

# FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 24 AND 25 (REPLAT OF TRACT 'V')

A PORTION OF THE SOUTH 1/2 OF SECTION 23, T.24N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

## APPROVALS

Examined and approved this 18 day of DECEMBER 2001 A.D.

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

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

Examined and approved this 19<sup>th</sup> day of December 2001 A.D.

Ava Frisinger  
Ava Frisinger, Mayor, City of Issaquah

Examined and approved this 19<sup>th</sup> day of December 2001 A.D.

Bill McGill, General Services Director, City of Issaquah  
Marcia Covum, City Clerk

Examined and approved this 19<sup>th</sup> day of December 2001 A.D.

Fred Kempe, City Council President, City of Issaquah

Examined and approved this 19<sup>TH</sup> day of DECEMBER 2001 A.D.

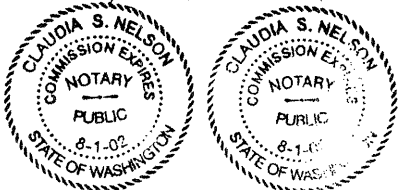
SCOTT NOBLE King County Assessor  
Jim Egan Deputy King County Assessor

## ACKNOWLEDGMENTS

STATE OF WASHINGTON }  
COUNTY OF KING } ss

On this 9<sup>th</sup> day of November, 2001, before me, a Notary Public in and for the State of Washington, personally appeared Joel 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 Bellevue  
My appointment expires 8-1-02  
Print Name Claudia S. Nelson

State of Washington }  
County of King } ss.

I certify that I have satisfactory evidence that Douglas B. Blitt signed 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.

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 20<sup>th</sup> day of December 2001 A.D.

Garry Holmes  
Manager, King County Office of Finance

Lillian C. Yetta  
Deputy

## 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 19 day of DECEMBER 2001 A.D.

Michael J. DeWitt  
Finance Director, City of Issaquah

## SURVEYOR'S CERTIFICATE

I hereby certify that this replat of Tract 'V', 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 21 day of DEC 2001, at 30 minutes past 2:00 P.M., in Volume 201 of Plats at pages 38-42, Records of King County, Washington.

Recording No. 20011220000390  
DIVISION OF RECORDS AND ELECTION

Bob Roegner Manager  
Walt Washington Superintendent of Records

## DEDICATION

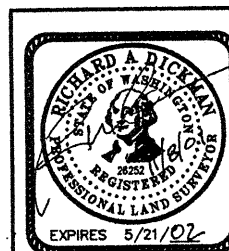
KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, as owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the public all of those roads, alleys, easements and rights of way which are shown hereon for public use (excluding any private roads shown on this plat)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

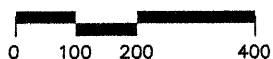
BY: Douglas B. Blitt ITS: Senior Vice-President



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

SHEET 1 OF 5

A PORTION OF THE SOUTH 1/2 OF SECTION 23, T.24N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



A PORTION OF THE SOUTH 1/2 OF SECTION 23, T.24N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

1. ALL MONUMENTS DEDICATED 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. 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.
4. ALL CONSTRUCTION SHALL COMPLY WITH THE WASHINGTON STATE PLUMBING CODE.
5. ALL PRIVATE DRAINAGE EASEMENTS TO BE RECORDED BY SEPARATE DOCUMENT AFTER THE RECORDING OF THIS PLAT.
6. ALL FUTURE PRIVATE UTILITY STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
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.
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 WIRES FOR TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE, CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION USES SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.
10. DIVISION 25 BUILDINGS ADJACENT TO THE WETLANDS TO THE EAST SHALL DISCHARGE ROOF DRAINAGE TO ADJACENT WETLAND NF20.
11. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES OR CERTAIN FERTILIZERS IS PROHIBITED IN THE 15 FOOT BUILDING SETBACK AREA FROM STREAM AND WETLAND BUFFERS IN DIVISION 25.
12. UPON DEVELOPMENT OF DIVISIONS 24 AND 25, ANY APPLICANT FOR DEVELOPMENT SHALL ADOPT TESTING STANDARDS THAT VERIFY THAT THE LOW 1/1 DESIGN VALUES ARE ACHIEVED, TEST MANHOLES AND SIDE SEWERS, AND LOCATE SEWERS IN AREAS THAT DO NOT ENCOURAGE INFLOW.
13. DIVISIONS 24 AND 25 ARE SUBJECT TO AN EASEMENT 5 FEET IN WIDTH TO THE BENEFIT OF PUGET SOUND ENERGY, U.S. WEST COMMUNICATIONS AND SUMMIT COMMUNICATIONS FOR THE PURPOSE OF UTILITIES AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO.9709091546, AND AS PLOTTED HEREON.
14. DIVISIONS 25 SUBJECT TO AN EASEMENT 5 FEET IN WIDTH TO THE BENEFIT OF PUGET SOUND ENERGY, U.S. WEST COMMUNICATIONS AND SUMMIT COMMUNICATIONS FOR THE PURPOSE OF UTILITIES AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO.9812142621, AND AS PLOTTED HEREON.
15. ANY DEVELOPMENT IN DIVISION 25 MUST COMPLY WITH THE REQUIREMENTS OF THE ISSAQUAH HIGHLANDS CRITICAL AREAS STANDARDS INCLUDING THE BUFFER AND SETBACK REQUIREMENTS OF APPENDIX 'E' OF THE TWO PARTY AGREEMENT, UNLESS SUCH REQUIREMENTS ARE MODIFIED PURSUANT TO SAID APPENDIX 'E'.
16. 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.
17. 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.
18. DIVISIONS 24 AND 25 ARE SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 'ISSAQUAH HIGHLANDS COMMERCIAL AND MULTI-FAMILY (RENTAL) PROPERTIES' AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9712190670 AND AS AMENDED.
19. DIVISIONS 24 AND 25 ARE SUBJECT TO THE "DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR ISSAQUAH HIGHLANDS" RECORDED UNDER A.F.N. 9704281807 AND AS AMENDED
20. THIS PLAT IS SUBJECT TO AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN DOCUMENT RECORDED UNDER A.F.N. 9606180756 (RECORDED TO GIVE NOTICE OF THE JOINT AGREEMENT INCLUDING THE EASTERN ACCESS COVENANTS [THREE-PARTY]). AND AS MODIFIED BY INSTRUMENTS FILED UNDER RECORDING NO'S. 9805110405 AND 9712190677.
21. 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.
22. 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.

23. 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.

24. THIS PLAT IS SUBJECT TO PROVISIONS OF ARTICLES OF INCORPORATION AND BY-LAWS OF THE ISSAQUAH HIGHLANDS NON-RESIDENTIAL OWNERS ASSOCIATION, AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION.

25. 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.

26. THIS PLAT IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS CONTAINED AND OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 183 OF PLATS AT PAGE(S) 88-98. RECORDS OF KING COUNTY, WASHINGTON. - RECORDING NO.9712171813, EXCEPT AS MODIFIED HEREIN BY THIS PLAT.

27. THIS PLAT IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, CONTAINED AND OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 187 OF PLATS AT PAGE(S) 57-62. RECORDS OF KING COUNTY, WASHINGTON. - RECORDING NO.9812142621, EXCEPT AS MODIFIED HEREIN BY THIS PLAT.

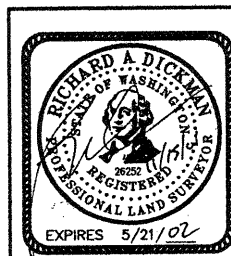
28. THIS PLAT IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, CONTAINED AND OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 191 OF PLATS AT PAGE(S) 85-91. RECORDS OF KING COUNTY, WASHINGTON. - RECORDING NO.199910110069, EXCEPT AS MODIFIED HEREIN BY THIS PLAT.

29. DIVISION 25 ENCOMPASSES A PORTION OF A COAL MINE HAZARD AREA. ALL DEVELOPMENT IN THE HAZARD AREA SHALL ADHERE TO AND BE CONSISTENT WITH THE AMENDED (AM00-015H) APPENDIX B-PART 4, SUPPLEMENTAL DEVELOPMENT MITIGATION ZONES 1, 2, AND 3, OR AS SUBSEQUENTLY MODIFIED. A NOTICE OF RISK AND CITY WAIVER FORM MUST BE EXECUTED OR BE ON FILE FOR ALL TRACTS OR DIVISIONS WITHIN THE COAL MINE HAZARD AREA PRIOR TO ISSUANCE OF ANY DEVELOPMENT PERMIT.

1. A PRIVATE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY, U.S. WEST COMMUNICATIONS, MILLENNIUM COMMUNICATION, INC., GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON A 5.00 FOOT WIDE STRIP OF PRIVATE LAND AS SHOWN ON SHEET 5 OF 5 HEREON, TOGETHER WITH THAT 5' FOOT STRIP OF LAND FOR UTILITIES AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9710091546 AND 9812142621 IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, REPLACE, REPAIR, OPERATE AND MAINTAIN UNDERGROUND POLE, 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 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. NO BUILDING SHALL BE PLACED WITHIN THE EASEMENTS WITHOUT THE 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 OR AREAS 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.

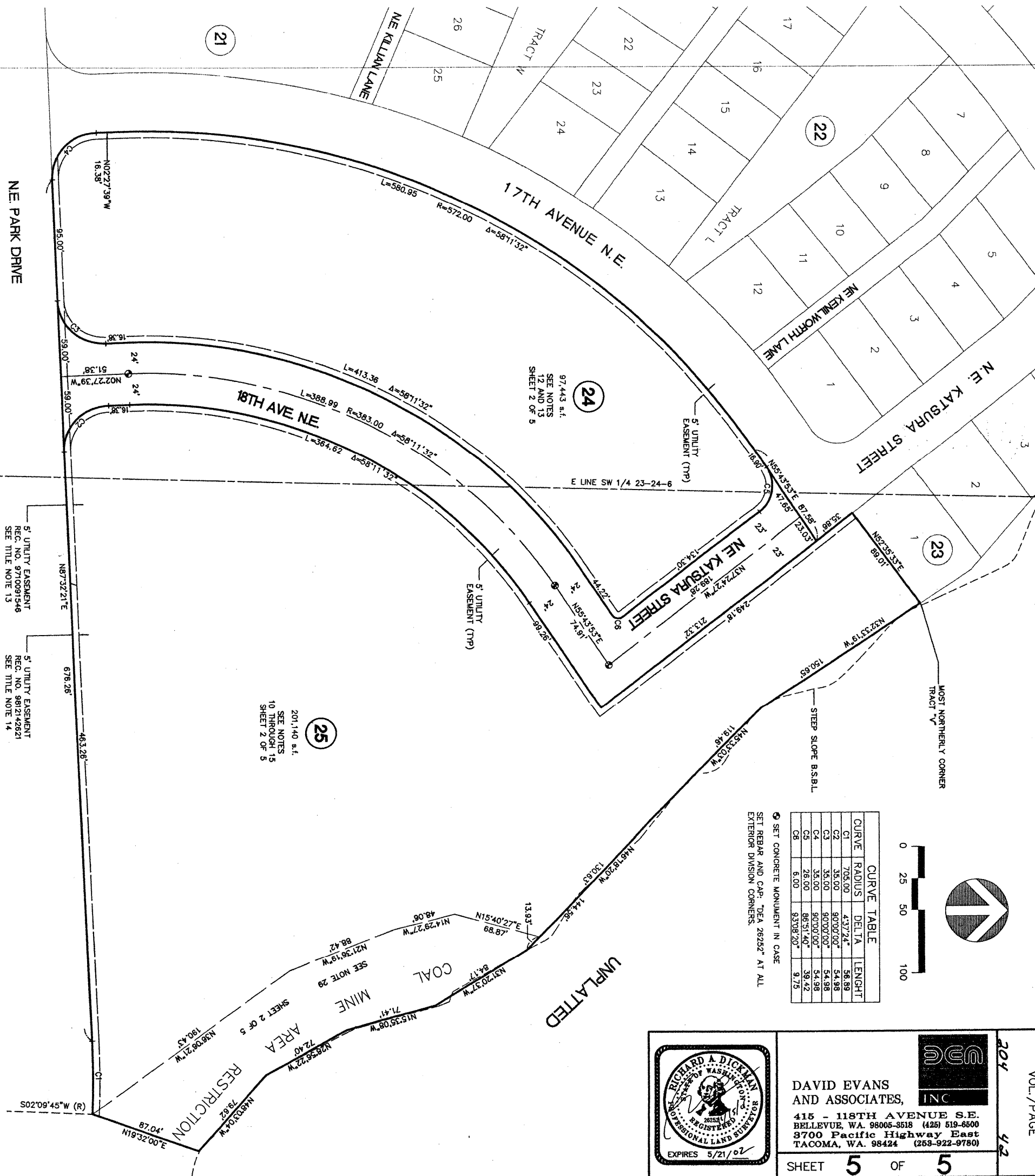
3. A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON A 2.00 FOOT WIDE STRIP OF PRIVATE LAND LYING PARALLEL WITH AND ADJACENT TO ALL STREET AND TRACT FRONTAGE (I.E. THE 2' ADJACENT TO THE RIGHT OF WAY OF THE 5' EASEMENT CREATED IN PARAGRAPH 1. ABOVE). 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.



415 - 118TH AVENUE S.E.  
BELLEVUE, WA. 98005-3518 (425) 519-6500  
3700 Pacific Highway East  
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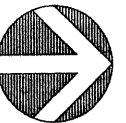
SHEET 2 OF 5

A PORTION OF THE SOUTH 1/2 OF SECTION 23, T.24N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

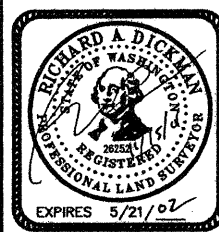


CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	705.00	43°24"	56.89
C2	35.00	90°00'00"	54.98
C3	35.00	90°00'00"	54.98
C4	35.00	90°00'00"	54.98
C5	26.00	88°51'40"	39.42
C6	6.00	92°08'20"	9.75

• SET CONCRETE MONUMENT IN CASE SET REBAR AND CAP: "DEA 26252" AT ALL EXTERIOR DIVISION CORNERS.



VOL./PAGE



**DAVID EVANS  
AND ASSOCIATES,  
INC.**

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BELLEVUE, WA. 98005-3518 (425) 519-6500  
3700 Pacific Highway East  
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SHEET **5** OF **5**

# FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 24 AND 25 (REPLAT OF TRACT 'V')

A PORTION OF THE SOUTH 1/2 OF SECTION 23, T.24N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

## LAND DESCRIPTION

TRACT 'V,' ISSAQUAH HIGHLANDS, FINAL PLAT OF LOT 'B,' CITY OF ISSAQUAH  
BOUNDARY LINE ADJUSTMENT NO. LLA-99-001-IH, FOR THE REPLAT OF TRACT 'V' AND  
TO ESTABLISH DIVISIONS 22, 23 AND TRACT 'V,' AS FILED IN VOLUME 191 OF PLATS,  
PAGES 85 THROUGH 91, UNDER RECORDING NO. 19991011000669, RECORDS OF KING  
COUNTY, WASHINGTON, SAID PLAT SITUATED IN A PORTION OF THE SOUTH HALF,  
SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

## DIVISION 24

THAT PORTION OF TRACT 'V,' ISSAQUAH HIGHLANDS, FINAL PLAT OF LOT 'B,' CITY OF  
ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-99-001-IH, FOR THE REPLAT OF  
TRACT 'V' AND TO ESTABLISH DIVISIONS 22, 23 AND TRACT 'V,' AS FILED IN VOLUME  
191 OF PLATS, PAGES 85 THROUGH 91, UNDER RECORDING NO. 19991011000669,  
RECORDS OF KING COUNTY, WASHINGTON, SAID PLAT SITUATED IN A PORTION OF  
THE SOUTH HALF, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.,  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID TRACT 'V,' THENCE  
SOUTH 52°35'33" WEST ALONG THE WEST LINE OF SAID TRACT 'V' 89.01 FEET TO  
THE NORTHERLY RIGHT-OF-WAY MARGIN OF N.E. KATSURA STREET AS DEDICATED BY  
SAID PLAT; THENCE SOUTH 37°24'27" EAST ALONG SAID MARGIN 35.86 FEET TO THE  
EASTERLY RIGHT-OF-WAY MARGIN OF 17TH AVENUE N.E. AS DEDICATED BY SAID PLAT;  
THENCE SOUTH 55°43'53" WEST ALONG SAID MARGIN 70.68 FEET TO A  
POINT OF CUSP AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A  
RADIUS OF 26.00 FEET TO AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY  
AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE  
OF 86°51'40" A DISTANCE OF 39.42 FEET TO A POINT OF TANGENCY; THENCE  
SOUTH 37°24'27" EAST 134.30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO  
THE WEST HAVING A RADIUS OF 6.00 FEET; THENCE SOUTHEASTERLY AND  
SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE  
OF 93°08'20" A DISTANCE OF 9.75 FEET TO A POINT OF TANGENCY; THENCE  
SOUTH 55°43'53" WEST 44.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO  
THE SOUTHEAST HAVING A RADIUS OF 407.00 FEET; THENCE SOUTHWESTERLY AND  
SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE  
OF 58°11'32" A DISTANCE OF 413.36 FEET TO A POINT OF TANGENCY; THENCE  
SOUTH 02°27'39" EAST 16.38 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE  
NORTHWEST HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHERLY AND WESTERLY  
ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A  
DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY AND TO THE NORTHERLY RIGHT-  
OF-WAY MARGIN OF N.E. PARK DRIVE AS DEDICATED BY INSTRUMENT FILED UNDER  
RECORDING NO. 20000822000369, RECORDS OF SAID COUNTY; THENCE  
SOUTH 87°32'21" WEST ALONG SAID MARGIN 95.00 FEET TO SAID EASTERLY MARGIN  
AND TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A  
RADIUS OF 35.00 FEET; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID  
CURVE AND EASTERLY MARGIN THROUGH A CENTRAL ANGLE OF 90°00'00" A  
DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°27'39" WEST  
ALONG SAID MARGIN 16.38 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE  
EAST HAVING A RADIUS OF 572.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY  
ALONG THE ARC OF SAID CURVE AND MARGIN THROUGH A CENTRAL ANGLE  
OF 58°11'32" A DISTANCE OF 580.95 FEET TO THE POINT OF BEGINNING.

## DIVISION 25

THAT PORTION OF TRACT 'V,' ISSAQUAH HIGHLANDS, FINAL PLAT OF LOT 'B,' CITY OF  
ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-99-001-IH, FOR THE REPLAT OF  
TRACT 'V' AND TO ESTABLISH DIVISIONS 22, 23 AND TRACT 'V,' AS FILED IN VOLUME  
191 OF PLATS, PAGES 85 THROUGH 91, UNDER RECORDING NO. 19991011000669,  
RECORDS OF KING COUNTY, WASHINGTON, SAID PLAT SITUATED IN A PORTION OF  
THE SOUTH HALF, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., SAID  
PORTION DESCRIBED AS FOLLOWS:

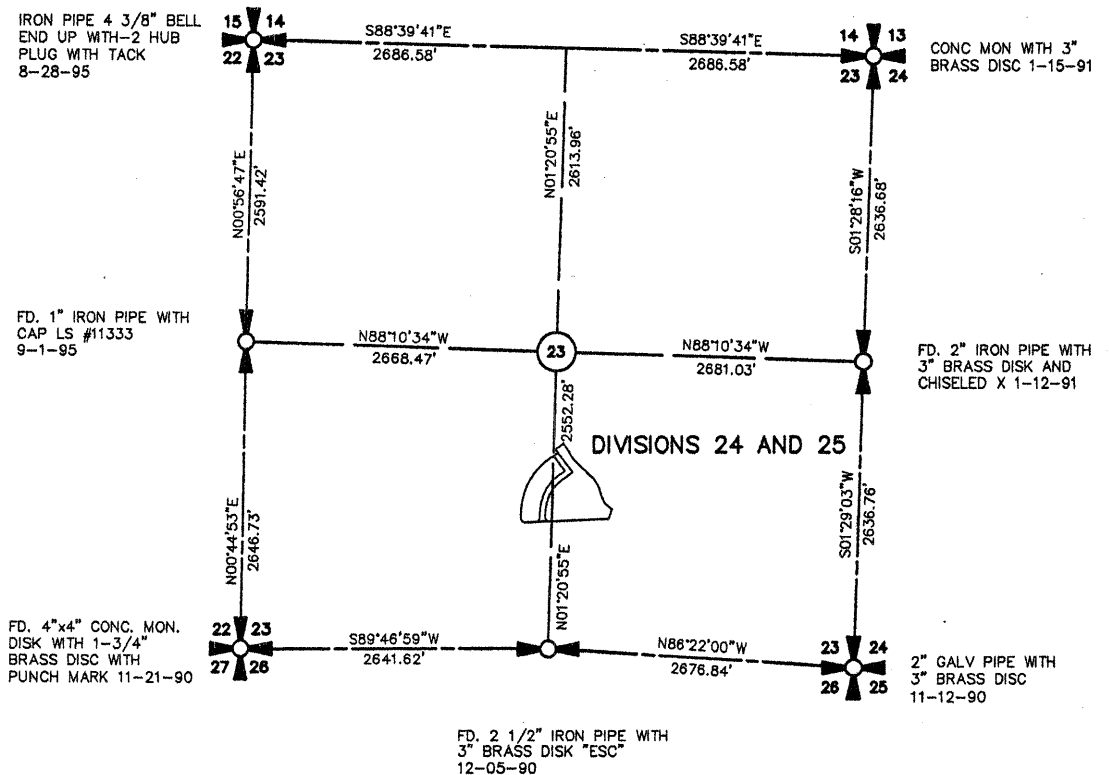
BEGINNING AT THE MOST NORTHERLY CORNER OF SAID TRACT 'V,' THENCE  
SOUTH 32°33'19" EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT 'V'  
150.65 FEET; THENCE SOUTH 45°33'03" EAST ALONG SAID EAST LINE 119.46 FEET;  
THENCE SOUTH 46°18'20" EAST ALONG SAID EAST LINE 144.56 FEET THENCE  
SOUTH 31°20'37" EAST ALONG SAID EAST LINE 84.17 FEET THENCE  
SOUTH 15°35'08" EAST ALONG SAID EAST LINE 71.41 FEET THENCE  
SOUTH 28°56'22" EAST ALONG SAID EAST LINE 72.40 FEET THENCE  
SOUTH 48°03'04" EAST ALONG SAID EAST LINE 79.82 FEET THENCE  
SOUTH 19°32'00" WEST ALONG SAID EAST LINE 87.04 FEET TO THE NORTHERLY  
RIGHT-OF-WAY MARGIN OF NORTHEAST PARK DRIVE AS DEDICATED BY INSTRUMENT  
FILED UNDER RECORDING NO. 20000822000369, RECORDS OF SAID COUNTY, AND TO  
A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE SOUTH  
FROM WHICH ITS CENTER BEARS SOUTH 02°09'45" WEST 705.00 FEET DISTANT;  
THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND MARGIN THROUGH A  
CENTRAL ANGLE OF 04°37'24" A DISTANCE OF 56.89 FEET TO A POINT OF TANGENCY;  
THENCE SOUTH 87°32'21" WEST ALONG SAID MARGIN 463.26 FEET TO THE  
BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF  
35.00 FEET; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE  
THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 54.98 FEET TO A POINT  
OF TANGENCY; THENCE NORTH 02°27'39" WEST 16.38 FEET TO THE BEGINNING OF A  
CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 359.00 FEET; THENCE  
NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE  
OF 58°11'32" A DISTANCE OF 384.82 FEET TO A POINT OF TANGENCY; THENCE  
NORTH 55°43'53" EAST 99.26 FEET TO THE SOUTHEASTERLY EXTENSION OF THE  
NORTHEASTERLY RIGHT-OF-WAY MARGIN OF NORTHEAST KATSURA STREET AS  
DEDICATED BY SAID PLAT; THENCE NORTH 37°24'27" WEST ALONG SAID EXTENSION  
AND ALONG SAID MARGIN 249.18 FEET TO THE WESTERLY LINE OF SAID TRACT 'V,'  
THENCE NORTH 52°35'33" EAST ALONG SAID LINE 89.01 FEET TO THE POINT OF  
BEGINNING.

## SECTION SUBDIVISION

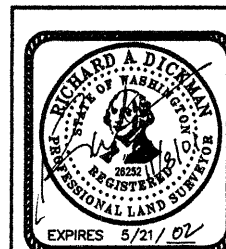
NOTE:  
SECTION SUBDIVISION PER OSTERGAARD-ROBINSON AND ASSOCIATES (OR)  
RECORD OF SURVEY RECORDED IN VOLUME 106 OF SURVEYS, PAGES 237A-H.  
THIS PLAT ROTATED 00° 00' 08" COUNTER CLOCKWISE SO BEARINGS  
MATCH THOSE AS SHOWN PER THE PLAT OF ISSAQUAH HIGHLANDS, PLAT  
OF DIVISIONS 1,2,3,9,10,12,13,15,16,17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



N.T.S.



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



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AND ASSOCIATES, INC.

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