


FINAL PLAT OF TOWN CENTER

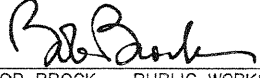
A PORTION OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 24 NORTH., RANGE 6 EAST., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

APPROVALS


EXAMINED AND APPROVED THIS 2nd DAY OF April, 2003


KEITH NIVEN - CITY OF ISSAQUAH M.D.R.T. PROGRAM MANAGER


EXAMINED AND APPROVED THIS 4th DAY OF April, 2003


BOB BROCK - PUBLIC WORKS DIRECTOR, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 22 DAY OF April, 2003

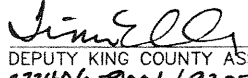

AVA FRISINGER, MAYOR, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 22nd DAY OF April, 2003


KATHLEEN KOCH, CITY CLERK

EXAMINED AND APPROVED THIS 28th DAY OF APRIL, 2003

SCOTT NOBLE
KING COUNTY ASSESSOR

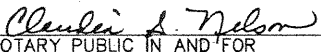

DEPUTY KING COUNTY ASSESSOR
272406 9001/9205/9210

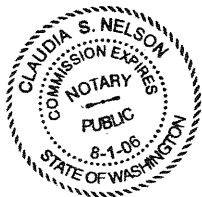
ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF KING } SS

ON THIS 31st DAY OF MARCH, 2003, 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 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.


NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON
RESIDING AT Belleme
MY APPOINTMENT EXPIRES 8-1-06
PRINT NAME Claudia S. Nelson



STATE OF WASHINGTON }
COUNTY OF KING } SS

I CERTIFY THAT I HAVE SATISFACTORY EVIDENCE THAT
SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) (WAS/WERE)
AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE
OF A
TO BE THE FREE AND VOLUNTARY ACT OF SUCH (PARTY/PARTIES) FOR THE USES
AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: _____

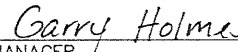
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES _____
PRINT NAME _____

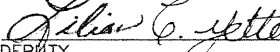
FINANCE DIVISION CERTIFICATE

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 28th DAY OF April, 2003

KING COUNTY OFFICE OF FINANCE


MANAGER

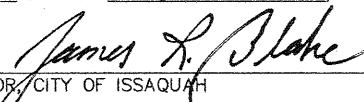

DEPUTY



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 22nd DAY OF APRIL, 2003


FINANCE DIRECTOR, CITY OF ISSAQUAH

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF TOWN CENTER, ISSAQUAH HIGHLANDS, IS BASED
UPON AN ACTUAL SURVEY OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.,
THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY; THAT 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.

DATED THIS 14th DAY OF APRIL, 2003

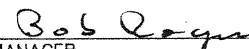

DAVID B. MATTHEWS, PLS NO. 36804

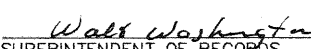
RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH THIS 28 DAY
OF April, 2003, AT 15 MINUTES PAST 1:00 P.M., IN
VOLUME 213 OF PLATS AT PAGES 4-70, RECORDS OF KING COUNTY, WASHINGTON.

RECORDING NO. 20030428001974

DIVISION OF RECORDS AND ELECTIONS


MANAGER


SUPERINTENDENT OF RECORDS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT ALL PUBLIC STREETS WITHIN THIS PLAT HAVE
BEEN PREVIOUSLY DEDICATED PURSUANT TO THOSE CERTAIN DEDICATION DEEDS FOR STREETS
RECORDED UNDER KING COUNTY RECORDING NUMBERS 20030110002528 AND 20030110002529,
AND KNOW FURTHER 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
EASEMENTS WHICH ARE SHOWN HEREON FOR PUBLIC USE (EXCLUDING ANY PRIVATE ROADS
SHOWN ON THIS PLAT INCLUDING PRIVATE TRACT ZC AND TRACT ZP, UNLESS SUCH PRIVATE
ROADS ARE SUBSEQUENTLY DEDICATED); 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.

GLACIER RIDGE PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP
BY WARJONE INVESTMENTS, INC., IT'S GENERAL PARTNER

BY:  IT'S: AUTHORIZED AGENT

BANK OF AMERICA, N.A. (LENDER ONLY)

BY: N/A IT'S: _____



CONCEPT ENGINEERING, INC.

455 Rainier Boulevard North
Issaquah, Washington 98027
(425) 392-8055 FAX (425) 392-0108

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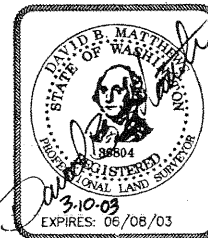
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DATE

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3/5/03

SHEET 1 OF 5



20030428001974

VOLUME/PAGE

213
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FINAL PLAT OF TOWN CENTER

A PORTION OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 24 NORTH., RANGE 6 EAST., 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 A 5 SECOND THEODOLITE WITH AN ELECTRONIC DISTANCE MEASURING UNIT AND A LEICA SYSTEM 500 GPS UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 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. 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.
5. 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.
6. 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. THESE BLOCKS WILL BE DEVELOPED UNDER SITE DEVELOPMENT PERMITS OR PLATS WHICH CREATE BUILDING LOTS AND THE NUMBER OF UNITS IS YET TO BE DETERMINED THEREFORE ONE-HALF OF THE MITIGATION FEE (\$1,396/UNIT OR \$573/UNIT) WILL BE PAID AT TIME OF SITE DEVELOPMENT PERMIT ISSUANCE OR PLATS WHICH CREATE BUILDING LOTS FOR EACH DWELLING UNIT AND THE SECOND ONE-HALF (\$1396/UNIT OR \$573/UNIT) AT TIME OF BUILDING PERMIT UNLESS OTHERWISE DIRECTED BY AMENDMENT TO THE SCHOOL MITIGATION AGREEMENT.)
7. THIS PLAT IS SUBJECT TO THE AGREEMENT AND 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.
8. 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.
9. 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.
10. 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.
11. TRACT ZC IS OWNED AND MAINTAINED BY THE GLACIER RIDGE PARTNERSHIP. TRACT ZC IS AUTHORIZED FOR FUTURE ACCESS, AS FOLLOWS: CITY ACCESS IS ALLOWED CURRENTLY FOR MAINTENANCE PURPOSES AND PUBLIC ACCESS IS ALLOWED FOR NON-MOTORIZED USES WITH EASEMENTS AS PROVIDED BELOW. VEHICULAR ACCESS WILL NOT BE ALLOWED UNTIL FURTHER REVIEW AND CITY APPROVAL HAS OCCURRED. THE ADDITIONAL REVIEW WILL OCCUR WITH PARCEL 272406-9007-09 ("REID PARCEL") AND IS FURTHER DESCRIBED BELOW.

IN THE FUTURE, SHOULD THE TRACT ZC OWNER WISH TO USE THIS TRACT FOR VEHICULAR ACCESS TO THE REID PARCEL, THE CITY SHALL, DURING SITE DEVELOPMENT PERMIT OR FUTURE LAND DIVISION OF SAID PROPERTY SERVED BY TRACT ZC, CONSIDER THE FOLLOWING:

(A) WHETHER THE ACCESS SHOULD BE PRIVATE OR PUBLIC. IF IT IS DETERMINED THAT THE ACCESS SHOULD BE PUBLIC, THEN THE PROPERTY OWNER SHALL DEDICATE TRACT ZC AS RIGHT OF WAY TO THE CITY AT NO COST TO THE CITY. IF THE ACCESS IS PERMITTED TO BE PRIVATE, THEN A VEHICULAR ACCESS EASEMENT SHALL BE RECORDED FOR THE BENEFIT OF THE REID PARCEL (AND FOR THE KING COUNTY PARCEL TO THE EXTENT PROVIDED IN (B) BELOW). THIS EASEMENT SHALL BE OVER THE EASTERN PORTION OF THE REID PARCEL AND SHALL PROVIDE ACCESS AT NO CHARGE OR COST TO THE CITY. THE OWNER OF THE REID PARCEL (UNLESS IT ALSO OWNS TRACT ZC) SHALL, IF ALLOWED BY LAW, EITHER (1) PAY A LATECOMER CHARGE TO THE OWNER OF TRACT ZC FOR A PRO RATA SHARE OF THE LAND AND IMPROVEMENT COSTS IF IT IS PUBLIC ACCESS, OR (2) BE REQUIRED TO SIGN WITH THE TRACT ZC OWNER A PRIVATE JOINT COST SHARING AND MAINTENANCE AGREEMENT IF IT IS PRIVATE ACCESS.

(B) WHETHER VEHICULAR ACCESS SHOULD BE PROVIDED TO THE KING COUNTY-OWNED PARCEL (TAX PARCEL NO. 272406-9008). IF ACCESS IS TO BE PROVIDED TO THE KING COUNTY PARCEL, THE OWNER OF THE REID PARCEL SHALL DEDICATE THE RIGHT-OF-WAY TO THE CITY AT NO COST TO THE CITY, IF IT IS DETERMINED BY THE CITY TO BE PUBLIC ACCESS. OTHERWISE, THE PRIVATE ACCESS EASEMENT DESCRIBED IN (A) ABOVE WILL BE EXPANDED TO ALLOW ACCESS TO THE USERS OF THE KING COUNTY PROPERTY. THE OWNER OF THE KING COUNTY PARCEL SHALL, IF ALLOWED BY LAW, EITHER (1) PAY A LATECOMER CHARGE TO THE OWNER OF TRACT ZC FOR A PRO RATA SHARE OF THE LAND AND IMPROVEMENT COSTS IF IT IS PUBLIC ACCESS, OR (2) BE REQUIRED TO SIGN WITH THE TRACT ZC OWNER A PRIVATE JOINT COST SHARING AND MAINTENANCE AGREEMENT IF IT IS PRIVATE ACCESS.
12. TRACTS ZQ AND ZR ARE CONVEYED TO THE CITY OF ISSAQUAH FOR THE PURPOSE OF OPEN SPACE (WETLANDS) UPON THE RECORDING OF THIS FINAL PLAT.
13. BLOCKS 1, 2, 3, 4A, 4B, 5, 6-7 AND 8 ARE OWNED AND MAINTAINED BY THE GLACIER RIDGE PARTNERSHIP FOR THE PURPOSE OF DEVELOPMENT. [DEVELOPMENT SHALL BE PROCESSED THROUGH A SITE DEVELOPMENT PERMIT AND/OR BUILDING PERMIT AS REQUIRED BY THE CITY OF ISSAQUAH].
14. PERMANENT SIGNS IDENTIFYING THE TYPE AND VALUE OF THE CRITICAL AREA SHALL BE INSTALLED AT THE EDGE OF THE CRITICAL AREA BUFFER PRIOR TO OCCUPANCY OF ANY ADJACENT BLOCKS OR LOTS. SIGNS SHALL BE PLACED ONE PER 50 FEET [AFFECTS BLOCKS 4A AND 4B].
15. CERTAIN CONDITIONS OF THE PRELIMINARY PLAT PP02-004-IH, WILL APPLY TO FUTURE PLATS, SITE DEVELOPMENT PERMITS, AND UTILITY PERMITS WITHIN THIS FINAL PLAT.
16. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES, OR NON-ORGANIC, NON-SLOW RELEASE FERTILIZERS IS PROHIBITED IN THE BUILDING SETBACK AREA FROM WETLAND BUFFERS [AFFECTS BLOCK 4A AND 4B].
17. THIS PLAT IS SUBJECT TO TERMS AND CONDITIONS OF DECLARATION OF COVENANTS OF COOPERATION, RECORDING NO. 9512201313 AND AS AMENDED.
18. THIS PLAT IS SUBJECT TO TERMS AND CONDITIONS OF ROAD HAUL PERMIT AND RIGHT-OF-WAY AGREEMENT FOR ACCESS TO GLACIER RIDGE AND GRAND RIDGE PROPERTIES AS RECORDED UNDER RECORDING NO. 9512201314 AND AS AMENDED.
19. THIS PLAT IS SUBJECT TO UTILITY EASEMENT AND AGREEMENT RECORDED UNDER RECORDING NO. 9512201316 AND AS AMENDED.
20. THIS PLAT IS SUBJECT TO DEED OF DEVELOPMENT RIGHTS, CONSERVATION AND TRAIL EASEMENT, COVENANTS, OBLIGATIONS AGREEMENT RECORDED UNDER RECORDING NO. 9612030696 AND AS AMENDED.
21. THIS PLAT IS SUBJECT TO SEWER, WATER AND STORM DRAINAGE EASEMENT AS RECORDED UNDER RECORDING NO. 9710091546 AND AS AMENDED.
22. THIS PLAT IS SUBJECT TO TEMPORARY ACCESS EASEMENT RECORDED UNDER RECORDING NO. 20020307001429.
23. THIS PLAT IS SUBJECT TO TERMS, COVENANTS AND RESTRICTIONS CONTAINED IN LOT LINE ADJUSTMENT NO. LLA-02-001-IH RECORDED UNDER RECORDING NO. 20020321900005.
24. THIS PLAT IS SUBJECT TO TERMS AND CONDITIONS OF DECLARATION OF COVENANT TO SHARE COSTS RECORDED UNDER RECORDING NO. 20020520001675.
25. THIS PLAT IS SUBJECT TO TERMS AND CONDITIONS OF TRAFFIC STANDARDS AND TOWN CENTER AMENITIES COVENANT RECORDED UNDER RECORDING NO. 20020520001679.
26. THIS PLAT IS SUBJECT TO A 20 FOOT WIDE TELEPHONE AND TELEGRAPH EASEMENT UNDER RECORDING NO. 8804220928.
27. PLACE A "NO RIGHT ON RED" LIMITATION ON SOUTHBOUND 10TH AVENUE TRAFFIC (NORTH OF PARK DRIVE) TO PROHIBIT THE SIGHT DISTANCE RESTRICTIONS ON BLOCK 8. THE RESPONSIBLE OFFICIAL MAY APPROVE ANOTHER REASONABLE ALTERNATIVE IF IT ACHIEVES THE SAME OBJECTIVE OF PROHIBITING A SITE DISTANCE EASEMENT ON BLOCK 8.
28. TRACT ZP IS OWNED AND MAINTAINED BY THE GLACIER RIDGE PARTNERSHIP FOR THE PURPOSE OF UTILITIES AND A FUTURE PRIVATE OR PUBLIC ROAD.

PUBLIC MAINTENANCE EASEMENT PROVISION

FOR MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY, A 2-FOOT WIDE ACCESS EASEMENT UPON A STRIP OF PRIVATE LAND LYING PARALLEL WITH AND ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE GRANTED TO THE CITY OF ISSAQUAH. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION. IN ADDITION, WHERE EVER A BUILDING, WALL, OTHER STRUCTURE, SIDEWALK OR OTHER PAVED SURFACE IS PERMITTED AND INSTALLED AT ANY TIME DIRECTLY ADJACENT TO THE RIGHT-OF-WAY (I.E. WHERE THIS EASEMENT WOULD OTHERWISE LIE), THEN THIS NON-EXCLUSIVE ACCESS EASEMENT SHALL BE TERMINATED IMMEDIATELY AND AUTOMATICALLY IN ALL SUCH LOCATIONS.

EASEMENTS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH, UNDER AND UPON TRACT ZC FOR UTILITIES, WATER LINES, SANITARY SEWER, AND STORM DRAINAGE. THE CITY OF ISSAQUAH SHALL HAVE THE RIGHT TO CONSTRUCT, MAINTAIN, REPLACE, REPAIR AND OPERATE SAID UTILITIES AND APPURTENANCES WITH AND TOGETHER WITH THE RIGHT TO ENTER UPON TRACT ZC AT ALL TIMES FOR THE PURPOSES STATED. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR SAID EASEMENT, EXCEPT THAT ROCKERIES, WALKWAYS, BIKE TRAILS, ROADWAYS, AND RETAINING WALLS MAY BE CONSTRUCTED WITHIN THE EASEMENT WITH PRIOR APPROVAL FROM THE CITY OF ISSAQUAH.
2. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND THE PUBLIC UNDER AND UPON TRACT ZC FOR THE SOLE PURPOSE OF NON-MOTORIZED ACCESS.



CONCEPT ENGINEERING, INC.

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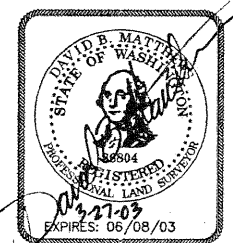
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3/5/03

SHEET 2 OF 5



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VOLUME/PAGE

FINAL PLAT OF TOWN CENTER

A PORTION OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 24 NORTH., RANGE 6 EAST., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

LOTS 5, 6 & 7 OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO.
LLA-02-001-IH, ACCORDING TO THE BOUNDARY LINE ADJUSTMENT RECORDED IN
VOLUME 151 OF SURVEYS, PAGES 27 THROUGH 27E, RECORDS OF KING COUNTY,
WASHINGTON.

EXCEPT THAT PORTION THEREOF AS DEDICATED FOR STREETS BY DEED
RECORDED UNDER RECORDING NO. 20030110002528, RECORDS OF KING COUNTY,
WASHINGTON.

HORIZONTAL DATUM

NAD 83/91

BASIS OF BEARING

N01°00'54"E BETWEEN FOUND MONUMENTS ALONG THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 27 PER RECORD OF SURVEY, VOLUME 142, PAGES 88 & 88A

LEGEND



FOUND SECTION CORNER



FOUND QUARTER SECTION CORNER



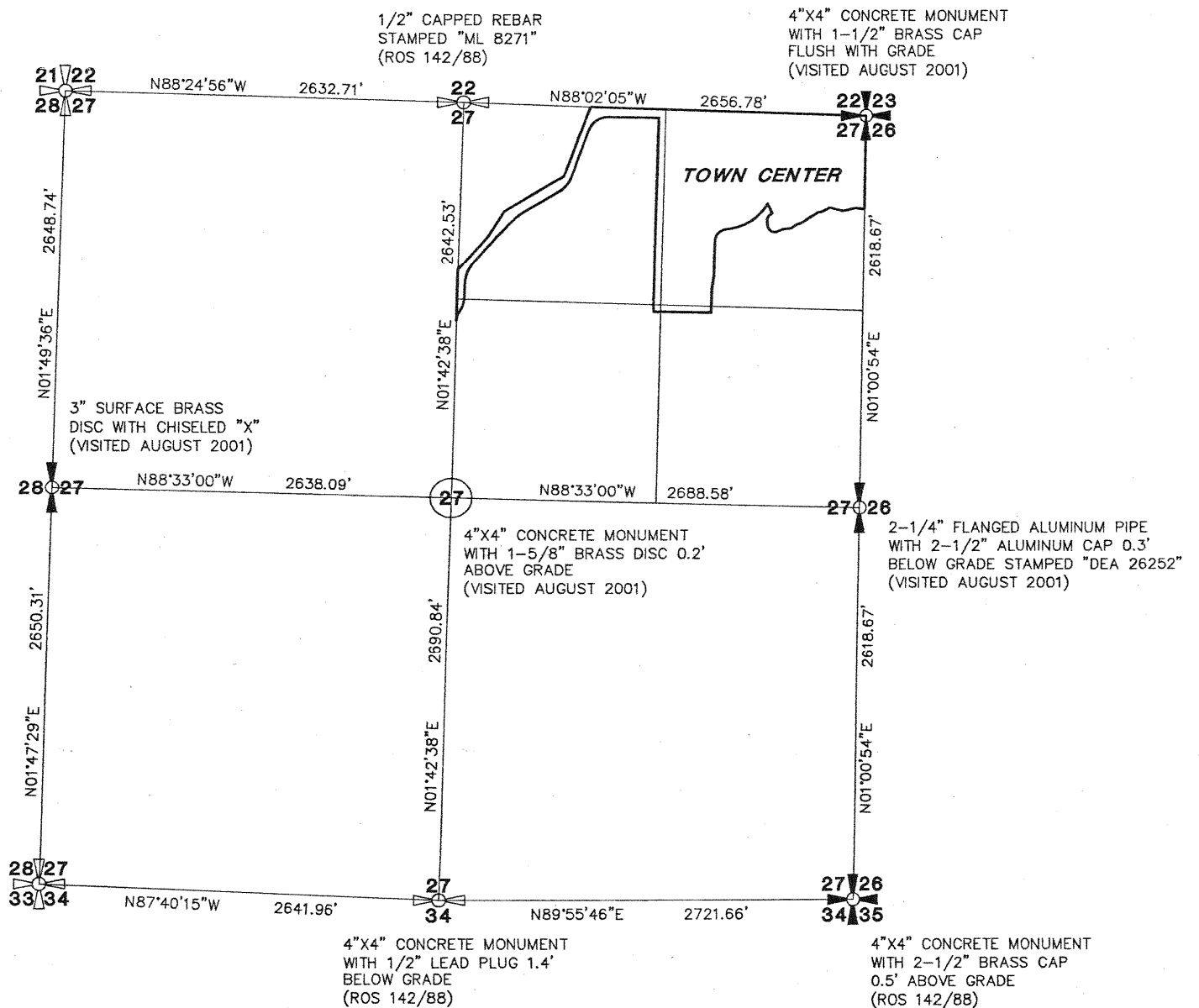
CALCULATED SECTION CENTER



CALCULATED SECTION CORNER



CALCULATED QUARTER SECTION CORNER



SECTION 27, TOWNSHIP 24 N., RANGE 6 E., W.M.
PER RECORD OF SURVEY, VOLUME 142, PAGES 88 & 88A



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SHEET 3 OF 5



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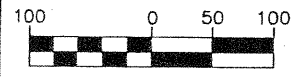
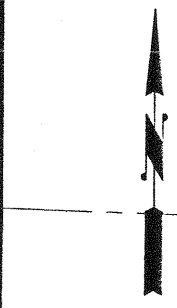
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VOLUME/PAGE

SEE SHEET 5 OF 5

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



LOT A
CITY OF ISSAQUAH
BLA NO. HH-LA-9702
VOL. 177, PG. 219

LOT B
CITY OF ISSAQUAH
BLA NO. IH-LLA-9702
VOL. 177, PG. 219

LOT 1
CITY OF ISSAQUAH
BLA NO. LLA 02-001-IH
VOL. 151, PGS. 27-27E

LOT 2
CITY OF ISSAQUAH
BLA NO. LLA 02-001-HH
VOL. 151, PGS. 27-27F

N.B.	NORTH BOUND
S.B.	SOUTH BOUND
E.B.	EAST BOUND
W.B.	WEST BOUND
⊙	MONUMENT IN CASE
①23	TAX LOT NUMBER



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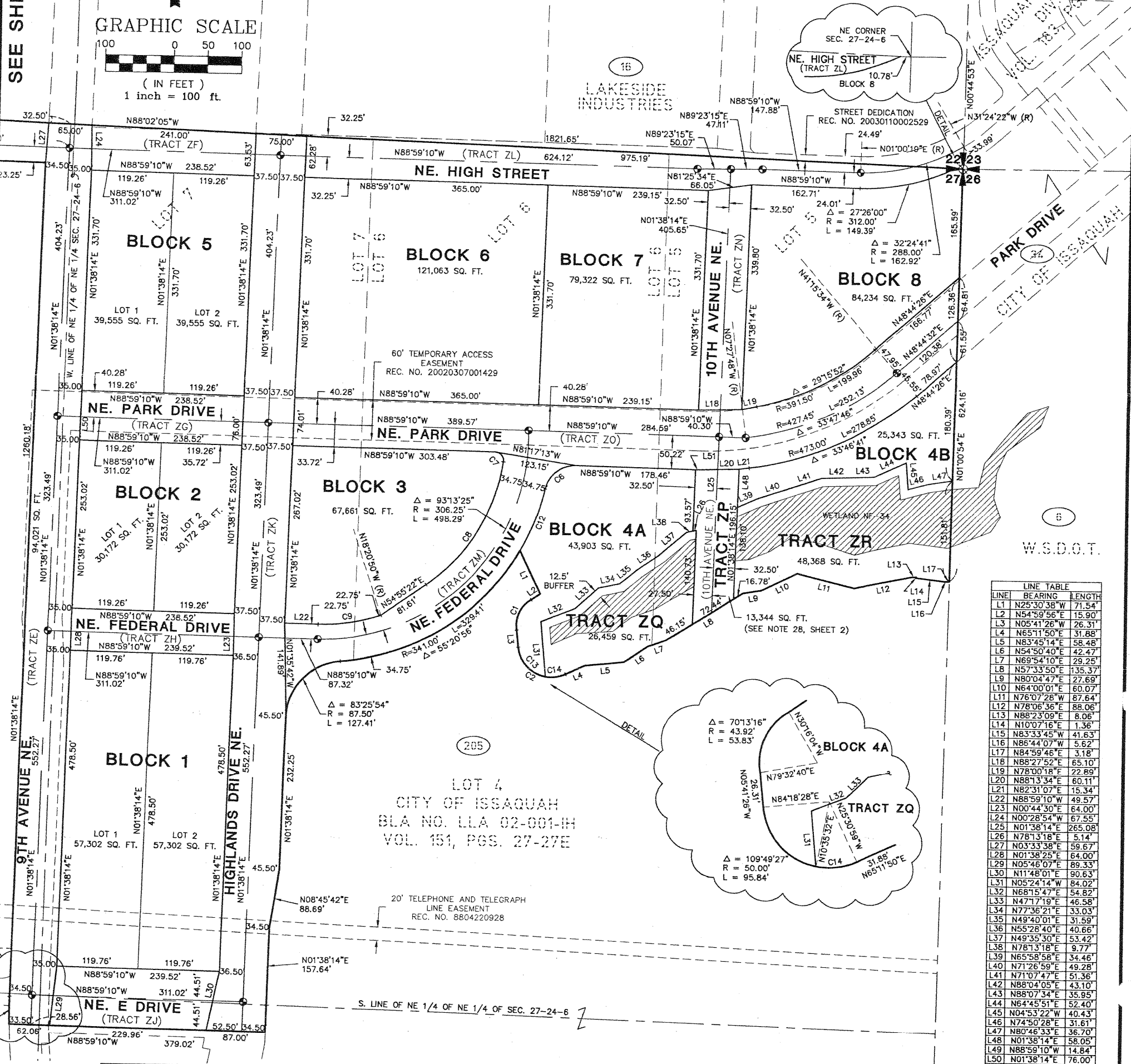
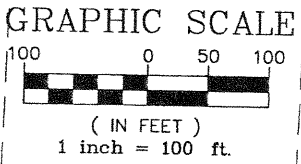
SHEET 4 OF 5



VOLUME/PAGE

FINAL PLAT OF TOWN CENTER

A PORTION OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 24 NORTH., RANGE 6 EAST., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



LINE	BEARING	LENGTH
L1	N25°30'38\"W	71.54'
L2	N54°59'56\"E	15.90'
L3	N05°41'26\"W	26.31'
L4	N65°11'50\"E	31.88'
L5	N83°45'14\"E	58.48'
L6	N54°50'40\"E	42.47'
L7	N69°54'10\"E	29.25'
L8	N57°33'50\"E	135.37'
L9	N80°04'47\"E	27.69'
L10	N64°00'01\"E	60.07'
L11	N76°07'28\"W	87.64'
L12	N78°06'36\"E	88.06'
L13	N88°23'09\"E	8.06'
L14	N10°07'16\"E	1.36'
L15	N83°33'45\"W	41.63'
L16	N86°44'07\"W	5.62'
L17	N84°59'46\"E	3.18'
L18	N88°27'52\"E	65.10'
L19	N78°00'18\"E	22.89'
L20	N88°13'34\"E	60.11'
L21	N82°31'07\"E	15.34'
L22	N88°59'10\"W	49.57'
L23	N00°44'30\"E	64.00'
L24	N00°28'54\"W	67.55'
L25	N01°38'14\"E	265.08'
L26	N78°13'18\"E	5.14'
L27	N03°33'38\"E	59.67'
L28	N01°38'25\"E	64.00'
L29	N05°46'07\"E	89.33'
L30	N11°48'01\"E	90.63'
L31	N05°24'14\"W	84.02'
L32	N68°15'47\"E	54.82'
L33	N47°17'19\"E	46.58'
L34	N77°36'21\"E	33.03'
L35	N49°40'01\"E	31.59'
L36	N55°28'40\"E	40.66'
L37	N49°35'30\"E	53.42'
L38	N78°13'18\"E	9.77'
L39	N65°58'58\"E	34.46'
L40	N71°26'59\"E	49.28'
L41	N71°07'47\"E	51.36'
L42	N88°04'05\"E	43.10'
L43	N88°07'34\"E	35.95'
L44	N64°45'51\"E	52.40'
L45	N04°53'22\"W	40.43'
L46	N74°50'28\"E	31.61'
L47	N80°46'33\"E	36.70'
L48	N01°38'14\"E	58.05'
L49	N88°59'10\"W	14.84'
L50	N01°38'14\"E	76.00'
L51	N88°59'10\"W	5.00'

CURVE	DELTA	RADIUS	LENGTH
C1	70°13'16\"	43.92'	53.83'
C2	109°49'27\"	50.00'	95.84'
C3	OMITTED		
C4	OMITTED		
C5	OMITTED		
C6	78°13'17\"	46.00'	62.80'
C7	96°33'10\"	13.00'	21.91'
C8	47°21'22\"	271.50'	224.40'
C9	19°21'40\"	263.50'	95.80'
C10	OMITTED		
C11	OMITTED		
C12	16°55'39\"	341.00'	100.75'
C13	74°25'45\"	50.00'	64.95'
C14	35°23'42\"	50.00'	30.89'

LEGEND

- N.B. NORTH BOUND
S.B. SOUTH BOUND
E.B. EAST BOUND
W.B. WEST BOUND
MONUMENT IN CASE
TAX LOT NUMBER



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