

FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISION 34
(REPLAT OF TRACT NN, PP, QQ AND UU)

A PORTION OF NE 1/4 OF SE 1/4 OF SECTIONS 23, AND
NW 1/4 OF SW 1/4, OF SECTION 24, 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 INCLUDING PRIVATE EASEMENTS SHOWN ON THIS PLAT SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER AND/OR ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION, AND WILL BE CREATED BY SEPARATE DOCUMENT AFTER THE RECORDING OF THIS PLAT.
6. FOUNDATIONS OF ANY STRUCTURES MAY NOT BE LOCATED WITHIN THE AREA DELINEATED BY 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 WITHOUT PRIOR APPROVAL FROM THE CITY OF ISSAQUAH.
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. (THIS NOTE MEETS THE RECORDED SCHOOL MITIGATION AGREEMENT UNDER RECORDING NO'S 9508160202 AND 9712121468).
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 MODIFIED BY INSTRUMENT FILED UNDER RECORDING NO. 9712121468.
11. THIS PLAT IS SUBJECT TO THE 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 AMENDED.
12. THIS PLAT IS SUBJECT TO THE 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 AMENDED.
13. 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.
14. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ISSAQUAH HIGHLANDS SUMMARY", AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 20011128000873.
15. THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED " DECLARATION OF RETAINED AND ASSIGNED RIGHT", AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 20011128000874.
16. DIVISION 34 IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (RESIDENTIAL PROPERTIES) AS RECORDED IN KING COUNTY UNDER AUDITOR'S NO. 9704281806 AND AS AMENDED.
17. DIVISION 34 IS SUBJECT TO THE DECLARATION OF EASEMENTS AND COVENANTS TO SHARE COSTS FOR ISSAQUAH HIGHLANDS AS FILED IN KING COUNTY UNDER AUDITOR'S NO. 9704281807 AND AS AMENDED.
18. PROVISIONS OF THE ARTICLES OF INCORPORATION AND BYLAWS OF THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION, AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION.
19. CERTAIN CONDITIONS OF THE PRELIMINARY PLAT, PP00-001IH, WILL APPLY TO FUTURE PLATS, SITE DEVELOPMENT PERMITS AND UTILITY PERMITS WITHIN THIS FINAL PLAT.
20. 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 TRACT 'QQ', TRACT 'ZA', LOTS 1-29, 32-39, AND 41-51.
21. TRACTS 'NN' AND 'PP' ARE HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION UPON THE RECORDING OF THE PLAT FOR THE PURPOSE OF OPEN SPACE AND PEDESTRIAN ACCESS, SUBJECT TO UTILITIES EASEMENT AS SHOWN ON SHEET 6 OF 6.
22. TRACT 'QQ' IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION UPON RECORDING OF THIS PLAT FOR THE PURPOSE OF PARK AND OPEN SPACE.
23. LOT 42 IS SUBJECT TO AN ACCESS EASEMENT TO THE BENEFIT OF LOT 43 AS SHOWN ON SHEET 5 OF 6. OWNER OF SAID LOTS AND THEIR SUCCESSORS AND ASSIGNS SHALL EQUALLY SHARE THE COST TO MAINTAIN, REPLACE OR REPAIR THE DRIVEWAY WITHIN SAID EASEMENT.
24. TRACT 'ZA' IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION UPON RECORDING OF THIS PLAT FOR THE PURPOSE OF OPEN SPACE AND STORM WATER DRAINAGE.

EASEMENT PROVISIONS

1. A PRIVATE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY, QWEST, MILLENNIUM COMMUNICATION, INC., GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON A 5.00 FOOT WIDE STRIP OF PRIVATE LAND (LOTS 1 THROUGH 52, 56-57, 61, 62, 67, 68, 73 THROUGH 85 AND TRACTS NN AND PP) AND IN ADDITION AN ADJOINING STRIP OF PRIVATE LAND (LOTS 2-6, 12-13, 16-17, 22, 26-27, 28-29, 32-33, 35-36, 39-41, 46-47, 49-50, 62, 73 AND TRACT QQ) AND A STRIP OF PRIVATE LAND ON LOTS 63 THROUGH 71 ALL AS SPECIFIED AND AS SHOWN ON SHEETS 5 AND 6 HEREON 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 BUILDING SHALL BE PLACED WITHIN THE EASEMENTS WITHOUT PERMISSION FROM EASEMENT OWNERS.
2. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH, UNDER AND UPON ALL PUBLIC STREETS, ALLEYS, LANES, AVENUES, AND PLACES WHICH ARE HEREIN DEDICATED AND UPON THE 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. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. 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 AND TRACT FRONTAGE, EXCEPT PARK DRIVE (I.E. THE OUTER 2' ADJACENT TO THE RIGHT OF WAY OF THE 5' EASEMENT CREATED IN PARAGRAPH 1 ABOVE). THE EASEMENT IS FOR THE PURPOSE OF CITY ACCESS TO ANY PUBLIC IMPROVEMENT WITHIN THE RIGHT-OF-WAY WHICH ADJOINS THE EASEMENT AREA FOR MAINTENANCE, REPAIR, OR REPLACEMENT OF SUCH SIDEWALK. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION. 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. A 15' WIDE PUBLIC SANITARY EASEMENT AS SHOWN ON SHEET 6 OF 6 IS HEREBY DEDICATED AND RESERVED TO THE CITY OF ISSAQUAH. THE CITY OF ISSAQUAH SHALL HAVE THE RIGHT TO CONSTRUCT, MAINTAIN, REPLACE, REPAIR AND OPERATE UTILITY LINES AND APPURTENANCES WITHIN AND TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR SAID EASEMENTS, EXCEPT THAT ROCKERIES, ROADWAYS, WALKWAYS AND RETAINING WALLS MAY BE CONSTRUCTED WITHIN EASEMENTS OVER PRIVATE PROPERTY WITH PRIOR APPROVAL OF THE CITY OF ISSAQUAH.
5. DRIVEWAY ACCESS FOR LOT 43 SHALL BE THROUGH LOT 42. IN NO EVENT SHALL LOT 43 BE PERMITTED A SEPARATE DRIVEWAY ACCESS ONTO RIGHT-OF-WAY. AN ACCESS EASEMENT FOR LOT 43 OVER LOT 42 HAS BEEN GRANTED TO THE BENEFIT OF LOT 43 IN PERPETUITY.
6. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE BENEFITED LOT OWNER(S), UNDER AND UPON ALL LOTS AND TRACTS FOR PRIVATE DRAINAGE AND/OR SEWER EASEMENTS AS SHOWN ON SHEETS 5 AND 6. (REFER TO NOTE 5 ON SHEET 2 OF 6)



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SHEET 2 OF 6

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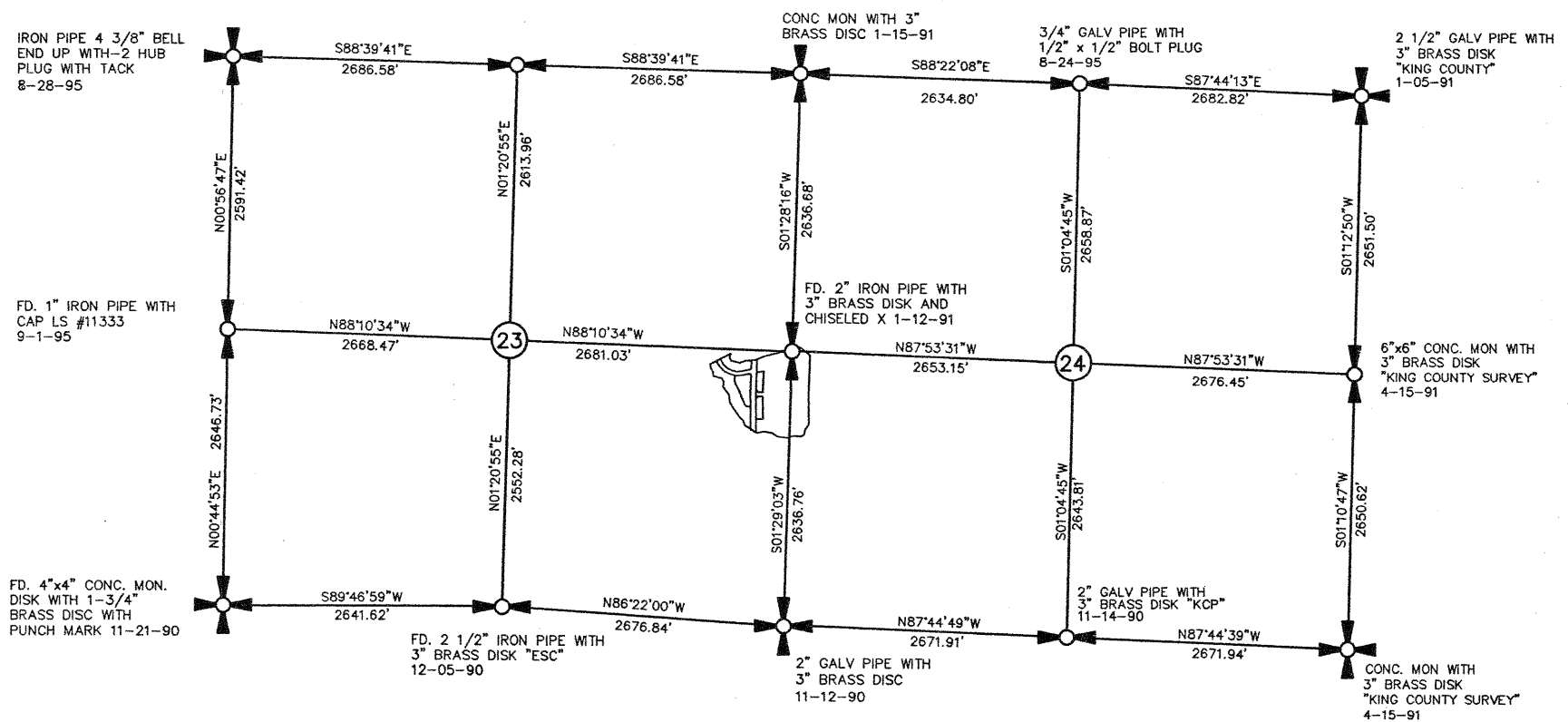
A PORTION OF NE 1/4 OF SE 1/4 OF SECTIONS 23, AND
NW 1/4 OF SW 1/4, OF SECTION 24, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

TRACT 'NN', 'PP', 'QQ', AND 'UU' FINAL PLAT OF
ISSAQUAH HIGHLANDS DIVISIONS 28 THROUGH 33, 35
THROUGH 48, 52, 80, 81, 86 AND 87 ACCORDING TO
PLAT RECORDED IN VOLUME 203 OF PLATS, PAGE(S) 24
THROUGH 37, INCLUSIVE, IN KING COUNTY, WASHINGTON.

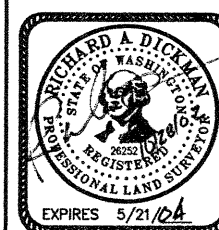
SAID PLAT SITUATED IN A PORTION OF THE SOUTHEAST
QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER
OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 6 EAST,
W.M.

N.T.S.

SECTION SUBDIVISION PER OSTERGAARD-ROBINSON AND ASSOCIATES (OR)
RECORD OF SURVEY RECORDED IN VOLUME 106 OF SURVEYS, PAGES 237A-H.



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

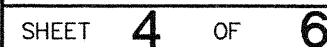


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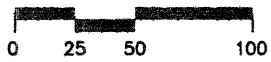
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A PORTION OF NE 1/4 OF SE 1/4 OF SECTIONS 23, AND
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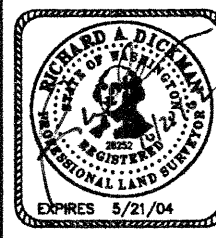
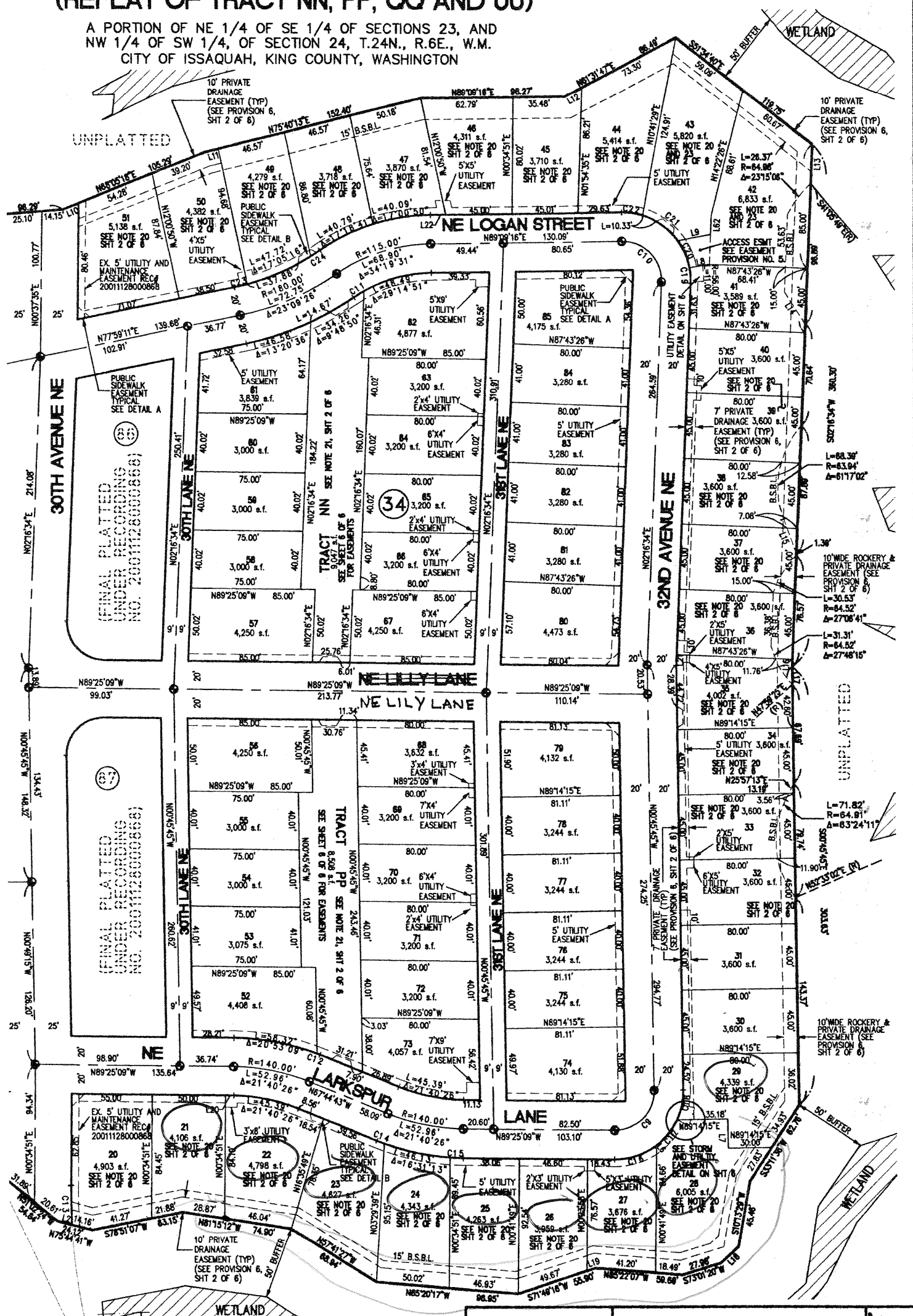


A PORTION OF NE 1/4 OF SE 1/4 OF SECTIONS 23, AND
NW 1/4 OF SW 1/4, OF SECTION 24, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



- | LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N89°10'45"E | 21.94 |
| L2 | N75°44'41"W | 9.96 |
| L3 | N26°08'34"W | 17.83 |
| L4 | N44°00'12"W | 4.27 |
| L5 | N38°46'30"W | 2.25 |
| L7 | N00°45'45"W | 20.00 |
| L8 | N79°25'17"E | 13.09 |
| L9 | N79°25'17"E | 23.00 |
| L10 | N68°05'18"E | 11.81 |
| L11 | N75°40'13"E | 9.09 |
| L12 | N61°31'47"E | 13.19 |
| L13 | N02°16'34"E | 26.92 |
| L14 | N32°15'23"W | 15.63 |
| L15 | N19°55'54"W | 25.29 |
| L16 | N02°16'34"E | 5.30 |
| L17 | N00°45'45"W | 12.84 |
| L18 | N47°23'32"E | 16.26 |
| L19 | N71°49'16"E | 8.23 |
| L20 | N89°25'09"W | 5.64 |
| L21 | N02°16'34"E | 7.43 |
| L22 | N89°09'16"E | 10.44 |
| L23 | N86°46'06"W | 35.57 |
| L24 | N01°16'33"E | 39.02 |
| L25 | N01°16'33"E | 37.11 |
| L26 | N01°16'33"E | 42.74 |
| L27 | N01°16'33"E | 48.20 |
| L28 | N10°34'16"W | 7.11 |
| L29 | N84°02'58"W | 33.56 |
| L30 | N89°32'25"W | 37.66 |
| L31 | N89°36'32"E | 36.92 |
| L32 | N88°44'28"W | 36.25 |
| L33 | N00°45'45"W | 42.44 |
| L34 | N16°41'59"E | 38.04 |
| L35 | N00°45'45"W | 46.40 |
| L36 | N00°45'45"W | 33.92 |
| L37 | N32°10'00"W | 41.81 |
| L38 | N44°35'06"W | 20.05 |
| L39 | N89°17'32"E | 13.89 |
| L40 | N88°39'21"E | 35.67 |
| L41 | N00°45'45"W | 30.50 |
| L42 | N84°51'46"E | 35.77 |
| L43 | N89°13'30"E | 35.67 |
| L44 | N00°45'45"W | 44.82 |
| L45 | N88°36'54"E | 24.26 |
| L46 | N00°45'45"W | 36.59 |
| L47 | N83°04'34"E | 27.50 |
| L48 | N83°04'34"E | 15.16 |
| L49 | N82°49'41"E | 21.58 |
| L50 | N83°13'57"E | 14.86 |
| L51 | N81°38'27"E | 27.02 |
| L52 | N57°12'33"W | 5.32 |
| L53 | N57°12'33"W | 3.49 |
| L54 | N89°39'02"E | 13.86 |
| L55 | N56°29'13"W | 10.12 |
| L56 | N89°39'02"E | 26.76 |
| L57 | N89°39'02"E | 26.47 |
| L58 | N89°39'02"E | 14.43 |
| L59 | N56°29'13"W | 10.81 |
| L60 | N89°39'02"E | 26.18 |
| L61 | N53°58'58"W | 18.38 |
| L62 | N02°16'34"E | 13.43 |
| L63 | N86°46'06"W | 11.50 |
| L64 | N48°53'56"W | 24.48 |

CURVE	RADIUS	DELTA	LENGTH
C1	200.25	8°17'31"	21.99
C2	118.00	7°22'13"	15.18
C3	118.00	4°09'02"	8.55
C4	188.00	4°01'36"	13.21
C5	188.00	2°15'55"	7.43
C6	65.00	4°28'23"	5.07
C7	65.00	2°04'58"	22.97
C8	180.00	2°07'05"	6.65
C9	27.00	91°20'36"	43.04
C10	27.00	93°07'18"	43.88
C11	95.00	5°04'40"	8.42
C12	160.00	0°47'17"	2.20
C13	425.00	3°35'34"	26.65
C14	160.00	1°57'09"	5.45
C15	160.00	3°12'04"	8.94
C16	47.00	35°53'56"	29.45
C17	47.00	29°36'44"	24.29
C18	47.00	25°49'57"	21.19
C19	47.00	12°51'12"	10.54
C20	47.00	25°11'03"	20.66
C21	47.00	37°08'47"	30.47
C22	47.00	17°56'16"	14.71
C23	160.00	3°17'48"	9.21
C24	160.00	2°46'22"	7.74
C25	200.00	8°47'59"	30.72



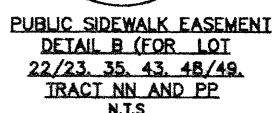
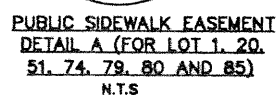
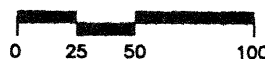
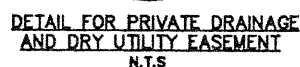
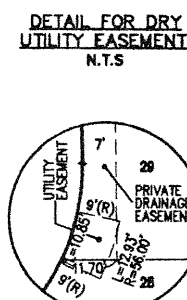
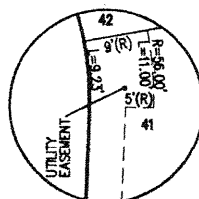
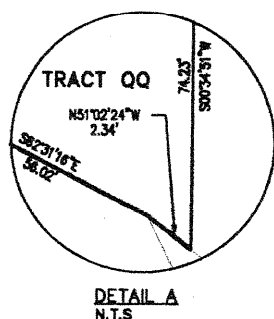
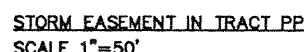
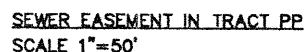
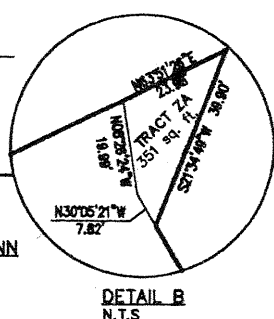
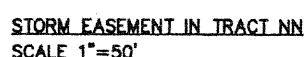
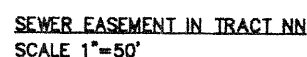
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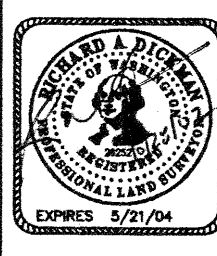
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NW 1/4 OF SW 1/4, OF SECTION 24, T.24N., R.6E., W.M.
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④ SET BRASS DISK IN 4x4 CONCRETE MONUMENT IN CASE

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



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