

FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 84, 85 AND 90
(BEING A REPLAT OF TRACTS EE, FF, V V AND ZZ, AND FOR OTHER UNPLATTED LANDS SITUATED IN A PORTION OF SECTION 23)
PORTIONS OF THE EAST 1/2 OF SECTION 23, THE NORTHWEST 1/4 OF SECTION 24,
IN TOWNSHIP 24N., RANGE 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 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. (LENDER ONLY)

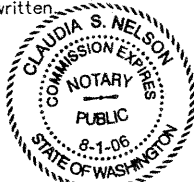
BY: Douglas B. Sallett ITS: Senior Vice-President

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF KING) ss

On this 19th day of November, 2002, 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 Bellevue
My appointment expires 8-1-06
Print Name Claudia S. Nelson

State of Washington)
County of King) s.s.

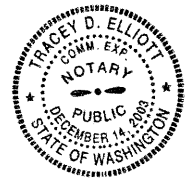
I certify that I have satisfactory evidence that Douglas B. Sallett signed this instrument, on oath stated that he/she/they (was/were) authorized to execute this instrument and acknowledge it as the Senior Vice President of Bank of America, N.A., a Washington Corporation to be the free and voluntary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

Date: October 29, 2002

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 20th day of November, 2002 A.D.

Garry Holmes
Manager, King County Office of Finance 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 19th day of November, 2002 A.D.

Deputy Director
Finance Director, City of Issaquah

APPROVALS

Examined and approved this 19th day of NOVEMBER, 2002 A.D.

Kerth Niven
Kerth Niven, City of Issaquah M.D.R.T. Program Director

Bob Brock
Bob Brock - Public Works Director, City of Issaquah

Examined and approved this 19th day of November, 2002 A.D.

Ava Frisinger
Ava Frisinger, Mayor, City of Issaquah

Examined and approved this 19th day of November, 2002 A.D.

William D. McGill
Bill McGill - Information and Administrative Services Director, City of Issaquah

Examined and approved this 20th day of NOVEMBER, 2002 A.D.

SCOTT NOBLE
King County Assessor

Inga Eddy
Deputy King County
232406-9115/9123/9124/9172
242406-9007
362988-0410/0450/0280/0290

SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Divisions 84, 85 and 90, Issaquah Highlands, is based upon an actual survey of Section 23 and Section 24, 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 10/22/02
Richard A. Dickman PLS No. 26252

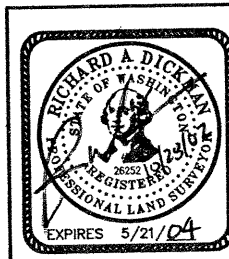
RECORDING CERTIFICATE

Filed for record at the request of the City of Issaquah this 20 day of NOV 2002, at 45 minutes past 12:00 P. m., in Volume 210 of Plats at pages 46-56, Records of King County, Washington.

Recording No. 20021120001868

DIVISION OF RECORDS AND ELECTION

Bob Coegman Walt Washington
Manager Superintendent of Records



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

SHEET 1 OF 11

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(BEING A REPLAT OF TRACTS EE, FF, VV AND ZZ, AND FOR OTHER UNPLATTED LANDS SITUATED IN A PORTION OF SECTION 23)
PORTIONS OF THE EAST 1/2 OF SECTION 23, THE NORTHWEST 1/4 OF SECTION 24,
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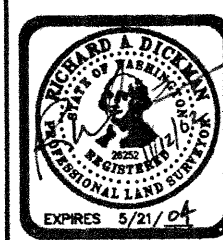
NOTES AND RESTRICTIONS

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 TRACTS IN THIS FINAL PLAT WHICH ARE SHOWN FOR FUTURE DEVELOPMENT, ANY APPLICANT FOR DEVELOPMENT SHALL ADOPT TESTING STANDARDS THAT VERIFY THAT THE LOW 1/1 DESIGN VALUES ARE ACHIEVED, TEST MANHOLES AND SIDE SEWERS, AND LOCATE SEWERS IN AREAS THAT DO NOT ENCOURAGE INFLOW.
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 AND EASEMENTS AS SHOWN ON SHEET 11, HEREON, SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER AND/OR ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION, AND A USE AND MAINTENANCE AGREEMENT WILL BE CREATED BY SEPARATE DOCUMENT AFTER THE RECORDING OF THIS 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 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 THE TIME THE BUILDING PERMIT FOR EACH DWELLING UNIT IN THE PLAT IS ISSUED.
10. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER A.F.N. 9508160202 (SCHOOL MITIGATION AGREEMENT REGARDING THE GRAND RIDGE URBAN PLANNED DEVELOPMENT), AND AS AMENDED BY INSTRUMENT FILED UNDER RECORDING NO. 9712121468.
11. DIVISIONS 84, 85 AND 90 SHALL BE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RESIDENTIAL PROPERTIES (SINGLE FAMILY) UNDER KING COUNTY RECORDING NO. 9704281806 AND AS AMENDED.
12. DIVISIONS 84, 85 AND 90 ARE SUBJECT TO THE "DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR ISSAQUAH HIGHLANDS" RECORDED UNDER A.F.N. 9704281807 AND AS AMENDED.
13. THIS PLAT IS SUBJECT TO AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN DOCUMENT RECORDED UNDER A.F.N. 9606180756 (RECORDED TO GIVE NOTICE OF THE JOINT AGREEMENT INCLUDING THE EASTERN ACCESS COVENANTS [THREE-PARTY]), AND AS MODIFIED.
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.
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 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.
17. THIS PLAT IS SUBJECT TO TERM DEED OF DEVELOPMENT RIGHTS, CONSERVATION AND TRAIL EASEMENT COVENANTS, OBLIGATIONS AND CONDITIONS, BY AND BETWEEN THE GRAND RIDGE PARTNERSHIP AND KING COUNTY, AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9612030696.
18. THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS OF COOPERATION BETWEEN LAKESIDE INDUSTRIES, INC. AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO.'S 9512201313 AND 9609191192.
19. TRACT 'FJ' IS SUBJECT TO AN EASEMENT AND RIGHT OF WAY 150 FEET IN WIDTH, AND ITS TERMS AND CONDITIONS, TO THE BENEFIT OF THE UNITED STATES OF AMERICA, FOR THE PURPOSE OF ELECTRICAL TRANSMISSION LINES AND ACCESS ROAD, AS DISCLOSED BY INSTRUMENT FILED UNDER AUDITOR'S FILE NO. 4799833, AND AS PLOTTED HEREON.
20. TRACTS 'DK' AND 'DP' ARE HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION UPON THE RECORDING OF THIS PLAT FOR THE PURPOSE OF OPEN SPACE AND MAINTENANCE.
21. TRACTS 'DH', 'DI' AND 'DJ' ARE HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION UPON THE RECORDING OF THIS PLAT FOR THE PURPOSE OF OPEN SPACE, UTILITIES AND MAINTENANCE. TRACT 'DH' IS SUBJECT TO PEDESTRIAN ACCESS EASEMENT ACROSS THE FULL AREA OF SAID TRACT. TRACTS 'DI' AND 'DJ' ARE SUBJECT TO A PUBLIC STORM DRAINAGE EASEMENT, OVER, UNDER THROUGH AND ACROSS THE FULL AREA OF SAID TRACTS. (SEE EASEMENT PROVISION NO. 2)
22. TRACTS 'GO', 'GR', 'GS' AND 'GT' ARE OWNED AND MAINTAINED BY THE GRAND RIDGE PARTNERSHIP FOR THE PURPOSE OF FUTURE PUBLIC ROADS AND UTILITIES. SAID TRACTS SHALL BE DEDICATED TO THE CITY OF ISSAQUAH AT A LATER DATE.
23. TRACT 'FJ' CONTAINS PORTIONS OF REGULATED WETLAND AREAS. THIS TRACT WILL BE FURTHER SUBDIVIDED THROUGH FUTURE SUBDIVISIONS. THROUGH THE FUTURE SUBDIVISIONS, FURTHER REVIEW UNDER THE ISSAQUAH HIGHLANDS CRITICAL AREA STANDARDS SHALL OCCUR, INCLUDING THE BUFFER AND SETBACK REQUIREMENTS OF APPENDIX 'E' OF THE TWO PARTY AGREEMENT, UNLESS SUCH REQUIREMENTS ARE MODIFIED PURSUANT TO SAID APPENDIX 'E'. COAL MINE HAZARD BOUNDARIES ARE PROPOSED TO BE AMENDED (AT THE TIME OF THE RECORDING OF THIS PLAT). NEW HAZARD AREAS WOULD NOT BE EFFECTIVE UNTIL APPROVED BY CITY OF ISSAQUAH COUNCIL.
24. TRACT 'FI' AND 'FJ' ENCOMPASS PORTIONS 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 DIVISION WITHIN THE COAL MINE HAZARD AREA PRIOR TO THE ISSUANCE OF ANY DEVELOPMENT PERMIT.
25. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES, OR NON-ORGANIC, NON-SLOW RELEASE FERTILIZERS IS PROHIBITED IN THE 15 FOOT BUILDING SETBACK AREA FROM STREAM AND WETLAND BUFFERS IN TRACTS 'DP', 'DK', 'DJ', 'DI', 'FJ', 'FI' AND 'FD', AND LOTS 1-8, 10 AND 11 OF DIVISION 90, AND THOSE PORTIONS OF DIVISIONS 84 AND 90 WHICH DISCHARGE CLEAN ROOF WATER DIRECTLY IN TO ADJACENT WETLANDS.
26. TRACT 'FD', 'FH' AND DIVISIONS 84 AND 85 ARE OWNED AND MAINTAINED BY THE GRAND RIDGE PARTNERSHIP FOR THE PURPOSE OF FUTURE DEVELOPMENT. TRACT 'FI' AND 'FJ' ARE OWNED AND MAINTAINED BY THE GRAND RIDGE PARTNERSHIP FOR THE PURPOSE OF FUTURE DEVELOPMENT AND OPEN SPACE.
27. CERTAIN CONDITIONS OF THE PRELIMINARY PLAT, PP02-003H, WILL APPLY TO FUTURE FINAL PLATS OF DIVISIONS 84 AND 85, AND FUTURE DEVELOPMENT TRACTS, SITE DEVELOPMENT PERMITS AND UTILITY PERMITS WITHIN THIS FINAL PLAT.

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 5.00 FOOT WIDE STRIP OF PRIVATE LAND OVER, UNDER, THROUGH AND ACROSS DIVISION 90 AS SHOWN ON SHEET 11 HEREON. FURTHER EASEMENTS ARE RESERVED OVER PRIVATE LANDS FOR VAULTS, PEDESTALS AND RELATED FACILITIES ("VAULT EASEMENTS") ADJACENT TO THE 5-FOOT WIDE UTILITY EASEMENTS RESERVED IN THE PRECEDING SENTENCE AS FOLLOWS: (a) THE VAULT EASEMENTS MAY OCCUPY UP TO AN ADDITIONAL 5-FOOT IN WIDTH (FOR A TOTAL WIDTH OF 10 FEET) WITH THE LENGTH OF EACH VAULT EASEMENT AS NEEDED TO LOCATE, OPERATE, AND REPAIR THE FACILITY; (b) THE NUMBER AND LOCATION OF VAULT EASEMENTS WILL BE "AS INSTALLED" DURING THE UTILITY'S INITIAL INSTALLATION OF FACILITIES; AND (c) ALL PRIVATE LAND THAT DOES NOT HAVE VAULT, PEDESTALS OR RELATED FACILITIES INSTALLED ON IT IS RELEASED AUTOMATICALLY FROM THE VAULT EASEMENTS UPON FINAL COMPLETION OF THE INITIAL INSTALLATION OF SUCH FACILITIES WITHIN THIS PLAT. THE EASEMENTS ARE RESERVED AND GRANTED IN ORDER TO INSTALL, LAY, CONSTRUCT, RENEW, REPLACE, REPAIR, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES, WIRES, VAULTS AND PEDESTALS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELECOMMUNICATIONS, DATA TRANSMISSION, AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS 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. THIS EASEMENT SUPERSEDES ALL UTILITY EASEMENTS OVER THE ABOVE DESCRIBED LANDS CREATED FOR THE SAME PURPOSE THEREOF, AS ESTABLISHED BY PRIOR ISSAQUAH HIGHLANDS FINAL PLAT(S).
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, STORM DRAINAGE AND ADJOINING SIDEWALK EASEMENTS AS SHOWN ON SHEET 11 OF 11 HEREON. 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 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 FRONTAGE (I.E. THE OUTER 2' OF THE 5.00 FOOT WIDE 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 PUBLIC IMPROVEMENT. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION. NO STRUCTURES (EXCEPT FOR ROCKERIES, AND RETAINING WALLS, WITH PRIOR APPROVAL OF THE CITY OF ISSAQUAH) SHALL BE INSTALLED NOR PERMANENT OR ON-GOING USE MADE IN THE EASEMENT AREA.
4. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE BENEFITED LOT OWNER(S), UNDER AND UPON ALL LOTS AND TRACTS FOR PRIVATE DRAINAGE, WATER AND/OR SEWER EASEMENTS AS SHOWN ON SHEET 11. (REFER TO NOTE #5 ON SHEET 2 OF 11)

LINE TABLE		
No	Bearing	Distance
L1	N73°51'36"E	17.49'
L2	N85°00'16"E	42.26'
L3	N89°26'19"E	52.06'
L4	N68°22'38"E	53.57'
L5	N32°22'15"E	30.24'
L6	N72°05'36"E	18.18'
L7	N60°00'18"E	50.01'
L8	N64°22'19"W	82.86'
L9	N04°09'05"W	43.04'
L10	N39°19'37"W	73.02'
L11	N39°49'46"W	33.90'
L12	N14°41'10"W	68.00'
L13	N65°00'26"W	68.95'
L14	N41°38'40"W	47.48'
L15	N00°59'00"W	60.60'
L16	N66°47'55"W	54.27'
L17	N25°00'46"W	42.26'
L18	N68°05'39"W	60.17'
L19	N62°41'35"E	37.99'
L20	N24°12'16"E	44.95'
L21	N55°00'05"E	42.26'
L22	N75°56'47"W	56.01'
L23	N21°37'24"W	48.96'
L24	N79°44'07"E	69.02'
L25	N12°38'37"W	43.73'
L26	N67°33'31"W	58.12'
L27	N15°23'51"W	40.40'
L28	N10°00'47"E	13.17'
L29	N25°58'15"E	59.94'
L30	N45°24'17"E	26.42'
L31	N73°48'26"E	23.12'
L33	N76°22'49"W	24.46'
L34	N52°02'09"W	17.54'
L35	N18°55'56"W	30.46'
L36	N04°15'54"E	26.92'
L37	N45°00'00"E	42.26'
L38	N77°17'09"W	21.13'
L39	N29°45'33"E	34.51'
L40	N57°03'49"E	55.25'
L41	N49°44'37"E	43.95'
L42	N74°24'45"E	53.22'
L43	N63°08'48"E	54.22'
L44	N49°59'34"E	34.21'
L45	N84°59'31"E	25.89'
L46	N73°08'06"W	15.24'
L47	N64°59'57"E	25.89'
L48	N86°27'11"E	34.29'
L50	N08°07'02"E	85.42'
L51	N33°53'05"E	38.21'
L52	N05°44'18"E	17.82'
L53	N69°49'39"W	67.87'
L54	N67°33'07"W	59.33'
L55	N19°40'27"E	45.02'
L56	N62°20'17"E	52.75'
L57	N39°06'07"E	44.08'
L58	N14°16'34"W	41.92'
L59	N10°27'47"E	47.11'
L60	N67°23'17"E	35.03'
L61	N58°14'49"E	44.01'
L62	N76°12'20"E	19.02'



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

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IN TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

EXISTING LAND DESCRIPTION OF RECORD

PARCEL A
TAX LOT NO. 232406-9115

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

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION;

THENCE NORTH 01°20'55" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 20.76 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 01°20'55" EAST OF SAID WEST 739.03 FEET;
THENCE SOUTH 88°53'41" EAST 666.14 FEET;
THENCE SOUTH 36°40'56" EAST 66.96 FEET;
THENCE SOUTH 32°06'52" WEST 212.05 FEET;
THENCE SOUTH 63°06'47" EAST 603.99 FEET;
THENCE SOUTH 19°32'10" WEST 941.78 FEET;
THENCE NORTH 32°39'13" WEST 949.91 FEET;
THENCE SOUTH 67°44'33" WEST 347.83 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE SOUTHWEST CORNER OF NORTHEAST QUARTER OF SAID SECTION;
THENCE NORTH 01°20'55" EAST ALONG THE WEST LINE SAID NORTHEAST QUARTER 26.76 FEET;
THENCE NORTH 67°44'33" EAST ALONG THE SOUTHWESTERLY LINE OF THE ABOVE DESCRIBED PARCEL TO THE BEGINNING OF SAID DESCRIBED LINE;
THENCE NORTH 33°53'05" EAST 38.21 FEET;
THENCE NORTH 08°07'02" WEST 85.42 FEET;
THENCE NORTH 11°50'56" WEST 137.93 FEET;
THENCE NORTH 02°46'22" EAST 115.68 FEET;
THENCE NORTH 20°05'07" EAST 129.55 FEET;
THENCE NORTH 37°29'19" EAST 113.98 FEET;
THENCE NORTH 01°20'55" EAST PARALLEL WITH SAID WEST LINE 140.85 FEET TO THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL AND TERMINUS OF SAID DESCRIBED LINE.

LESS PORTION, IF ANY, IN THE CITY OF ISSAQUAH B.L.A. NO. GRLLA 97-001, RECORDED NO. 9704289013.

SUBJECT TO BONNEVILLE TRANSMISSION LINE EASEMENT.

TAX LOT 232406-9123

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

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION;
THENCE SOUTH 01°28'16" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 1888.16 FEET;

THENCE NORTH 69°40'19" WEST 682.20 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 19°01'34" WEST 442.05 FEET;
THENCE NORTH 69°49'39" WEST 642.22 FEET;
THENCE SOUTH 19°32'10" WEST 485.16 FEET;
THENCE NORTH 63°06'47" WEST 603.99 FEET;
THENCE NORTH 32°06'52" EAST 212.05 FEET;
THENCE NORTH 56°35'59" EAST 243.81 FEET;
THENCE NORTH 76°57'20" EAST 304.91 FEET;
THENCE NORTH 14°40'25" WEST 825.18 FEET;
THENCE NORTH 26°25'44" EAST 93.11 FEET;
THENCE SOUTH 87°58'23" EAST 1207.86 FEET;
THENCE SOUTH 48°23'27" WEST 197.17 FEET;
THENCE SOUTH 25°52'00" WEST 498.39 FEET;
THENCE SOUTH 45°12'57" EAST 157.48 FEET;
THENCE SOUTH 17°42'31" EAST 158.22 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION LYING SOUTHERLY OF AND LESS PORTIONS NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE SOUTH 01°20'55" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1187.97 FEET;
THENCE NORTH 51°50'40" EAST 1157.11 FEET;
THENCE SOUTH 33°27'30" EAST 296.28 FEET TO A POINT KNOWN AS POINT 'A';
THENCE CONTINUING SOUTH 33°27'30" EAST 136.55 FEET TO THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL AND THE BEGINNING OF SAID DESCRIBED LINE;
THENCE CONTINUING SOUTH 33°27'30" EAST 80.86 FEET;
THENCE NORTH 47°44'20" EAST 415.07 FEET;
THENCE SOUTH 43°03'59" EAST 740.17 FEET TO THE NORTHEASTERLY LINE OF THE ABOVE DESCRIBED PARCEL AND THE TERMINUS OF SAID DESCRIBED LINE.

SUBJECT TO THE BONNEVILLE TRANSMISSION

TAX LOT 232406-9124

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

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION;
THENCE SOUTH 01°20'55" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 1187.97 FEET;

THENCE NORTH 51°50'40" EAST 1157.11 FEET;
THENCE SOUTH 33°27'30" EAST 296.28 FEET;
TO A POINT KNOWN AS POINT 'A' AND THE POINT OF BEGINNING;
THENCE NORTH 80°58'55" WEST 376.60 FEET;
THENCE SOUTH 15°22'01" WEST 102.87 FEET;
THENCE SOUTH 45°00'00" WEST 42.26 FEET;
THENCE SOUTH 83°12'56" WEST 74.49 FEET;
THENCE NORTH 77°17'09" WEST 21.13 FEET;
THENCE SOUTH 29°45'33" WEST 34.51 FEET;
THENCE SOUTH 57°03'49" WEST 55.25 FEET;
THENCE SOUTH 49°44'37" WEST 43.95 FEET;
THENCE SOUTH 74°24'45" WEST 53.22 FEET;
THENCE SOUTH 63°08'48" WEST 54.22 FEET;
THENCE SOUTH 15°04'05" WEST 97.78 FEET;
THENCE SOUTH 49°59'34" WEST 34.21 FEET;
THENCE SOUTH 84°58'31" WEST 25.89 FEET;
THENCE NORTH 73°08'06" WEST 15.24 FEET;
THENCE SOUTH 42°23'47" WEST 75.97 FEET;
THENCE SOUTH 64°59'57" WEST 25.89 FEET;
THENCE SOUTH 86°27'11" WEST 34.29 FEET TO A POINT 150.00 FEET PARALLEL WITH AND EASTERLY OF SAID WEST LINE;
THENCE SOUTH 01°20'55" WEST PARALLEL WITH SAID WEST LINE 746.01 FEET;
THENCE SOUTH 88°53'41" EAST 516.14 FEET;
THENCE SOUTH 36°40'56" EAST 66.96 FEET;
THENCE NORTH 56°35'59" EAST 243.81 FEET;
THENCE NORTH 76°57'20" EAST 304.91 FEET;
THENCE NORTH 14°40'25" WEST 825.18 FEET;
THENCE NORTH 26°25'44" EAST 93.11 FEET;
THENCE SOUTH 88°00'29" EAST 125.11 FEET;
THENCE NORTH 33°27'30" WEST 136.55 FEET TO THE POINT OF BEGINNING.

TAX LOT 232406-9172

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

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION;
THENCE SOUTH 01°28'16" WEST 1888.16 FEET;
THENCE NORTH 69°40'19" WEST 682.20 FEET;
THENCE NORTH 17°42'31" WEST 158.22 FEET;
THENCE NORTH 45°12'57" WEST 157.48 FEET;
THENCE NORTH 25°52'00" EAST 498.39 FEET;
THENCE NORTH 48°23'27" EAST 197.17 FEET;
THENCE NORTH 87°58'23" WEST 616.40 FEET;
THENCE NORTH 01°56'43" EAST 813.20 FEET TO THE NORTH LINE OF SAID SECTION;
THENCE ALONG SAID NORTH LINE SOUTH 88°39'41" EAST 1071.93 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION THEREOF LYING NORTH OF LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT KNOWN AS POINT 'A' AS DESCRIBED UNDER RECORDING NO. 9710221244;
THENCE SOUTH 33°27'30" EAST 217.41 FEET;
THENCE NORTH 47°44'20" EAST 415.07 FEET;
THENCE SOUTH 43°03'59" EAST 740.17 FEET;
THENCE SOUTH 26°09'24" EAST 107.43 FEET;
THENCE SOUTH 04°15'54" WEST 26.92 FEET;
THENCE SOUTH 18°55'56" EAST 30.46 FEET;
THENCE SOUTH 52°02'09" EAST 10.30 FEET;
THENCE SOUTH 64°53'14" EAST 50.89 FEET;
THENCE SOUTH 78°22'49" EAST 24.46 FEET;
THENCE NORTH 73°48'26" EAST 23.12 FEET;
THENCE NORTH 45°24'17" EAST 26.42 FEET;
THENCE NORTH 25°58'15" EAST 59.94 FEET;
THENCE NORTH 10°00'47" EAST 13.17 FEET;
THENCE NORTH 15°23'51" WEST 40.40 FEET;
THENCE NORTH 67°33'31" WEST 58.12 FEET;
THENCE NORTH 12°38'37" WEST 43.73 FEET;
THENCE NORTH 87°20'15" EAST 396.22 FEET;
THENCE SOUTH 01°28'16" WEST 387.58 FEET;
THENCE SOUTH 88°07'47" EAST 150.00 FEET TO A POINT ALONG THE EAST SECTION LINE AND THE TERMINUS OF SAID DESCRIBED LINE.

TAX LOT 242406-9007

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

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION.

LESS THE NORTH 150.00 FEET THEREOF;

AND LESS THAT PORTION THEREOF LYING SOUTHEASTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT KNOWN AS POINT 'B' AS LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., AS RECORDED UNDER RECORDING NO. 9710221244;

THENCE NORTH 87°20'15" EAST 396.22 FEET;
THENCE SOUTH 01°28'16" WEST 387.58 FEET;
THENCE SOUTH 88°07'47" EAST 1460.02 FEET TO THE BEGINNING OF SAID DESCRIBED LINE;
THENCE SOUTH 11°17'21" EAST 74.64 FEET;
THENCE SOUTH 01°43'20" WEST 92.50 FEET;
THENCE SOUTH 28°34'32" WEST 110.39 FEET;
THENCE SOUTH 04°37'12" WEST 89.39 FEET;
THENCE SOUTH 23°08'46" WEST 106.04 FEET;
THENCE SOUTH 00°55'23" EAST 85.65 FEET;
THENCE SOUTH 24°53'33" WEST 89.33 FEET;
THENCE SOUTH 08°01'25" WEST 158.33 FEET;
THENCE SOUTH 08°07'11" EAST 77.24 FEET;
THENCE SOUTH 30°15'10" WEST 215.06 FEET;
THENCE SOUTH 79°44'07" WEST 69.02 FEET;
THENCE NORTH 21°37'24" WEST 48.96 FEET;
THENCE NORTH 75°56'47" WEST 56.01 FEET;
THENCE SOUTH 55°00'05" WEST 42.26 FEET;
THENCE SOUTH 24°12'16" WEST 44.95 FEET;
THENCE SOUTH 62°41'35" WEST 37.99 FEET;
THENCE NORTH 68°05'39" WEST 60.17 FEET;
THENCE NORTH 25°00'46" WEST 42.26 FEET;
THENCE NORTH 66°47'55" WEST 54.27 FEET;
THENCE SOUTH 71°01'39" WEST 91.32 FEET;
THENCE NORTH 00°59'00" WEST 60.60 FEET;
THENCE NORTH 41°38'40" WEST 47.48 FEET;
THENCE NORTH 65°00'26" WEST 68.95 FEET;
THENCE NORTH 14°41'10" WEST 68.00 FEET;
THENCE NORTH 39°49'46" WEST 33.90 FEET;
THENCE NORTH 64°22'19" WEST 82.86 FEET;
THENCE SOUTH 60°00'18" WEST 50.01 FEET;
THENCE SOUTH 02°28'48" WEST 72.57 FEET;
THENCE SOUTH 72°05'36" WEST 18.18 FEET;
THENCE SOUTH 32°22'15" WEST 30.24 FEET;
THENCE SOUTH 68°22'38" WEST 53.57 FEET;
THENCE SOUTH 89°26'19" WEST 52.06 FEET;
THENCE NORTH 53°56'10" WEST 88.99 FEET;
THENCE SOUTH 85°00'16" WEST 42.26 FEET;
THENCE SOUTH 51°46'44" WEST 167.25 FEET;
THENCE SOUTH 73°51'38" WEST 17.49 FEET TO A POINT ALONG THE WEST LINE OF SAID SECTION 24 AND THE TERMINUS OF SAID DESCRIBED LINE.

PARCEL B

TRACT 'EE', 'FF', 'V V' AND 'ZZ', FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISION 28-33, 35-48, 52, 80, 81, 86, AND 87, ACCORDING TO THE PLAT AS FILED IN VOLUME 203 OF PLATS, PAGES 24 THROUGH 37, UNDER RECORDING NO. 20011128000868, RECORDS OF KING COUNTY, WASHINGTON, SAID PLAT SITUATED IN A PORTION OF SECTIONS 23 AND 24, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.



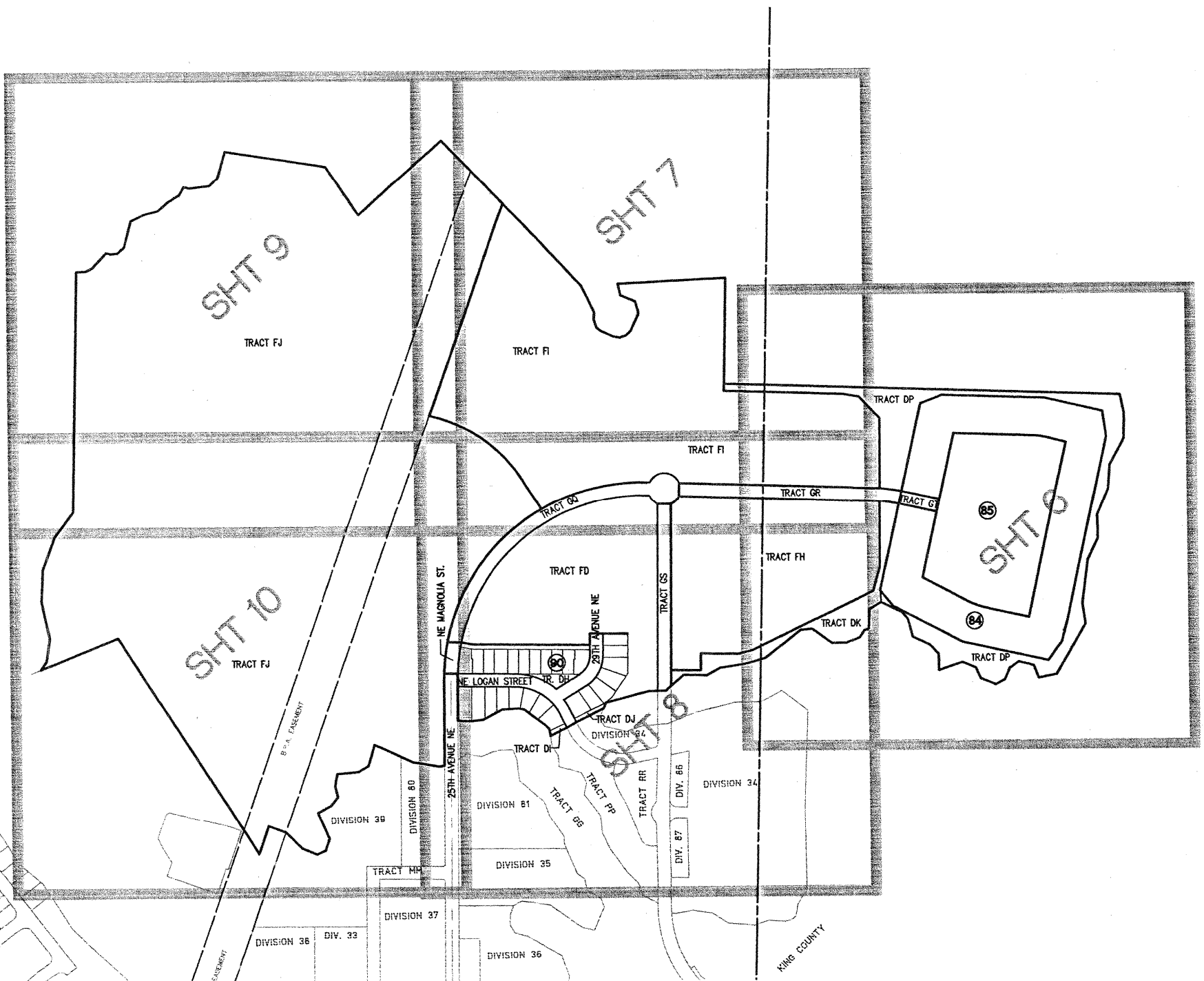
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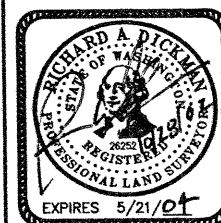
FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 84, 85 AND 90
(BEING A REPLAT OF TRACTS EE, FF, V V AND ZZ, AND FOR OTHER UNPLATTED LANDS SITUATED IN A PORTION OF SECTION 23)
PORTIONS OF THE EAST 1/2 OF SECTION 23, THE NORTHWEST 1/4 OF SECTION 24,
IN TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



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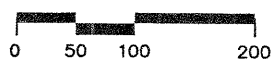
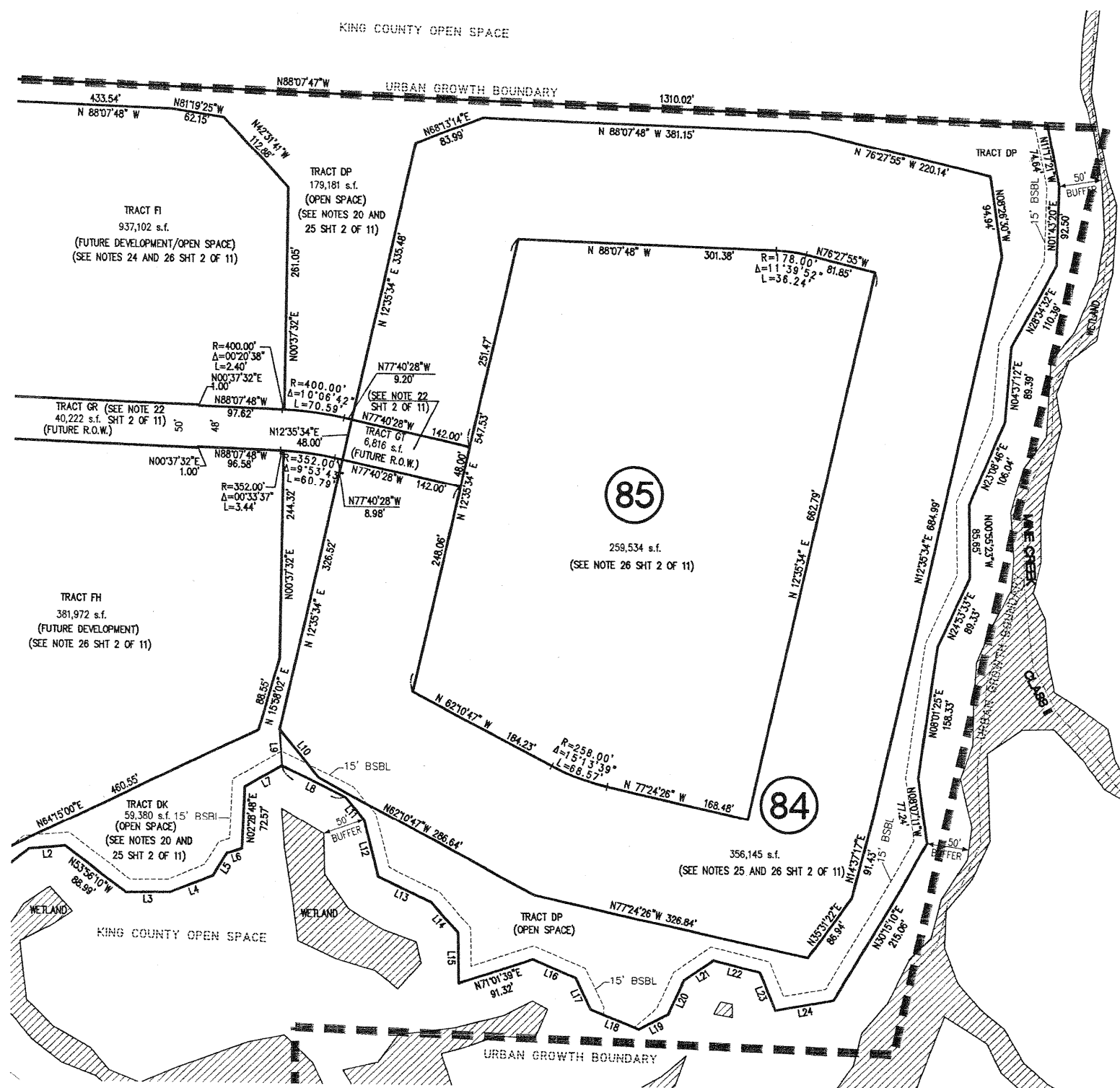


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FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 84, 85 AND 90
(BEING A REPLAT OF TRACTS EE, FF, V V AND ZZ, AND FOR OTHER UNPLATTED LANDS SITUATED IN A PORTION OF SECTION 23)
PORTIONS OF THE EAST 1/2 OF SECTION 23, THE NORTHWEST 1/4 OF SECTION 24,
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WETLAND AREA

SEE SHEET 2 OF 11
FOR LINE TABLE



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FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 84, 85 AND 90
(BEING A REPLAT OF TRACTS EE, FF, V V AND ZZ, AND FOR OTHER UNPLATTED LANDS SITUATED IN A PORTION OF SECTION 23)
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COAL MINE HAZARD AREA

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PORTIONS OF THE EAST 1/2 OF SECTION 23, THE NORTHWEST 1/4 OF SECTION 24,
IN TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

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SEE SHEET 6 OF 11

SEE SHEET 10 OF 11

SEE SHEET 11 OF 11
FOR THIS AREA \

TRACT FD
319,504 s.f.
(FUTURE DEVELOPMENT)
(SEE NOTE 26 SHT 2 OF 11)

TRACT FH
381,972 s.f.
(FUTURE DEVELOPMENT)
(SEE NOTE 26 SHT 2 OF 11)

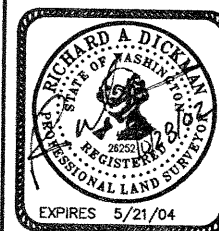
SEC. 23
SEC. 24

KING COUNTY OPEN SPACE



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

SEE SHEET 2 OF 11
FOR LINE TABLE



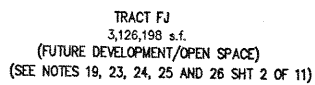
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PORTIONS OF THE EAST 1/2 OF SECTION 23, THE NORTHWEST 1/4 OF SECTION 24,
IN TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SEE SHEET 7 OF 11

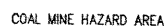
150' B.P.A.
EASEMENT
AF#4799883

TRACT F1
937,102 s.f.
(FUTURE DEVELOPMENT/OPEN SPACE)
(SEE NOTES 24 AND 26 SHT 2 OF 11)

—1.38'
N77°39'14"W

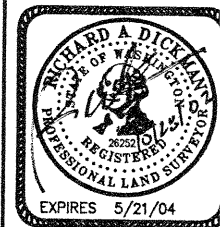
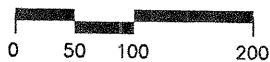
TRACT FJ

SEE SHEET 10 OF 11



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

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FOR LINE TABLE



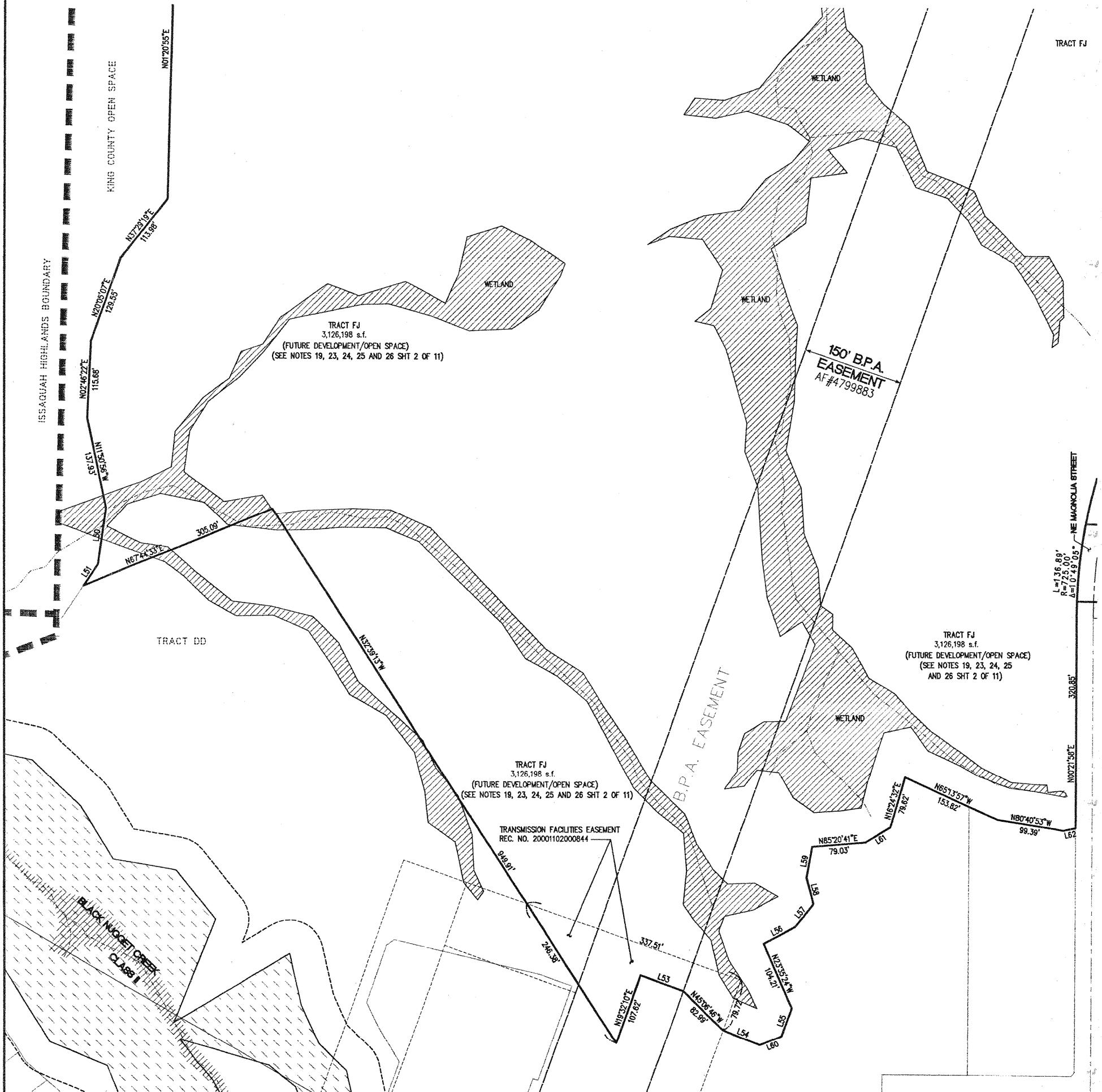
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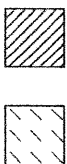
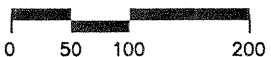
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FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 84, 85 AND 90 (BEING A REPLAT OF TRACTS EE, FF, V V AND ZZ, AND FOR OTHER UNPLATTED LANDS SITUATED IN A PORTION OF SECTION 23) PORTIONS OF THE EAST 1/2 OF SECTION 23, THE NORTHWEST 1/4 OF SECTION 24, IN TOWNSHIP 24N., RANGE 6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

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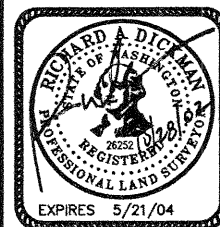


WETLAND AREA

STEEP SLOPE AREA

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

SEE SHEET 2 OF 10
FOR LINE TABLE

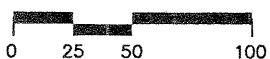
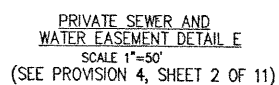
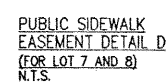
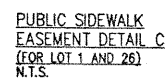
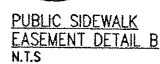
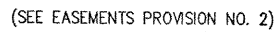


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SET 1/2 INCH REBAR AND PLASTIC-
CAP "DEA" 26252 AT ALL DIVISION,
LOT AND TRACT CORNERS



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