

FINAL PLAT OF ISSAQUAH HIGHLANDS
DIVISION 55

A PORTION OF SECTIONS 23, 24, 25, AND 26, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

FP01-0041H

APPROVALS

Examined and approved this 20TH day of November 2001 A.D.

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

Bob Brock 11/20/01
Bob Brock - Public Works Director, City of Issaquah M.D.R.T.

Examined and approved this 21st day of November 2001 A.D.

Ava Frisinger
Ava Frisinger, Mayor, City of Issaquah

Examined and approved this 21st day of November 2001 A.D.

Marcia Conm
Marcia Conm, City Clerk

Examined and approved this 21st day of November 2001 A.D.

Fred Kempe
Fred Kempe, City Council President, City of Issaquah

Examined and approved this 27th day of November 2001 A.D.

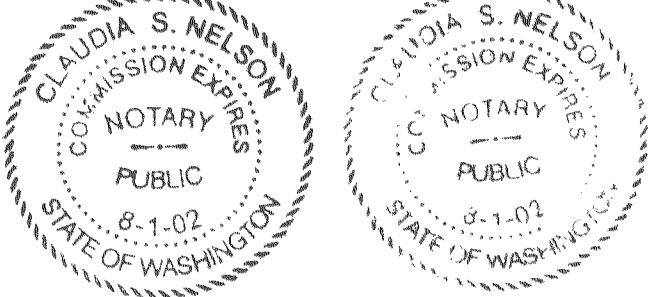
Scott Noble Alan W. Johnson
King County Assessor Deputy King County

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, Belleme residing at Belleme My appointment expires 8-1-02 Print Name Claudia S. Nelson

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

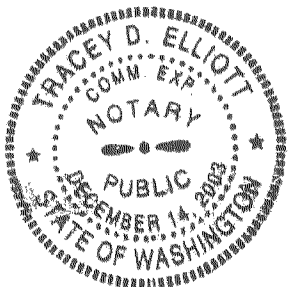
I certify that I have satisfactory evidence that Douglas B. Elliott signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute this instrument and acknowledge it as the Senior Vice President of Bank of America, N.A., a Washington Corporation to be the free and voluntary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

Date: November 13, 2001

Signature of Notary Public: Tracey D. Elliott

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 Lillian C. Jettison
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 21st day of November 2001 A.D.

James S. Blake
Finance Director, City of Issaquah

SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Division 55, 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 28 day of Nov 2001, at 4 minutes past 10:00 A.M., in Volume 203 of Plats at pages 38-44. Records of King County, Washington.

Recording No. 20011128000869

DIVISION OF RECORDS AND ELECTION

Bob Bruce Walt Washburn
Manager Superintendent of Records

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, as owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the public all of those roads, 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.

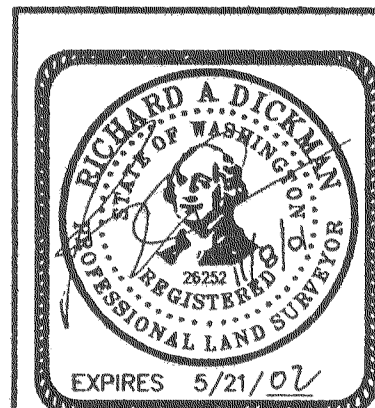
{In witness whereof we set our hands and seals.}

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. Elliott 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
DIVISION 55

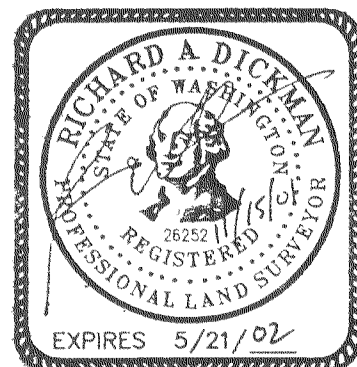
A PORTION OF SECTION 23, 24, 25, AND 26, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

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 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.
6. 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 CITY OF ISSAQUAH.
7. 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.
8. 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.
9. A SCHOOL MITIGATION PAYMENT IN THE AMOUNT OF ONE THOUSAND THREE HUNDRED NINETY-SIX AND NO/100 DOLLARS (\$1,396.00) PER SINGLE FAMILY DWELLING UNIT OR FIVE HUNDRED SEVENTY THREE AND NO/100 DOLLARS (\$573.00) PER MULTI- FAMILY DWELLING UNIT, SHALL BE PAID TO ISSAQUAH HIGHLANDS SCHOOL DISTRICT NO. 411 AT TIME THE BUILDING PERMIT FOR EACH DWELLING UNIT IN THE PLAT IS ISSUED.
10. 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.
11. LOTS 1-21 ARE SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ISSAQUAH HIGHLANDS RESIDENTIAL PROPERTIES" AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9704281806 AND AS AMENDED UNDER RECORDING NO.'S 9712121469, 9812142680, 19990812000176, 19991011000727 AND 20001113000116.
12. LOTS 1-21 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.
13. THIS PLAT IS SUBJECT TO AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN DOCUMENT RECORDED UNDER A.F.N. 9606180756 (RECORDED TO GIVE NOTICE OF THE JOINT AGREEMENT INCLUDING THE EASTERN ACCESS COVENANTS [THREE-PARTY]), AND AS MODIFIED BY INSTRUMENTS FILED UNDER RECORDING NO'S. 9805110405 AND 9712190677.
14. THIS PLAT IS SUBJECT TO AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN DOCUMENT RECORDED UNDER A.F.N. 9606251228 (RECORDED TO GIVE NOTICE OF THE ANNEXATION AND DEVELOPMENT AGREEMENT [TWO-PARTY]), AND AS MODIFIED BY INSTRUMENTS FILED UNDER RECORDING NO. 9805110405 AND 9712190677.
15. THIS PLAT IS SUBJECT TO THE AGREEMENT AND ITS TERMS AND CONDITIONS BY AND BETWEEN THE GRAND RIDGE PARTNERSHIP AND SUMMIT COMMUNICATIONS REGARDING AN EASEMENT AGREEMENT FOR CABLE TELEVISION SERVICE AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9709091546.
16. THIS PLAT IS SUBJECT TO 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.
17. 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.
18. THIS PLAT IS SUBJECT TO ISSAQUAH HIGHLANDS PRE-ANNEXATION AGREEMENT, AND ITS TERMS AND CONDITIONS AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9212280331.
19. THIS PLAT IS SUBJECT TO RESERVATIONS AND EXCEPTIONS, AND ITS TERMS AND CONDITIONS THEREOF, AS RESERVED BY R.H. BOYLE, REGARDING RETENTION OF MINERAL RIGHTS, AS DISCLOSED BY INSTRUMENT FILED UNDER AUDITOR'S FILE NO. 545060 (APRIL 18, 1908)
20. TRACTS BBB AND CCC ARE OWNED AND MAINTAINED BY THE GRAND RIDGE PARTNERSHIP FOR THE PURPOSE OF FUTURE DEVELOPMENT.
21. TRACT DDD IS OWNED AND MAINTAINED BY THE GRAND RIDGE PARTNERSHIP FOR THE PURPOSE OF A FUTURE PARK AND OPEN SPACE.
22. 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 'BBB' AND 'CCC'; PERMITTED FERTILIZERS ARE ORGANIC, SLOW RELEASE TYPES.

EASEMENT PROVISIONS

1. A PRIVATE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY, QWEST, SUMMIT COMMUNICATION, INC., GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON A 10.00 FOOT WIDE STRIP OF PRIVATE LAND AS SHOWN ON SHEETS 5, 6 AND 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 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 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, WHICH ARE HEREIN DEDICATED AND UPON THE PUBLIC 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 CITY OF ISSAQUAH.
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' OF THE 10' 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 CITY OF ISSAQUAH) SHALL BE INSTALLED NOR PERMANENT OR ON-GOING USE MADE IN THE EASEMENT AREA.



DAVID EVANS
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415 - 118th Avenue SE
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FINAL PLAT OF ISSAQUAH HIGHLANDS
DIVISION 55

A PORTION OF SECTION 23, 24, 25, AND 26, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTIONS

PARCEL 'A' – TAX LOT #242406 9011

THAT PORTION OF THE SOUTHWEST QUARTER, SECTION 24, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., KING COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION, A 3-INCH GALVANIZED PIPE WITH 3-INCH BRASS DISK FOUND IN PLACE;
THENCE NORTH 01° 29'03" EAST ALONG THE WEST LINE OF SAID SUBDIVISION 1462.29 FEET;
THENCE SOUTH 52° 58'23" EAST 127.24 FEET;
THENCE SOUTH 41° 49'10" EAST 56.33 FEET;
THENCE SOUTH 70° 28'52" EAST 106.82 FEET;
THENCE SOUTH 85° 49'07" EAST 91.34 FEET;
THENCE SOUTH 49° 17'27" EAST 91.01 FEET;
THENCE SOUTH 30° 17'18" EAST 51.51 FEET;
THENCE SOUTH 52° 54'28" EAST 45.33 FEET;
THENCE SOUTH 37° 41'25" EAST 135.49 FEET;
THENCE SOUTH 15° 33'57" EAST 56.42 FEET;
THENCE SOUTH 44° 19'41" EAST 64.53 FEET;
THENCE SOUTH 79° 59'52" EAST 34.20 FEET;
THENCE NORTH 59° 59'14" EAST 34.21 FEET;
THENCE NORTH 22° 50'13" EAST 203.32 FEET;
THENCE NORTH 42° 26'45" EAST 66.96 FEET;
THENCE NORTH 14° 23'21" EAST 18.11 FEET;
THENCE NORTH 40° 51'17" EAST 32.38 FEET;
THENCE NORTH 01° 16'33" EAST 35.93 FEET;
THENCE NORTH 39° 42'56" WEST 34.24 FEET;
THENCE NORTH 56° 57'38" WEST 52.51 FEET;
THENCE NORTH 70° 55'55" WEST 32.05 FEET;
THENCE NORTH 24° 02'59" EAST 303.76 FEET;
THENCE NORTH 32° 25'35" EAST 208.01 FEET;
THENCE NORTH 48° 15'05" EAST 116.57 FEET;
THENCE NORTH 65° 49'20" EAST 60.23 FEET;
THENCE SOUTH 15° 28'46" EAST 105.25 FEET;
THENCE SOUTH 38° 18'03" EAST 35.88 FEET;
THENCE SOUTH 79° 33'19" EAST 218.83 FEET;
THENCE SOUTH 51° 13'56" EAST 60.45 FEET;
THENCE SOUTH 89° 31'50" EAST 42.72 FEET;
THENCE NORTH 63° 48'49" EAST 226.00 FEET;
THENCE SOUTH 80° 31'02" EAST 183.64 FEET;
THENCE SOUTH 00° 17'30" WEST 89.41 FEET;
THENCE SOUTH 74° 40'56" WEST 158.42 FEET;
THENCE NORTH 47° 50'19" WEST 65.97 FEET;
THENCE NORTH 66° 08'36" WEST 57.73 FEET;
THENCE NORTH 21° 48'16" WEST 35.35 FEET;
THENCE NORTH 66° 17'16" WEST 48.34 FEET;
THENCE NORTH 51° 55'52" WEST 111.92 FEET;
THENCE NORTH 81° 40'25" WEST 47.44 FEET;
THENCE SOUTH 46° 00'00" WEST 42.26 FEET;
THENCE SOUTH 00° 13'13" WEST 78.02 FEET;
THENCE SOUTH 42° 55'10" EAST 77.71 FEET;
THENCE SOUTH 28° 40'52" EAST 109.49 FEET;
THENCE SOUTH 07° 29'25" EAST 52.55 FEET;
THENCE SOUTH 20° 46'02" WEST 66.67 FEET;
THENCE SOUTH 47° 14'54" WEST 85.62 FEET;
THENCE SOUTH 60° 02'29" WEST 71.47 FEET;
THENCE SOUTH 73° 56'09" WEST 225.90 FEET;
THENCE SOUTH 64° 37'36" WEST 179.78 FEET;
THENCE SOUTH 33° 46'20" WEST 205.18 FEET;
THENCE SOUTH 44° 00'07" WEST 125.05 FEET;
THENCE SOUTH 58° 52'59" WEST 213.13 FEET;
THENCE SOUTH 87° 53'29" WEST 64.41 FEET;
THENCE SOUTH 27° 15'03" WEST 66.50 FEET;
THENCE SOUTH 88° 05'17" WEST 113.60 FEET;
THENCE SOUTH 06° 04'58" WEST 1.08 FEET;
TO THE SOUTH LINE OF SAID SUBDIVISION
THENCE NORTH 87° 44'49" WEST ALONG SAID SOUTH LINE 388.39 FEET TO THE POINT OF BEGINNING.

PARCEL 'C'

THAT PORTION OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION, A 2" GALAVNIZED PIPE WITH A 3" BRASS DISK FOUND IN PLACE;
THENCE NORTH 86°22'00" WEST ALONG THE SOUTH LINE OF SAID SECTION 576.49 FEET;
THENCE LEAVING SAID SOUTH LINE NORTH 01°29'03" EAST 707.64 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE SOUTH FROM WHICH ITS CENTER BEARS SOUTH 16°23'08" WEST, 226.00 FEET DISTANT;
THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°09'13", A DISTANCE OF 36.11 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 64°27'39" EAST, 161.52 FEET;
THENCE NORTH 26°41'25" EAST, 48.01 FEET;
THENCE NORTH 64°27'39" WEST, 66.02 FEET;
THENCE NORTH 25°32'21" EAST, 350.34 FEET;
THENCE SOUTH 90°00'00" EAST, 66.61 FEET TO A RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 42.00 FEET;
THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°31'50", A DISTANCE OF 48.04 FEET TO AN INTERSECTION OF A RADIAL LINE OF SAID CURVE;
THENCE NORTH 24°28'10" WEST, 69.08 FEET;
THENCE SOUTH 81°40'50" WEST, 64.78 FEET;
THENCE NORTH 56°42'12" WEST, 35.86 FEET;
THENCE NORTH 18°42'04" WEST, 36.10 FEET;
THENCE NORTH 25°02'02" EAST, 48.69 FEET;
THENCE NORTH 57°49'15" WEST, 27.33 FEET;
THENCE NORTH 04°54'23" WEST, 122.10 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE NORTHWEST FROM WHICH ITS CENTER BEARS NORTH 39°41'44" WEST 431.00 FEET DISTANT;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°59'24", A DISTANCE OF 14.97 FEET TO A POINT OF TANGENCY;
THENCE NORTH 48°18'52" EAST, 187.37 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 10.00 FEET;
THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°00'00", A DISTANCE OF 16.06 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 39°41'08" EAST, 10.87 FEET;
THENCE NORTH 50°18'52" EAST, 50.00 FEET;
THENCE NORTH 39°41'08" WEST, 92.29 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 425.00 FEET; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°27'32" A DISTANCE OF 166.59 FEET;
THENCE SOUTH 32°53'10" EAST, 163.21 FEET;
THENCE SOUTH 52°42'15" EAST, 185.93 FEET;
THENCE SOUTH 52°58'23" EAST, 60.92 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH 01°29'03" WEST ALONG SAID EAST LINE 1462.29 FEET TO THE POINT OF BEGINNING.

PARCEL 'B' – TAX LOT #262406 9029

THAT PORTION OF THE NORTHEAST QUARTER, SECTION 26, AND THE NORTHWEST QUARTER, SECTION 25, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., KING COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:

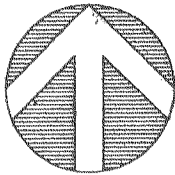
BEGINNING AT THE NORTHWEST CORNER OF SECTION 25, A 3-INCH GALVANIZED PIPE WITH 3-INCH BRASS DISK FOUND IN PLACE;
THENCE SOUTH 87° 44'49" EAST ALONG THE NORTH LINE OF SAID SECTION 388.39 FEET;
THENCE SOUTH 06° 04'58" WEST 30.48 FEET;
THENCE SOUTH 35° 22'19" WEST 32.13 FEET;
THENCE SOUTH 61° 21'31" WEST 38.51 FEET;
THENCE NORTH 89° 53'26" WEST 32.43 FEET;
THENCE SOUTH 49° 19'53" WEST 214.22 FEET;
THENCE SOUTH 45° 23'33" WEST 198.23 FEET;
THENCE SOUTH 28° 01'33" WEST 64.21 FEET;
THENCE SOUTH 17° 17'32" WEST 193.78 FEET;
THENCE NORTH 85° 20'02" EAST 120.35 FEET;
THENCE SOUTH 24° 24'28" EAST 45.74 FEET;
THENCE SOUTH 33° 29'51" EAST 193.82 FEET;
THENCE SOUTH 15° 08'03" EAST 47.73 FEET;
THENCE SOUTH 38° 26'34" EAST 55.67 FEET;
THENCE SOUTH 58° 52'57" EAST 69.64 FEET;
THENCE SOUTH 33° 33'28" EAST 26.41 FEET;
THENCE SOUTH 05° 58'42" EAST 62.41 FEET;
THENCE SOUTH 18° 36'32" WEST 29.14 FEET;
THENCE SOUTH 15° 00'11" EAST 42.26 FEET;
THENCE SOUTH 64° 34'37" EAST 46.45 FEET;
THENCE SOUTH 13° 09'32" EAST 152.51 FEET;
THENCE SOUTH 20° 10'21" WEST 95.43 FEET;
THENCE SOUTH 48° 55'19" WEST 20.99 FEET;
THENCE SOUTH 78° 17'40" WEST 67.03 FEET;
THENCE SOUTH 58° 05'18" WEST 66.04 FEET;
THENCE SOUTH 29° 09'22" WEST 61.43 FEET;
THENCE SOUTH 04° 44'59" WEST 58.69 FEET;
THENCE SOUTH 16° 58'29" WEST 110.94 FEET;
THENCE SOUTH 46° 12'56" WEST 88.66 FEET;
THENCE SOUTH 33° 40'35" WEST 80.63 FEET;
THENCE SOUTH 28° 37'58" WEST 43.01 FEET;
THENCE SOUTH 37° 33'07" WEST 67.04 FEET;
THENCE SOUTH 63° 56'16" WEST 25.99 FEET;
THENCE SOUTH 89° 53'55" WEST 33.92 FEET;
THENCE SOUTH 78° 04'49" WEST 21.53 FEET;
THENCE NORTH 00° 21'00" EAST 156.19 FEET;
THENCE NORTH 28° 46'20" EAST 480.79 FEET;
THENCE NORTH 02° 56'23" WEST 537.98 FEET;
THENCE NORTH 12° 13'42" WEST 593.80 FEET;
TO THE NORTH LINE OF SAID SECTION 26
THENCE SOUTH 86° 22'00" EAST ALONG SAID NORTH LINE 576.49 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

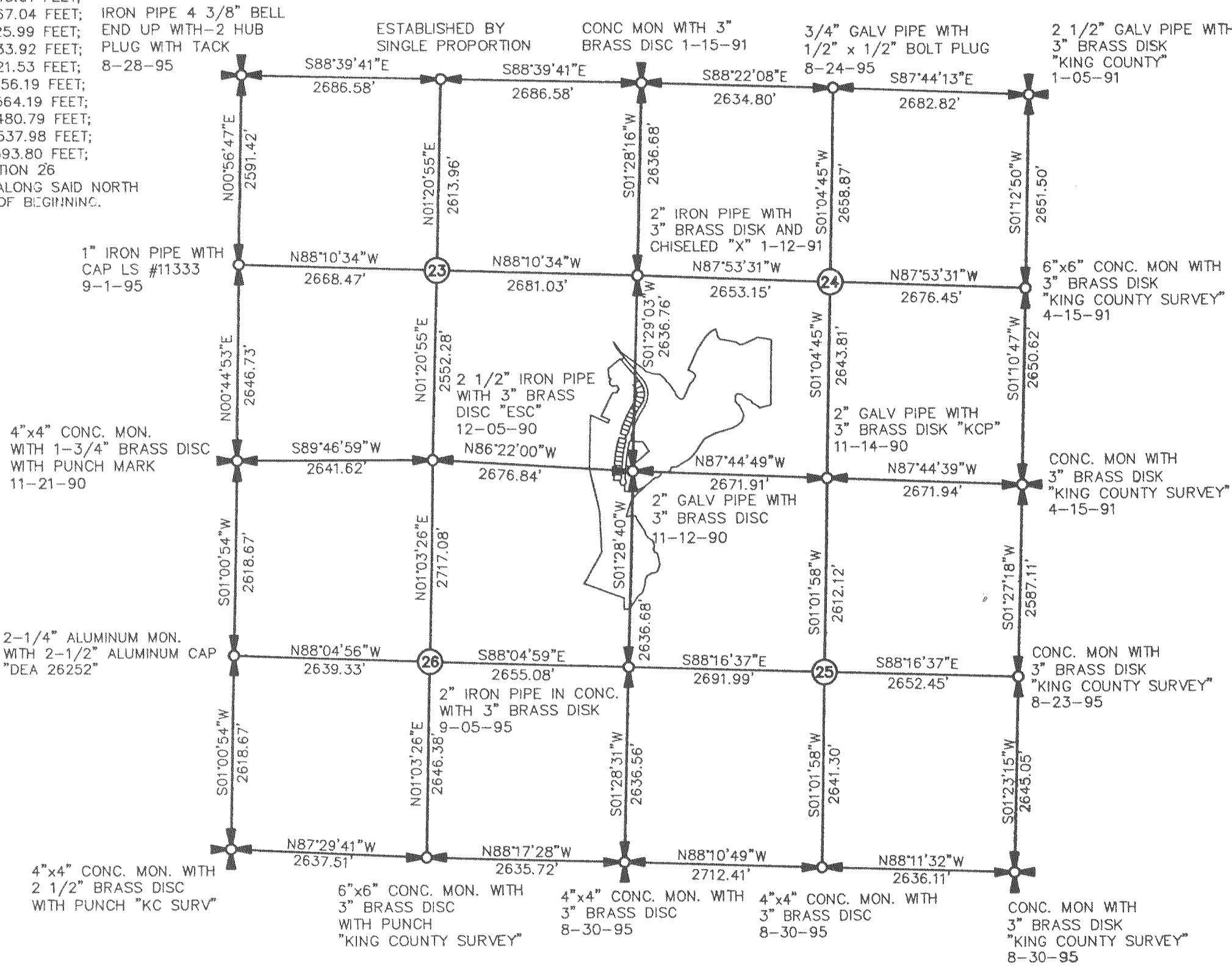
PLAT OF ISSAQUAH HIGHLANDS, FINAL PLAT OF DIVISIONS 1, 2, 3, 9, 10, 12, 13, 15, 16, 17 AND 18, ACCORDING TO THE PLAT AS FILED IN VOLUME 183 OF PLATS, PAGES 88 THROUGH 98, UNDER RECORDING NO.9712171813, RECORDS OF KING COUNTY, WASHINGTON.

SECTION SUBDIVISION

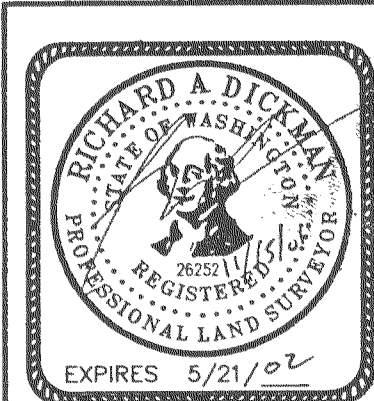
NOTE:
SECTION SUBDIVISION PER OSTERGAARD-ROBINSON AND ASSOCIATES (OR)
RECORD OF SURVEY RECORDED IN VOLUME 106 OF SURVEYS, PAGES 237A-H.
THIS PLAT ROTATED 00° 00' 08" COUNTER CLOCKWISE SO BEARINGS
MATCH THOSE AS SHOWN PER THE PLAT OF ISSAQUAH HIGHLANDS, PLAT
OF DIVISIONS 1,2,3,9,10,12,13,15,16,17 AND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



N.T.S.



SECTIONS 23, 24, 25, AND 26 T.24N., R.6E., W.M.




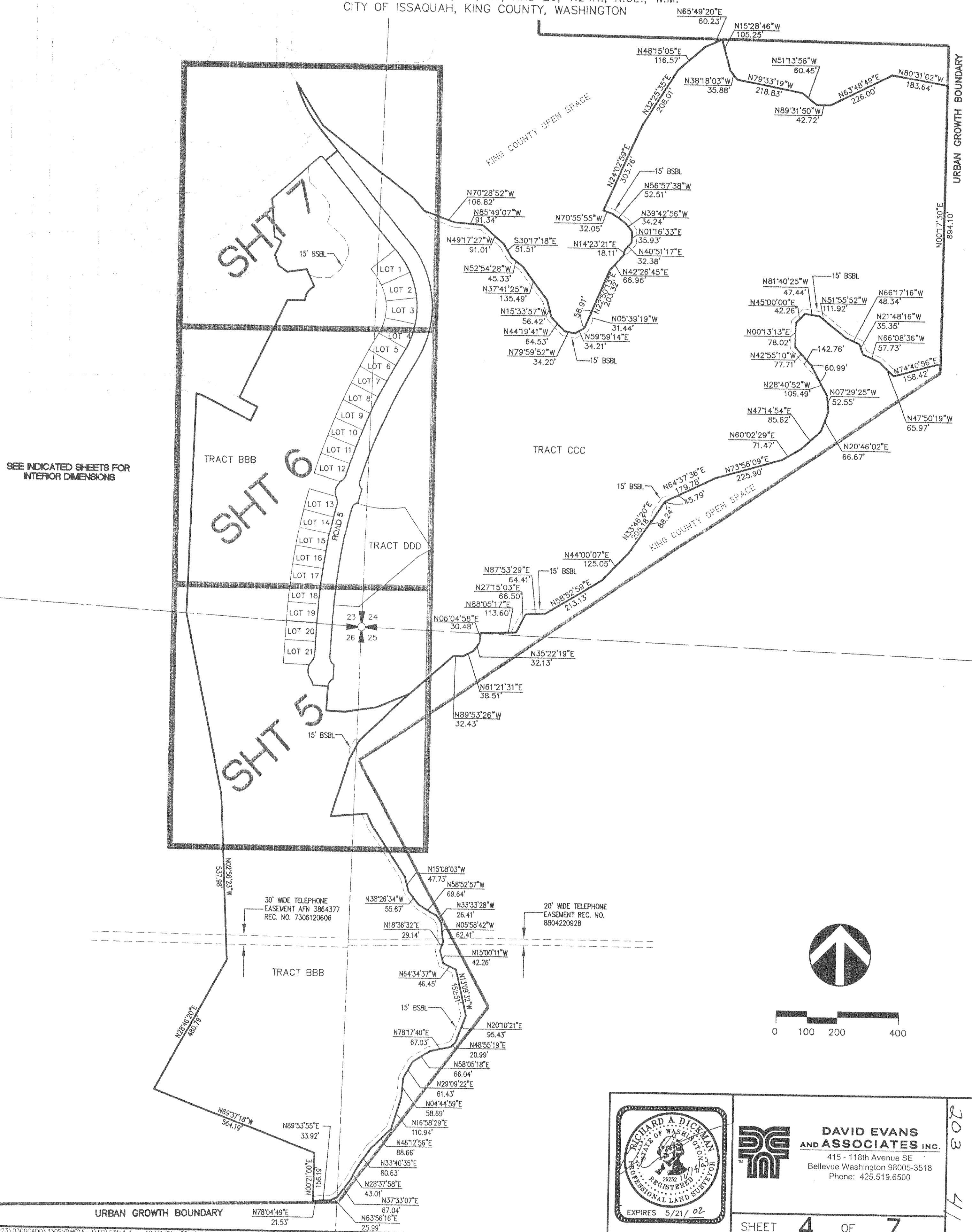
**DAVID EVANS
AND ASSOCIATES INC.**
415 - 118th Avenue SE
Bellevue Washington 98005-3518
Phone: 425.519.6500

SHEET **3** OF **7**

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A PORTION OF SECTION 23, 24, 25, AND 26, T.24N., R.6E., W.M.
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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



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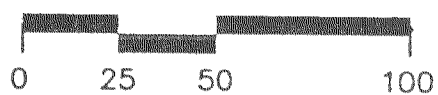
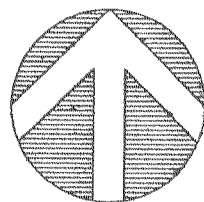
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5-10-61




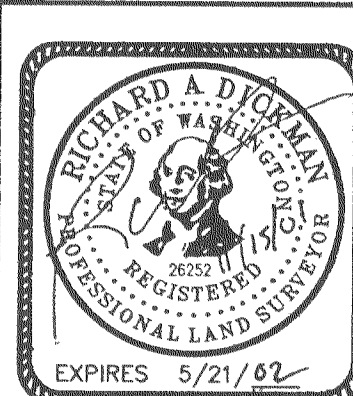
- ④ SET BRASS DISK IN 4x4 CONCRETE MONUMENT IN CASE

SET 1/2 INCH REBAR AND PLASTIC
CAP "DEA" 26252 AT ALL LOT
AND TRACT CORNERS

TRACT BBB
(SEE NOTES 20 AND 22, SHEET 2 OF 7)
1,505,464 sq. ft.
34.56 acres

NOTE: SEE SHEET 4 OF 7 FOR TRACT BB
EXTERIOR BOUNDARY GEOMETRY.

TRACT CCC
(SEE NOTES 20 AND 22, SHEET 2 OF 7)
2,118,991 sq. ft.
48.65 acres



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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DIVISION 52



- SET 1/2 INCH REBAR AND PLASTIC
CAP "DEA" 26252 AT ALL LOT
AND TRACT CORNERS

(SEE NOTES 20 AND 22, SHEET 2 OF 7)

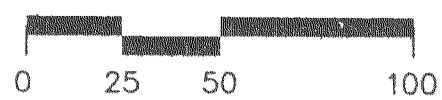


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A PORTION OF SECTION 23, 24, 25, AND 26, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



④ 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

TRACT 66

DIVISION 32

TRACT LL

DIVISION 45

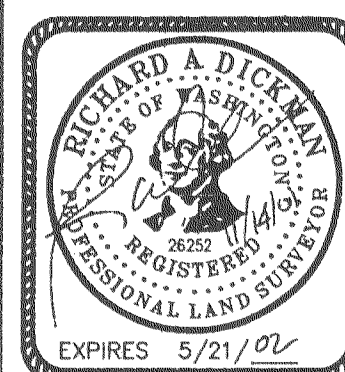
DIVISION 52

SEE SHEET 6 OF 7



TRACT CCC
(SEE NOTES 20 AND 22,
SHEET 2 OF 7)

TRACT BBB
(SEE NOTES 20 AND 22, SHEET 2 OF 7)



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