.21 feet, more or less, to a point on the Easterly boundary of said Proposed Division 5 and the terminus of this line description.

#### ROADWAY TRACT J (NOT DEDICATED)

A PORTION OF THE ROADWAYS, as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, records of King County, Washington, being a portion of the Southwest Quarter of Section 23, Township 24 North, Range 6 East, W.M., more particularly described as follows:

Commencing at the Southwest corner of said Section 23, from which point the West Quarter Corner thereof bears N00°44'45"E, thence along the South line of said Section 23 N89°46'52"E, 191.12 feet to a point on the West margin of the roadway as shown on said Record of Survey and the TRUE POINT OF BEGINNING; thence continuing along said South line of Section 23 N89°46'52"E, 137.07 feet to a point on the East margin of the roadway as shown on said Record of Survey; thence leaving said South line of Section 23, along the margin of the roadway as shown on said Record of Survey N48°44'27"E, 52.19 feet to the beginning of a tangent curve to the right having a radius of 615.00 feet; thence along the arc of said curve 440.20 feet, through a central angle of 41°00'37" to a point of tangency; thence N89°45'04"E, 269.69 feet to the beginning of a tangent curve to the left having a radius of 705.00 feet; thence along the arc of said curve 239.52 feet, through a central angle of 19°27'56" to a point of non-tangency; thence leaving the margin of the roadway as shown on said Record of Survey N21°54'33"W, 116.78 feet to a point on the margin of the roadway as shown on said Record of Survey and the beginning of a non-tangent curve to the right having a radius of 25.00 feet, the radius point of which bears S68°05'27"W; thence along the margin of the roadway as shown on said Record of Survey, along the arc of said curve 41.48 feet, through a central angle of 95°03'23" to a point of compound curvature of a curve having a radius of 615.00 feet; thence along the arc of said curve 178.22 feet, through a central angle of 16°36'15" to a point of tangency; thence S89°45'04"W, 269.69 feet to the beginning of a tangent curve to the left having a radius of 705.00 feet; thence along the arc of said curve 504.61 feet, through a central angle of 41°00'37" to a point of tangency; thence S48°44'27"W, 155.57 feet to the TRUE POINT OF BEGINNING.

#### ROADWAY TRACT K (NOT DEDICATED)

A PORTION OF THE ROADWAYS, as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, records of King County, Washington, being a portion of the Southwest Quarter and the Southeast Quarter of Section 23, Township 24 North, Range 6 East, W.M., more particularly described as follows:

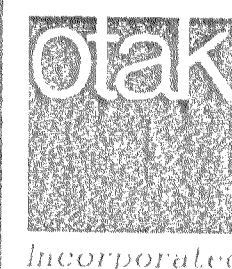
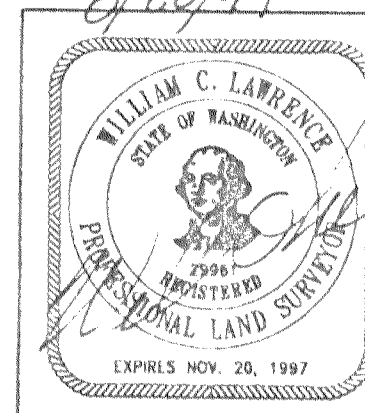
Commencing at the Southwest corner of said Section 23, from which point the West Quarter Corner thereof bears N00°44'45"E; thence along the South line of said Section 23 N89°46'52"E, 328.19 feet to a point on the East margin of the roadway as shown on said Record of Survey; thence leaving said South line of Section 23, along the margin of the roadway as shown on said Record of Survey N48°44'27"E, 52.19 feet to the beginning of a tangent curve to the right having a radius of 615.00 feet; thence along the arc of said curve 440.20 feet, through a central angle of 41°00'37" to a point of tangency; thence N89°45'04"E, 269.69 feet to the beginning of a tangent curve to the left having a radius of 705.00 feet; thence along the arc of said curve 293.53 feet, through a central angle of 23°51'19" to the TRUE POINT OF BEGINNING; thence continuing along the arc of said curve 376.82 feet, through a central angle of 30°37'28" to a point of tangency; thence N35°16'17"E, 305.29 feet to the beginning of a tangent curve to the right having a radius of 615.00 feet; thence along the arc of said curve 561.03 feet, through a central angle of 52°16'03" to a point of tangency; thence N87°32'21"E, 849.71 feet to the beginning of a tangent curve to the right having a radius of 615.00 feet; thence along the arc of said curve 21.26 feet, through a central angle of 01°58'50" to a point of non-tangency; thence N19°32'00"E, 94.99 feet to the beginning of a non-tangent curve to the left having a radius of 705.00 feet, the radius point of which bears S02°09'46"W; thence along the arc of said curve 56.89 feet, through a central angle of 04°37'25" to a point of tangency; thence S87°32'21"W, 849.71 feet to the beginning of a tangent curve to the left having a radius of 705.00 feet; thence along the arc of said curve 643.13 feet, through a central angle of 52°16'03" to a point of tangency; thence S35°16'17"W, 305.29 feet to the beginning of a tangent curve to the right having a radius of 615.00 feet; thence along the arc of said curve 298.00 feet, through a central angle of 27°45'46" to a point of compound curvature of a curve having a radius of 25.00 feet; thence along the arc of said curve 41.48 feet, through a central angle of 95°03'23" to a point of non-tangency; thence leaving the margin of the roadway as shown on said Record of Survey S21°54'33"E, 116.78 feet to the TRUE POINT OF BEGINNING.

#### DEDICATED ROADWAY TRACT

A PORTION OF THE ROADWAYS, as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, records of King County, Washington, being a portion of the Southwest Quarter of Section 23, Township 24 North, Range 6 East, W.M., more particularly described as follows:

Commencing at the West Quarter Corner of said Section 23; thence along the West line of said Section 23 S00°44'45"W, 214.01 feet to a point on the North margin of the roadway as shown on said Record of Survey and the TRUE POINT OF BEGINNING; thence continuing along said West line of Section 23 S00°44'45"W, 60.71 feet to a point on the South margin of the roadway as shown on said Record of Survey; thence leaving said West line of Section 23, along the margin of the roadway as shown on said Record of Survey, or along extensions thereof, N82°01'06"E, 335.42 feet to the beginning of a tangent curve to the right having a radius of 320.00 feet; thence along the arc of said curve 350.31 feet, through a central angle of 62°43'22" to a point of reverse curvature of a curve having a radius of 656.44 feet; thence along the arc of said curve 489.01 feet, through a central angle of 42°40'54" to a point of tangency; thence S77°56'26"E, 425.76 feet to the beginning of a tangent curve to the right having a radius of 25.00 feet; thence along the arc of said curve 39.24 feet, through a central angle of 89°55'30" to a point of tangency; thence S11°59'05"W, 46.72 feet to the beginning of a tangent curve to the right having a radius of 1050.57 feet; thence along the arc of said curve 309.16 feet, through a central angle of 16°51'39" to a point of tangency; thence S28°50'44"W, 221.44 feet to the beginning of a tangent curve to the right having a radius of 25.00 feet; thence along the arc of said curve 31.28 feet, through a central angle of 71°41'04" to a point of reverse curvature of a curve having a radius of 112.00 feet; thence along the arc of said curve 170.10 feet, through a central angle of 87°01'11" to a point of reverse curvature of a curve having a radius of 25.00 feet; thence along the arc of said curve 30.60 feet, through a central angle of 70°07'55" to a point of tangency; thence S83°38'31"W, 362.31 feet to the beginning of a tangent curve to the right having a radius of 157.00 feet; thence along the arc of said curve 161.75 feet, through a central angle of 59°01'49" to a point of reverse curvature of a curve having a radius of 203.00 feet; thence along the arc of said curve 149.73 feet, through a central angle of 42°15'38" to a point of compound curvature of a curve having a radius of 1223.00 feet; thence along the arc of said curve 62.58 feet, through a central angle of 02°55'54" to a point of reverse curvature of a curve having a radius of 25.00 feet; thence along the arc of said curve 35.18 feet, through a central angle of 80°37'53" to a point of non-tangency; thence S01°53'19"E, 67.91 feet to the beginning of a non-tangent curve to the right having a radius of 1177.00 feet, the radius point of which bears S06°49'03"W; thence along the arc of said curve 73.83 feet, through a central angle of 03°35'39" to a point of compound curvature of a curve having a radius of 157.00 feet; thence along the arc of said curve 115.80 feet, through a central angle of 42°15'38" to a point of reverse curvature of a curve having a radius of 203.00 feet; thence along the arc of said curve 209.79 feet, through a central angle of 42°01'49" to a point of tangency; thence N85°48'51"E, 365.38 feet to the beginning of a tangent curve to the right having a radius of 25.00 feet; thence along the arc of said curve 30.04 feet, through a central angle of 68°50'46" to a point of reverse curvature of a curve having a radius of 112.00 feet; thence along the arc of said curve 27.14 feet, through a central angle of 13°52'58" to a point of tangency; thence S41°23'41"E, 29.30 feet to the beginning of a tangent curve to the right having a radius of 153.00 feet; thence along the arc of said curve 109.79 feet, through a central angle of 41°06'47" to a point of tangency; thence S00°16'54"E, 623.67 feet to the beginning of a tangent curve to the left having a radius of 207.00 feet; thence along the arc of said curve 78.14 feet, through a central angle of 21°37'40" to a point of tangency; thence S21°54'33"E 19.52 feet; thence continuing S21°54'33"E, 116.78 feet to the beginning of a non-tangent curve to the left having a radius of 705.00 feet, the radius point of which bears N19°42'52"W; thence along the arc of said curve 54.01 feet, through a central angle of 04°23'23" to a point of non-tangency; thence N21°54'33"W, 116.78 feet; thence continuing N21°54'33"W, 19.52 feet to the beginning of a tangent curve to the right having a radius of 153.00 feet; thence along the arc of said curve 57.75 feet, through a central angle of 21°37'40" to a point of tangency; thence N00°16'54"W, 623.67 feet to the beginning of a tangent curve to the left having a radius of 207.00 feet; thence along the arc of said curve 148.53 feet, through a central angle of 41°06'47" to a point of tangency; thence N41°23'41"W, 29.30 feet to the beginning of a tangent curve to the right having a radius of 58.00 feet; thence along the arc of said curve 160.94 feet, through a central angle of 158°59'07" to a point of tangency; thence S62°24'34"E, 29.19 feet to the beginning of a tangent curve to the left having a radius of 207.00 feet; thence along the arc of said curve 153.04 feet, through a central angle of 42°21'34" to a point of tangency; thence N75°13'53"E, 185.47 feet; thence N14°46'07"W, 54.00 feet; thence S75°13'53"W, 185.47 feet to the beginning of a tangent curve to the right having a radius of 153.00 feet; thence along the arc of said curve 80.80 feet, through a central angle of 30°15'30" to a point of compound curvature of a curve having a radius of 25.00 feet; thence along the arc of said curve 45.10 feet, through a central angle of 103°21'21" to a point of tangency; thence N28°50'44"E, 210.46 feet to the beginning of a tangent curve to the left having a radius of 1096.57 feet; thence along the arc of said curve 322.70 feet, through a central angle of 16°51'39" to a point of tangency; thence N11°59'05"E, 131.63 feet; thence N77°56'26"W, 496.65 feet to the beginning of a tangent curve to the right having a radius of 596.44 feet; thence along the arc of said curve 444.31 feet, through a central angle of 42°40'54" to a point of reverse curvature of a curve having a radius of 380.00 feet; thence along the arc of said curve 415.99 feet, through a central angle of 62°43'22" to a point of tangency; thence S82°01'06"W, 326.21 feet to the TRUE POINT OF BEGINNING.

FILE NO. IH-FP 97-001



620 Kirkland Way Suite 100  
Kirkland, Washington 98033  
Phone: (425) 822-4448  
FAX: (425) 827-9577

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# ISSAQUAH HIGHLANDS FINAL PLAT OF DIVISIONS 5, 6, 7, 8, AND 11

A PTN. 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

## NOTES AND RESTRICTIONS

1. No lot or portion of a lot in this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area required for the use district in which located.

2. The following lots adjacent to an averaged wetland buffer shall be used for the land use shown in perpetuity:

Division 7, Lot 10: Single-Family Residential.

Division 8, north portion: Office, Residential, or use approved by the City.

3. All construction shall comply with the Washington State Plumbing Code.

4. All private utility stub-outs shall be privately owned and maintained by the lot owner.

5. The foundation of a structure 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.

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 on the following lots and divisions: Division 7, Lots 7, 8, 9 and 10; Division 8; Division 11. Permitted fertilizers are organic, slow release types.

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. No visual obstructions between 30 and 90 inches in height above ground shall be permitted within the sight distance easements shown hereon.

8. No portion of a structure in Divisions 6 or 7 shall lie further than 150 feet from the edge of a public street or paved public access easement.

9. Lots 7, 8, 9 and 10, Division 7, and the northern portion of Division 8 shall discharge roof drainage to the adjacent wetlands.

10. 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.

11. Reservoir Tract H is hereby dedicated to the City of Issaquah. All public facilities thereon shall be maintained by the City of Issaquah.

12. Storm Water Tract B and Storm Water Tract D are hereby dedicated to the City of Issaquah.

13. Divisions 5, 8 and 11, and Roadway Tracts J and K are reserved for future development.

14. A school mitigation payment in the amount of Two Thousand Seven Hundred Ninety Two and No/100 Dollars (\$2,792) per single family dwelling unit and One Thousand One Hundred Forty-Six and No/100 Dollars (\$1,146) 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.

15. Bigleaf maple, willow and alder trees are prohibited in the following areas:

Division 6, lots: 2, 3, 6, 7, 10, 11, 14.

Division 7, lots: 10, 11, 13, 14, 19, 20, 23, 24.

All of Division 8.

All of Division 5.

16. The trail lying between Lots 9 and 10 of Division 7 shall be maintained by the Issaquah Highlands Homeowners' Association. Trails within Tracts B and D shall be owned and maintained by the owners of Tracts B and D.

17. Divisions 6 and 7 are subject to the "Declaration of Covenants, Conditions and Restrictions For Issaquah Highlands Residential Properties" recorded under A.F.N. 9704281806.

18. Divisions 5 and 8 are subject to the "Declaration of Easements and Covenant to Share Costs for Issaquah Highlands" recorded under A.F.N. 9704281807.

19. 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 [three-party]).

20. 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]).

21. This plat is subject to easement and conditions contained in document recorded under A.F.N. 8511260851 (to Puget Sound Power and Light Company).

22. This plat is subject to easement and conditions contained in document recorded under A.F.N. 9001221216 (Northwest Pipeline Corporation).

23. 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).

24. All monuments delineated as found were field visited as stated.

25. 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.

26. Effective upon recording this final plat, the following existing short plats are vacated pursuant to a motion approved by the City of Issaquah April 7, 1997:

Lot 2 King County Short Plat 687011 recorded under Auditor's File # 9004259008; Lots 1, 2 and 3 King County Short Plat 687012 recorded under Auditor's File # 9004259007; Lot 2 King County Short Plat 687013 recorded under Auditor's File # 9004259009; Lot 2 King County Short Plat 687015 recorded under Auditor's File # 9004259011; and Lot 3 King County Short Plat 687016 recorded under Auditor's File # 9004259006, as those lots were adjusted in the Boundary Line Adjustment GRLLA 97-001 (Revision) as recorded in Volume 114 of Surveys, page 179, A through I recorded in King County under Auditor's File # 9704289013 and as referenced in the Re-Recorded Supplementary Notice For City of Issaquah Boundary Line Adjustment GRLLA 97-001, Attachment B as re-recorded under Auditor's File # 9708280706, along with the vacation of all portions of roads, storm pond and utility tracts or other dedications located within these new divisions and tracts that are being final platted hereby.

## EASEMENT PROVISIONS

1. An easement is hereby reserved for and granted to Puget Sound Energy Company, U.S. West Communications, Summit Communications, Inc., Grand Ridge Partnership (limited Partnership), and their respective successors and assigns, under and upon the front 5 feet parallel with and adjoining the street and tract frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground pipe, conduit, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone, gas, 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 the 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. An easement is hereby reserved for and granted to the City of Issaquah under and upon all public and private streets, avenues, and places which are herein dedicated and upon the easements shown on the plat and described herein for utilities, water lines, sanitary sewer, and storm drainage. The City of Issaquah shall have the right to construct, maintain, replace, repair and operate water lines, sanitary sewer lines, and storm drainage lines and appurtenances within and together with the right to enter upon said easements at all times for the purposes stated. Structures shall not be constructed upon any area reserved for said easements. The surface of said easement may be used by the property owner if such use does not interfere with the installation or maintenance of the utility.

3. A non-exclusive easement is hereby established over Roadway Tracts J and K for access and utilities. The City or the owner and its designees may construct and maintain a roadway, landscaping, utilities, drainage and related facilities in the easement. All or part of the easement may be dedicated to the City as part of final plat recording of any division within Phase 1A or by deed.

4. An easement is created over Tract R in Division 6 as follows:

(A) A non-exclusive utility easement is hereby established and reserved to the City over that portion of Tract R as shown on the plat (consists of the eastern 15 feet of Tract R) to enter and construct, maintain, replace, repair, and operate a sanitary sewer line. No surface structures shall be allowed by the City within this utility easement and the City shall restore the easement as nearly as possible to the condition existing before the utility work.

(B) Tract R is to be owned and maintained jointly by the Owners of Lots 13 and 14 of Division 6, and the owners of those lots shall have the right to construct, maintain, repair, replace and operate a driveway, utilities and other related access, utility and landscape improvements. Further, the owners of Lots 13 & 14 shall have the non-exclusive right to use the 5 foot easement along the western boundary of those lots to construct, maintain, replace, repair and operate utilities to serve Lots 13 & 14 of Division 6. Except for paving and landscaping, no surface structures shall be allowed in Tract R or in the 5 foot easement along the western boundary of Lots 13 & 14 without the City's approval.

NOTE:

SECTION SUBDIVISION PER  
OSTERGAARD-ROBINSON AND  
ASSOC. RECORD OF SURVEY,  
RECORDED AT VOLUME 106 OF  
SURVEYS, PAGES 23/A H, AS  
ROTATED TO NAD83 (1991).



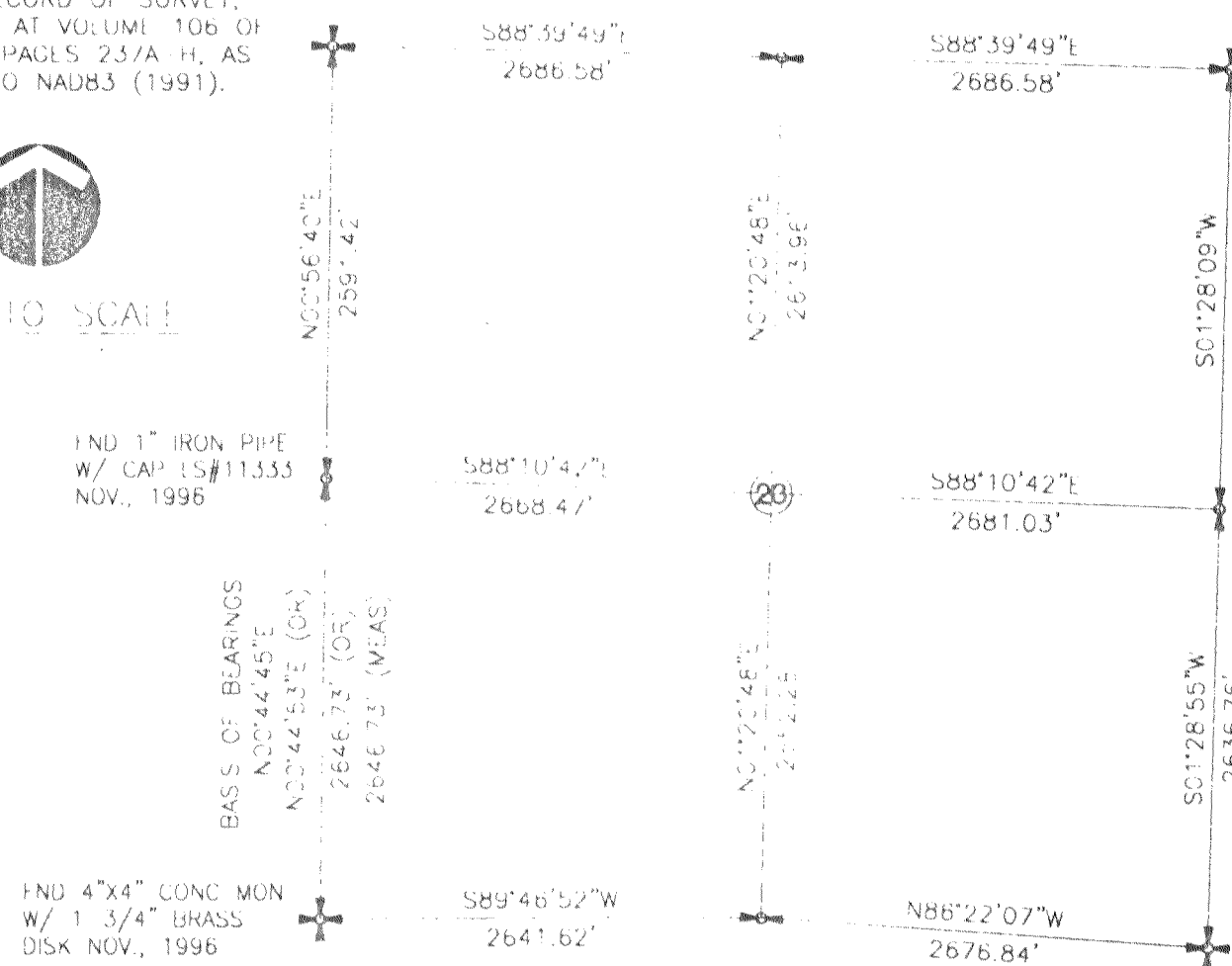
NOT TO SCALE

FND 1" IRON PIPE  
W/ CAP (S#11353)  
NOV., 1996

BASS OF BEARINGS  
N00°44'45"E  
N02°49'53"E (O&)  
2646.75' (O&)  
2646.75' (MEAS)

FND 4"x4" CONC MON  
W/ 1 3/4" BRASS  
DISK NOV., 1996

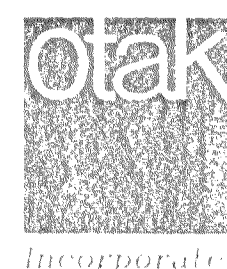
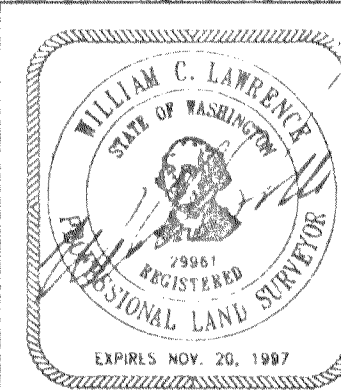
## SECTION SUBDIVISION



SECTION 23, TWP. 24N., RGE. 6E., W.M.

Sub 28, 1997

FILE NO. IH-FP 97-001



620 Kirkland Way Suite 100  
Kirkland, Washington 98033  
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# ISSAQUAH HIGHLANDS FINAL PLAT OF DIVISIONS 5,6,7,8, AND 11

A PTN. 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

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, as owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the Public all roads, easements and rights of way shown hereon, also the right to make necessary slopes for cuts and fills upon the lots and blocks shown on the face of this plat in the original reasonable grading of the streets and avenues shown hereon; and dedicate to the City of Issaquah free and clear of all encumbrances, except as shown hereon; and dedicate all easements for public utilities in favor of the City of Issaquah and grant to the City of Issaquah authority to assign last said easements to other 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

CHAFFEY HOMES INC., A WASHINGTON CORPORATION

BY: Aileen Zavales ITS: V.P., Land Development

U.S. BANK OF WASHINGTON, NATIONAL ASSOCIATION

BY: R.A. Florida ITS: Vice President

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

BY: Douglas B. Solli ITS: Vice-President

PUGET SOUND ENERGY INC. A WASHINGTON CORPORATION

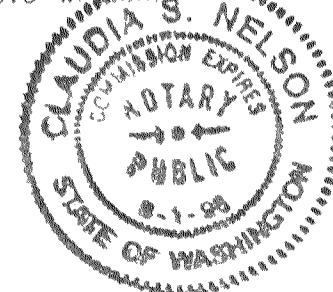
BY: Ann Mulvey ITS: DIRECTOR

## ACKNOWLEDGMENTS

STATE OF WASHINGTON }  
COUNTY OF KING } s.s.

On this 25<sup>th</sup> day of August, 1997, 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 Redmond  
My appointment expires 8-1-98  
Print Name Claudia S. Nelson

State of Washington }  
County of King } ss.

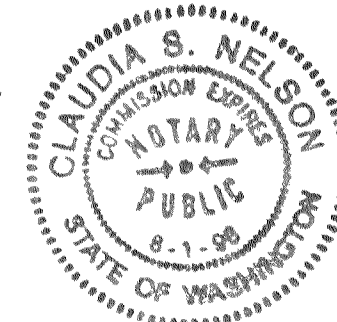
I certify that I have satisfactory evidence that Aileen Zavales signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute this instrument and acknowledge it as the Vice President of Chaffey Homes, Inc. a Washington Corporation to be the free and voluntary act of such (party/parties) for the uses and purposes mentioned in the instrument.

Date: 8-27-97

Signature of  
Notary Public: Claudia S. Nelson

Title: Land Coordinator

My Appointment Expires: 8-1-98



State of Washington }  
County of King } ss.

I certify that I have satisfactory evidence that R.A. Florida signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute this instrument and acknowledge it as the Vice Pres. of USBANK a Washington Corporation to be the free and voluntary act of such (party/parties) for the uses and purposes mentioned in the instrument.

Date: 8-26-97

Signature of  
Notary Public: Claudia S. Nelson

Title: Land Coordinator

My Appointment Expires: 8-1-98



State of Washington }  
County of King } ss.

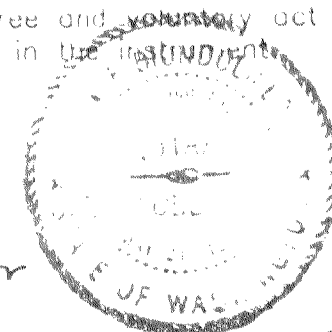
I certify that I have satisfactory evidence that Douglas B. Solli signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute this instrument and acknowledge it as the Vice President of Seafirst Bank, a Washington Corporation to be the free and voluntary act of such (party/parties)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

Date: 8/26/97

Signature of  
Notary Public: Janet Edwards

Title: Loan Officer/Administrator

My Appointment Expires: 5/21/98



State of Washington }  
County of King } ss.

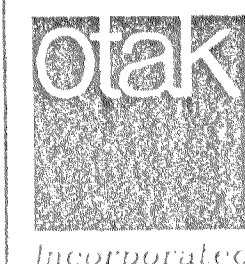
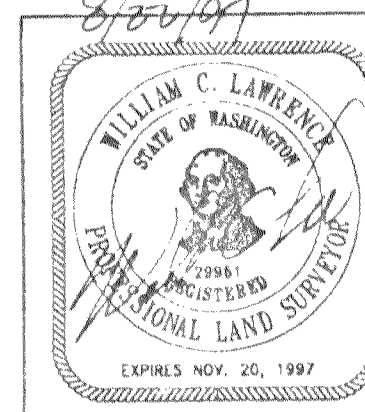
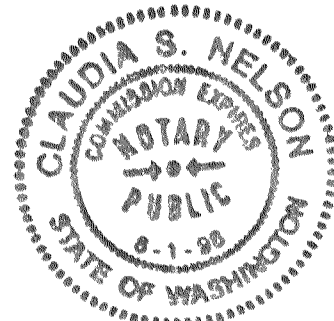
I certify that I have satisfactory evidence that Roger McDuffy signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute this instrument and acknowledge it as the Director of Puget Sound Energy a Washington Corporation to be the free and voluntary act of such (party/parties) for the uses and purposes mentioned in the instrument.

Date: 8-26-97

Signature of  
Notary Public: Claudia S. Nelson

Title: Land Coordinator

My Appointment Expires: 8-1-98



620 Kirkland Way Suite 100  
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# ISSAQUAH HIGHLANDS FINAL PLAT OF DIVISIONS 5, 6, 7, 8, AND 11

A PTN. 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 9<sup>th</sup> day of September 1997 A.D.

*Tracy Evans*  
Tracy Evans, City of Issaquah M.D.R.T.

*Greg Wilder*  
Greg Wilder, City of Issaquah M.D.R.T.

Examined and approved this 9<sup>th</sup> day of September 1997 A.D.

*Rowan Hinds*  
Rowan Hinds, Mayor, City of Issaquah

Examined and approved this 16<sup>th</sup> day of September 1997 A.D.

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

Examined and approved this 9<sup>th</sup> day of September 1997 A.D.

*Jim Conner*  
Jim Conner, City Council President, City of Issaquah

Examined and approved this 17<sup>th</sup> day of SEPT 1997 A.D.

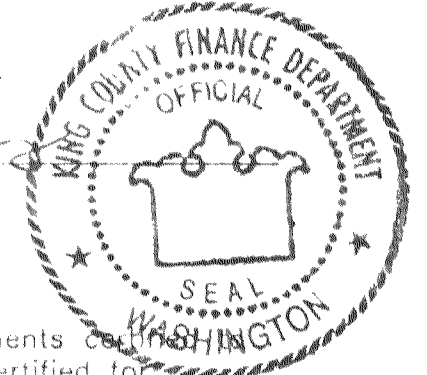
*SCOTT NOBLE* *Lina Elly*  
King County Assessor Deputy King County Assessor

## 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 17<sup>th</sup> day of September 1997 A.D.

*D. Le Dedrick*  
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 16<sup>th</sup> day of SEPTEMBER 1997 A.D.

*Blake*  
Finance Director, City of Issaquah

## SURVEYOR'S CERTIFICATE

I hereby certify that this plat, Issaquah Highlands Final Plat of Divisions 5, 6, 7, 8, and 11, 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 thereon; 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.

*William C. Lawrence*  
William C. Lawrence PLS No. 29961

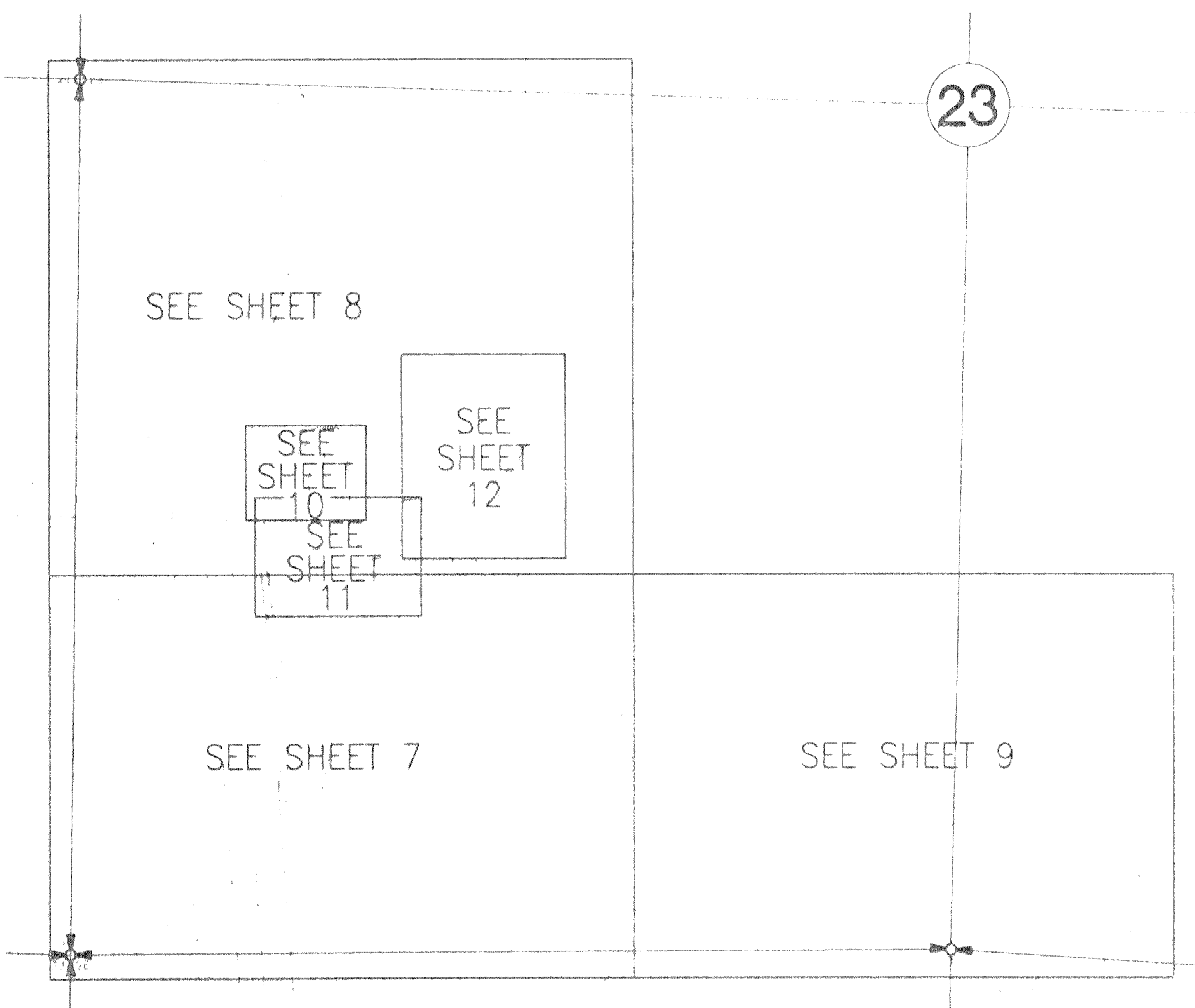
## RECORDING CERTIFICATE 9709170132

Filed for record at the request of the City of Issaquah this 17<sup>th</sup> day of Sept. 1997, at 52 minutes past 12 PM, in Volume 181 of Plats at pages 84-95, Records of King County, Washington.

## DIVISION OF RECORDS AND ELECTION

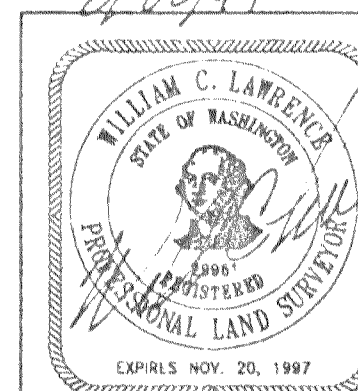
*Superintendent*  
Manager

*Superintendent*  
Superintendent of Records

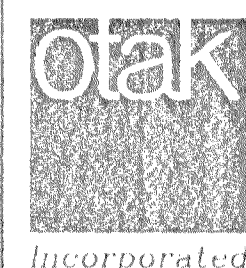


## SHEET INDEX

NOT TO SCALE



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# ISSAQUAH HIGHLANDS

## FINAL PLAT OF DIVISIONS 5,6,7,8, AND 11

A PTN. 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

FND 1" IRON PIPE  
W/CAP LS#11333  
NOV., 1996

22 23

N 88°10'34" W 2668.47' (OR)

N 88°10'42" W 2668.47' (CALC)

N 01°20'48" E 2552.28' (CALC)

N 01°20'55" E 2552.28' (OR)

262406-9170

262406-9114

262406-9114

FND 4"x4" CONC  
MON W/1 3/4"  
BRASS DISK  
NOV., 1996

22 23  
27 26

N 89°46'59" E 2641.62' (OR)

N 89°46'52" E 2641.62' (CALC)

23  
26

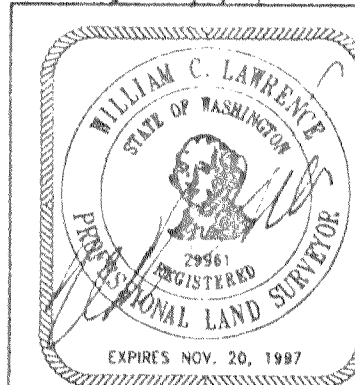
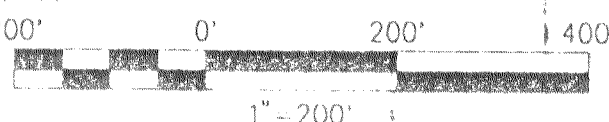
### Legend

- ⊕ CONCRETE MONUMENT IN CASE (SET)
- ⊕ CONCRETE MONUMENT IN CASE (FOUND)
- REBAR AND CAP LS# 29961 (SET)
- REBAR AND CAP (FOUND)
- B.S.B.L. BUILDING SETBACK LINE
- S.D. ESMT SIGHT DISTANCE EASEMENT
- (OR) Ostergaard Robinson and Assoc., ROS V.106 P.237 A-H
- (MEAS) Measured
- (CALC) Proposed Division and Tracts

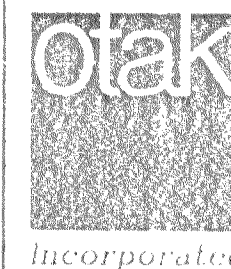
PHASE 1A PRELIMINARY PLAT

NOTE:  
SECTION SUBDIVISION PER  
OSTERGAARD ROBINSON AND ASSOC.  
ROS V.106 P.237 A-H  
SEE SHEET 5 OF 12

Meridian: Washington Coordinate,  
System of 1983, North Zone  
Basis of Bearing: The West line  
of the Southwest 1/4 of Sec. 23,  
T.24N., R.6E., W.M. Measured as  
N 00°44'45" E



FILE NO. IH-FP 97-001



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DATE: 08/22/97 08:21am  
DWC NAME: J:\5100\5160\DWG\C160S135.DWG



191.1°  
N89°46'52"E

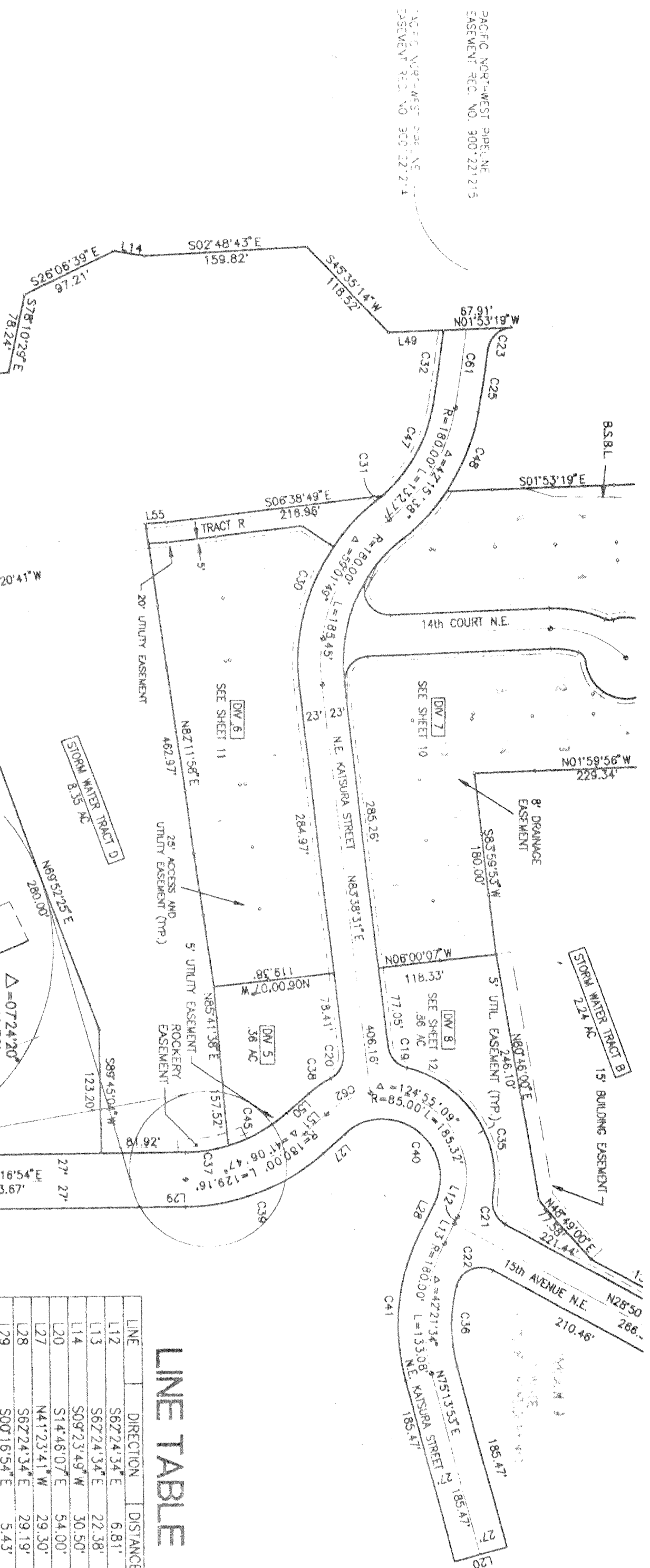
## CURVE TABLE

LINE	DIRECTION	DISTANCE
L12	S67.24.34 E	6.81'
L13	S67.24.34 E	22.38'
L14	S09.20.49 W	30.50'
L20	S14.48.01 E	54.00'
L27	N41.23.41 W	29.30'
L28	S62.24.34 E	29.19'
L29	S07.16.54 E	5.43'
L30	N75.13.53 E	1.03'
L49	S01.53.19 E	55.41'
L50	N41.23.41 W	29.30'
L51	N41.23.41 W	29.30'
L55	N04.03.59 W	20.16'

LINE TABLE

### Legend

- 



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SHEET 7 OF 12

# ISSAQUAH HIGHLANDS FINAL PLAT OF DIVISIONS 5,6,7,8, AND 11

A PTN. 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

N00°44'45"E 2432.72'

N00°44'45"E 2432.72'

244.36'  
214.01'



LINE	DIRECTION	DISTANCE
L12	S67°24'34"E	6.81'
L13	S67°24'34"E	22.38'
L17	S79°48'01"E	36.50'
L18	S75°15'18"E	26.00'
L19	N65°31'48"W	35.38'
L20	S14°46'07"E	54.00'
L25	N1°59'05"E	131.63'
L26	N1°59'05"E	46.72'
L27	N41°23'41"W	29.30'
L28	S67°24'34"E	29.19'
L49	S01°53'19"E	55.41'
L50	N41°23'41"W	29.30'
L51	N41°23'41"W	29.30'
L60	S75°00'26"E	23.77'
L61	S84°59'46"E	17.43'
L62	N84°25'13"E	29.62'
L63	N74°17'49"E	30.19'
L64	N65°25'50"E	55.28'
L65	S86°44'19"E	25.00'
L66	N49°54'00"E	30.11'
L67	N27°31'45"E	28.00'
L68	N12°40'27"W	23.59'
L69	N56°48'46"E	34.02'
L70	N47°14'15"E	47.59'
L71	S85°23'13"E	15.20'
L72	S60°47'45"E	21.34'
L73	S33°42'30"E	18.91'
L74	N37°35'20"E	100.84'
L75	N76°54'23"E	31.85'
L76	S70°38'45"E	25.44'
L77	S16°02'35"W	34.43'

## LINE TABLE

CURVE	RADIUS	LENGTH	DELTA
C11	656.44'	261.18'	22°47'46"
C18	25.00'	39.24'	89°55'30"
C19	25.00'	30.60'	70°07'55"
C20	25.00'	30.04'	68°50'46"
C21	25.00'	31.28'	71°41'04"
C22	25.00'	45.10'	103°21'21"
C23	25.00'	35.18'	80°37'53"
C25	1223.00'	62.58'	02°55'54"
C30	203.00'	209.15'	59°01'49"
C31	157.00'	8.95'	03°15'54"
C32	1177.00'	73.83'	1°40'52"
C34	1050.57'	258.34'	1°40'52"
C35	112.00'	170.10'	87°01'11"
C36	153.00'	80.80'	30°15'30"
C38	112.00'	27.14'	1°52'58"
C40	58.00'	160.94'	156°59'07"
C41	207.00'	153.04'	42°21'34"
C47	157.00'	106.85'	38°59'44"
C48	203.00'	85.88'	2°41'42"
C49	1050.57'	50.81'	02°46'16"
C50	1096.57'	322.70'	16°51'39"
C54	656.44'	227.83'	19°53'08"
C55	320.00'	306.54'	5°45'31"
C56	320.00'	43.77'	07°50'11"
C60	1040.57'	40.59'	02°41'07"
C61	1200.00'	78.80'	03°45'44"
C62	85.00'	50.54'	34°03'58"
C80	656.44'	111.94'	09°46'15"
C81	656.44'	8.23'	00°43'05"
C82	656.44'	141.01'	12°18'26"
C83	350.00'	65.54'	10°43'43"

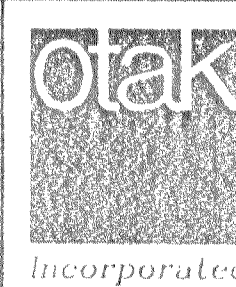
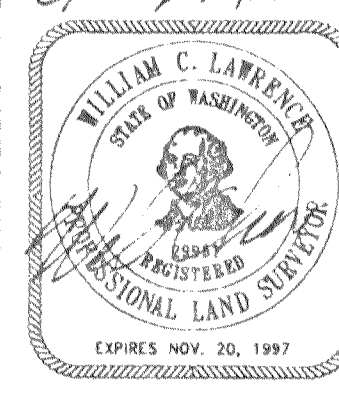
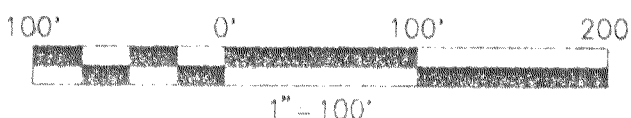
## CURVE TABLE

### MONUMENTATION NOTE

BRASS TACKS SHALL BE SET IN SIDEWALK AT ONE FOOT OFFSETS ALONG THE PROJECTED LOT LINES TO LOT CORNERS FRONTING DEDICATED ROADWAYS UNLESS OTHERWISE NOTED.

### Legend

- CONCRETE MONUMENT IN CASE (SET)
- ⊕ CONCRETE MONUMENT IN CASE (FOUND)
- REBAR AND CAP LS# 29961 (SET)
- REBAR AND CAP (FOUND)
- B.S.B.L. BUILDING SETBACK LINE
- S.D. ESMT SIGHT DISTANCE EASEMENT



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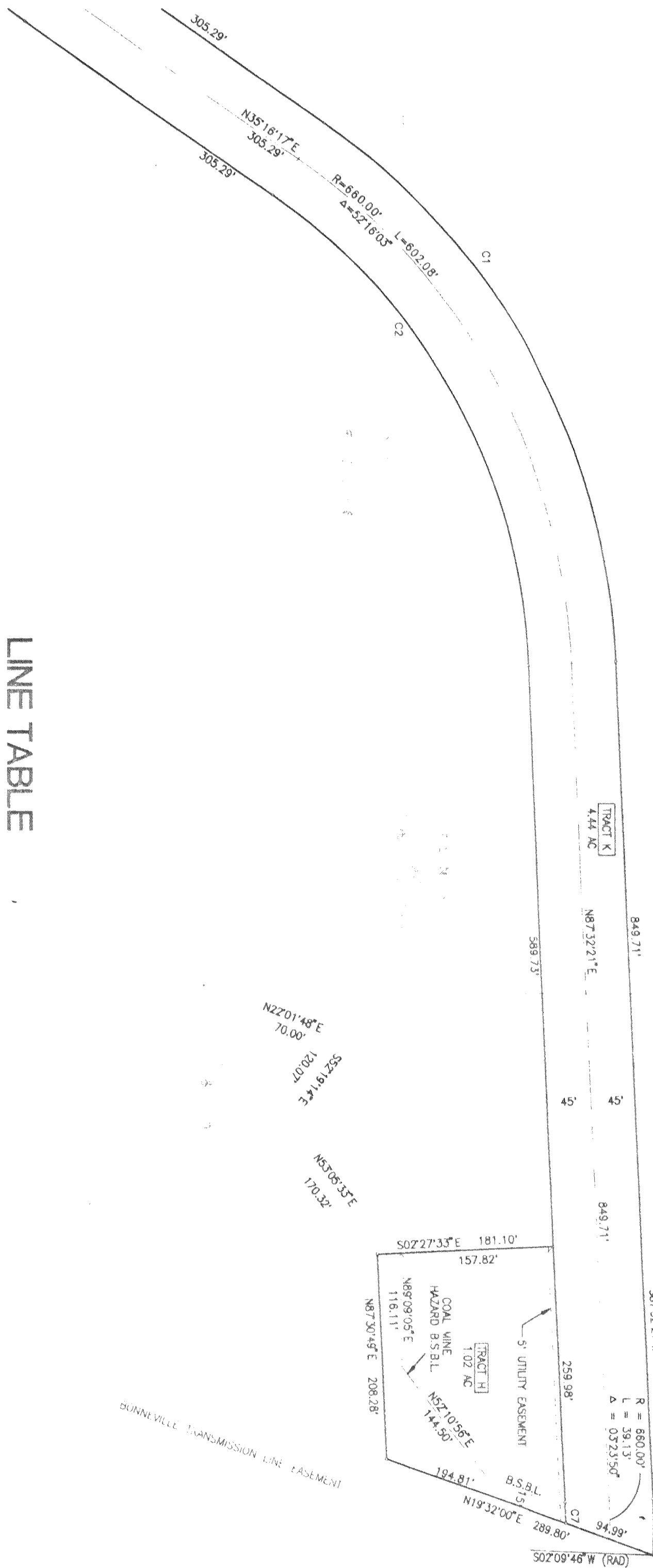
SHEET 8 OF 12



# ISSAQUAH HIGHLANDS FINAL PLAT OF DIVISIONS 5,6,7,8, AND 11



A PTN. 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



LINE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	705.00'	64.513'	52°16'03"
C2	615.00'	561.03'	52°16'03"
C7	615.00'	21.26'	01°58'50"
C39	705.00'	56.89'	04°37'25"

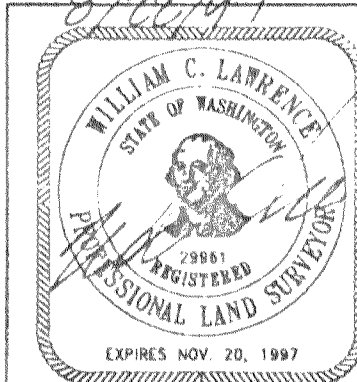
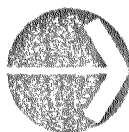
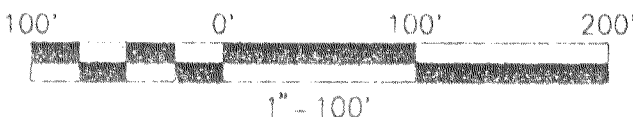
N85°45'52\"/>

221.85'



## Legend

- CONCRETE MONUMENT IN CASE (SET)
- ⊕ CONCRETE MONUMENT IN CASE (FOUND)
- REBAR AND CAP LS# 29961 (SET)
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- B.S.B.L. BUILDING SETBACK LINE
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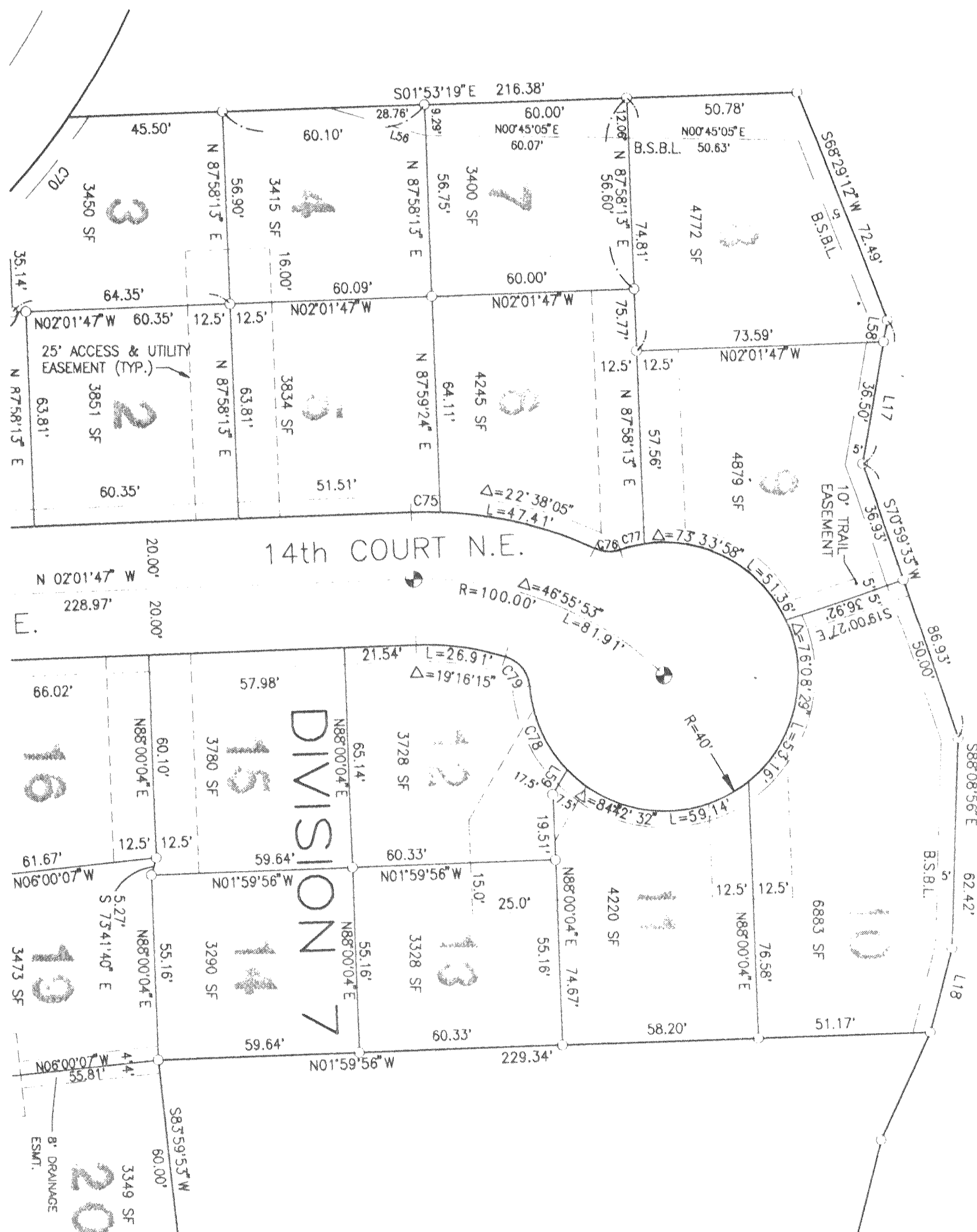
SHEET 9 OF 12

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181 92

# ISSAQUAH HIGHLANDS FINAL PLAT OF DIVISIONS 5,6,7,8, AND 11

A PTN. 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

SEE SHEET 11 OF 12



LINE TABLE

LINE	DIRECTION	DISTANCE
L17	N79°48'01"W	43.00'
L18	S75°15'18"E	26.00'
L56	N15°59'47"E	30.25'
L58	S79°48'01"E	6.50'
L59	S59°38'13"E	8.51'

CURVE TABLE

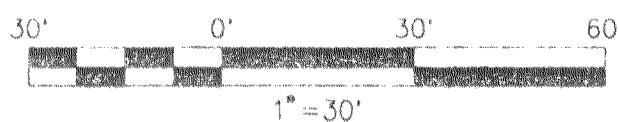
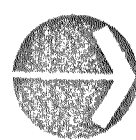
CURVE	RADIUS	LENGTH	DELTA
C70	203.00'	28.89'	08°09'15"
C75	120.00'	8.57'	04°05'28"
C76	10.00'	7.63'	43°41'27"
C77	40.00'	7.36'	10°32'54"
C78	40.00'	27.55'	39°28'02"
C79	10.00'	11.90'	68°11'47"

**MONUMENTATION NOTE**

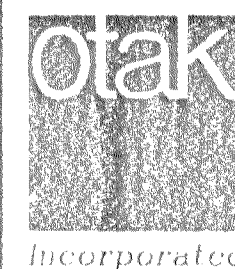
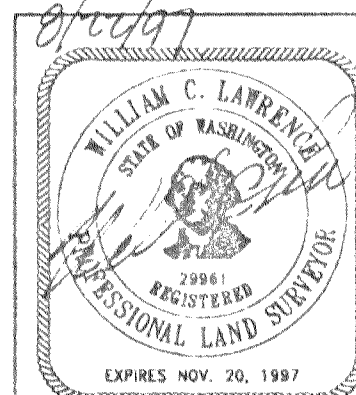
BRASS TACKS SHALL BE SET IN SIDEWALK AT ONE FOOT OFFSETS ALONG THE PROJECTED LOT LINES TO LOT CORNERS FRONTING DEDICATED ROADWAYS UNLESS OTHERWISE NOTED.

**Legend**

- CONCRETE MONUMENT IN CASE (SET)
- ⊕ CONCRETE MONUMENT IN CASE (FOUND)
- REBAR AND CAP LS# 29961 (SET)
- REBAR AND CAP (FOUND)
- B.S.B.L. BUILDING SETBACK LINE
- S.D. ESMT. SIGHT DISTANCE EASEMENT



FILE NO. IH-FP 97-001



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SHEET 10 OF 12



# ISSAQUAH HIGHLANDS FINAL PLAT OF DIVISIONS 5,6,7,8, AND 11

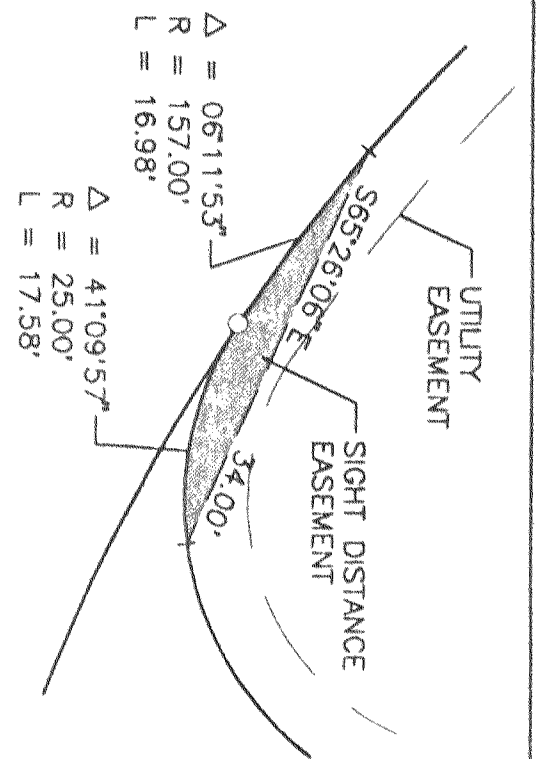
A PTN. OF THE SW 1/4 AND THE SE 1/4 OF SECTION 23, T.24N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SEE SHEET 10 OF 12

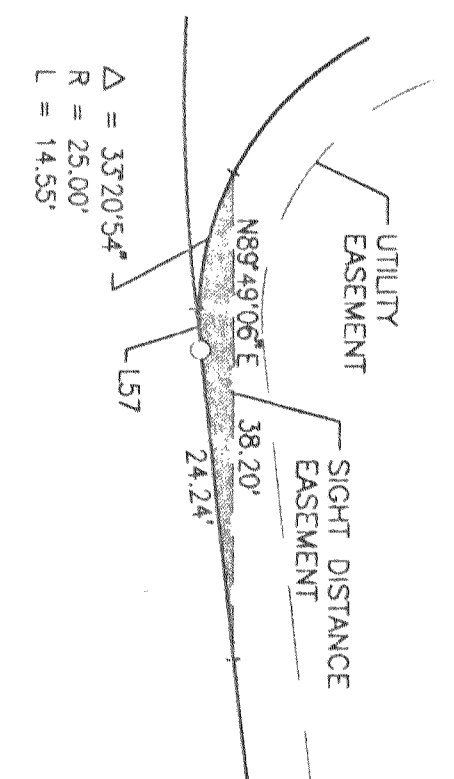
DETAIL 'A'

NOT TO SCALE



DETAIL 'B'

NOT TO SCALE



## CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C31	157.00'	8.95'	0.51554
C66	203.00'	62.92'	17.4528
C67	203.00'	46.83'	13.1301
C68	203.00'	66.64'	18.3134
C69	203.00'	33.76'	0.93146
C70	203.00'	28.89'	0.80915
C71	203.00'	34.96'	0.95201
C72	157.00'	52.49'	19.0921
C73	25.00'	34.78'	125.3246
C74	25.00'	41.16'	94.1942

## LINE TABLE

LINE	DIRECTION	DISTANCE
L15	N82°11'58"E	20.04'
L54	N04°03'59"W	19.31'
L55	N04°03'59"W	20.16'
L57	N83°38'31"E	3.31'

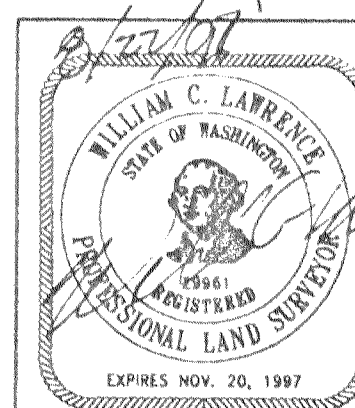
FILE NO. IH-FP 97-001

## Legend

- CONCRETE MONUMENT IN CASE (SET)
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## MONUMENTATION NOTE

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SHEET 11 of 12

# ISSAQUAH-HIGHLANDS

## TRACT A FINAL PLAT OF DIVISIONS 5,6,7,8, AND 11

A PTN. 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

### Legend

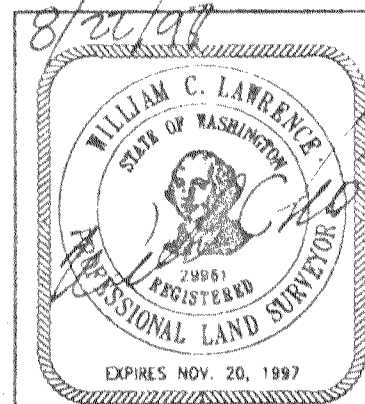
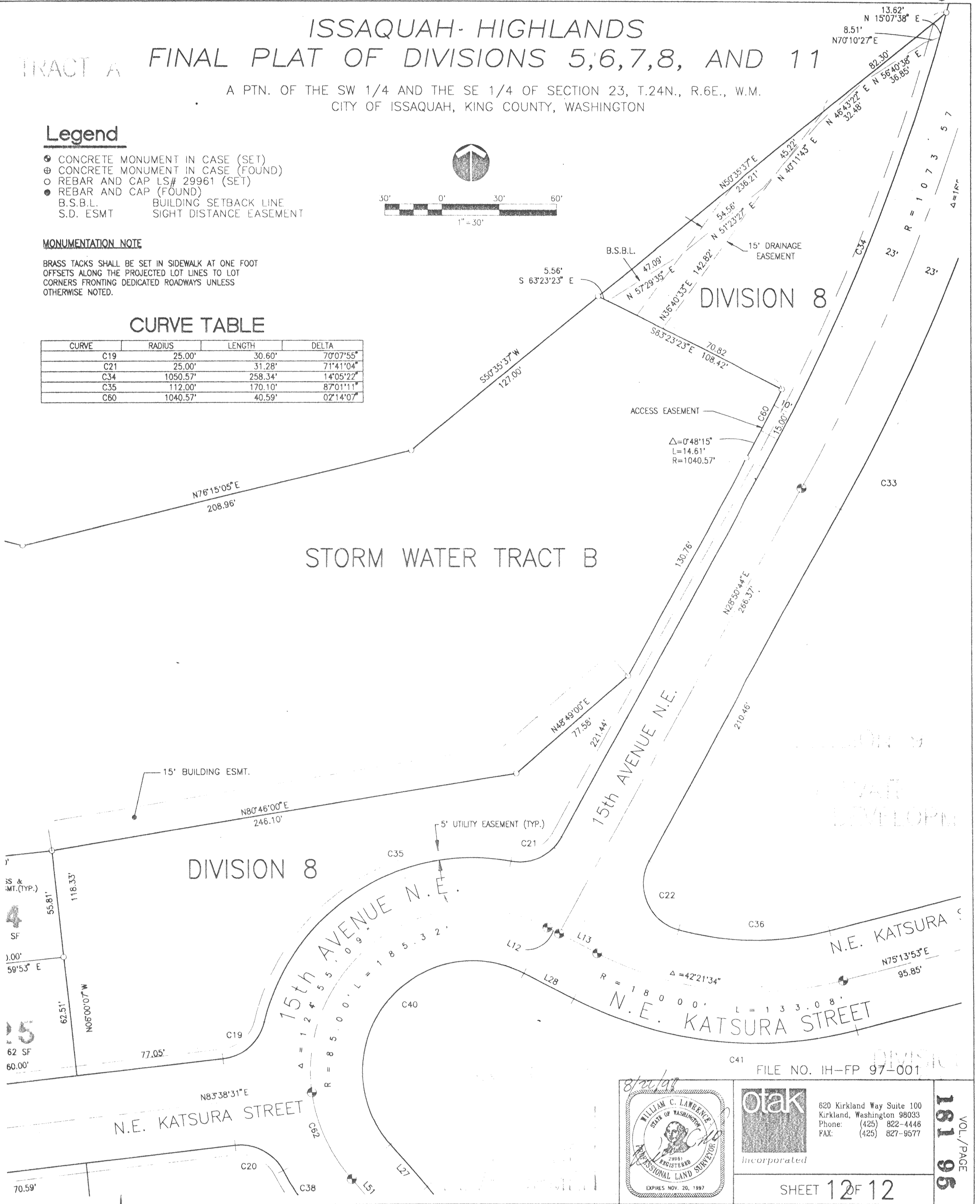
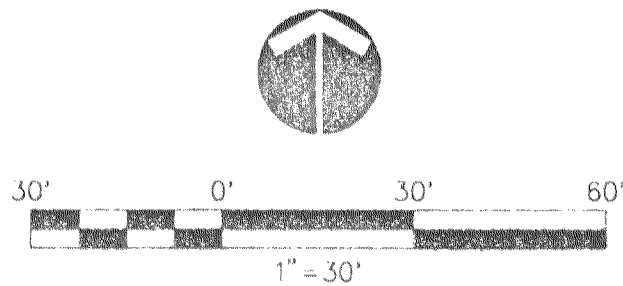
- ⊙ CONCRETE MONUMENT IN CASE (SET)
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### CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C19	25.00'	30.60'	70°07'55"
C21	25.00'	31.28'	71°41'04"
C34	1050.57'	258.34'	14°05'22"
C35	112.00'	170.10'	87°01'11"
C60	1040.57'	40.59'	02°14'07"



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SHEET 12 OF 12

FILE NO. IH-FP 97-001