

Final Plat of Issaquah Highlands East 42

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

LEGAL DESCRIPTION

LOT 4D OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA 03-0091H, ACCORDING TO SURVEY RECORDED OCTOBER 22, 2003 IN VOLUME 163 OF SURVEYS AT PAGES 255, 255A THROUGH 255E, INCLUSIVE, UNDER RECORDING NO. 20031022900002, AND AS CORRECTED BY AFFIDAVIT OF MINOR CORRECTION OF SURVEY UNDER RECORDING NO. 20060303001409, IN 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 FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 TO BE THE GRAPHIC REPRESENTATION OF THE PLAT MADE HEREBY, AND THAT SAID PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

GRAND-GLACIER, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: PORT BLAKELY COMMUNITIES, INC., A WASHINGTON CORPORATION
ITS: MANAGER

as L. Miller
ITS: Director of Finance

ACKNOWLEDGEMENTS

STATE OF WASHINGTON

COUNTY OF KING

ON THIS 25th DAY OF October, 2006 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Tim Diller TO ME KNOWN TO BE THE Director of Finance OF PORT BLAKELY COMMUNITIES, INC., A WASHINGTON CORPORATION, THE CORPORATION WHICH IS MANAGER OF GRAND-GLACIER LLC, A WASHINGTON LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Michelle M. Feldman
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Kirkland
MY APPOINTMENT EXPIRES 4-12-10
PRINT NAME Michelle M. Feldman



EASEMENT PROVISIONS

1. AN EGRESS AND EGRESS EASEMENT ON TRACTS QS, QU, QV, QW, QX, QY AND QZ IS HEREBY RESERVED FOR AND GRANTED TO BLOCKS 17A, 17B AND 18 THROUGH 24. SUCH EASEMENT SHALL TERMINATE AUTOMATICALLY IN THE EVENT A TRACT(S) IS DEDICATED TO THE CITY OF ISSAQUAH AS RIGHT-OF-WAY.

2. AN INGRESS AND EGRESS EASEMENT OVER TRACTS QS, QU, QV, QW, QX, QY AND QZ IS HEREBY GRANTED TO THE CITY OF ISSAQUAH FOR THE PURPOSE OF ACCESS BY EMERGENCY VEHICLES AND CITY PUBLIC WORKS VEHICLES. ALSO, AN EASEMENT IS HEREBY GRANTED TO THE CITY AS AN ENTITY, AND NOT TO ANY INDIVIDUAL, OVER THESE TRACTS TO ALLOW LIMITED PUBLIC ACCESS TO THE EXTENT PERMITTED BY AND SUBJECT TO THE TIMES C-USE, CLOSURE, AND RULES FOR CONDUCT AND ACTIVITIES AS DETERMINED BY THE OWNER OF THE TRACTS OR BY THE OWNERS ASSOCIATION REPRESENTING THE OWNERS WHO USE THE PRIVATE STREETS WITHIN THE TRACTS FOR ACCESS TO THEIR PROPERTY. THIS LIMITED PUBLIC ACCESS EASEMENT DOES NOT CREATE ANY RIGHT OF PRESCRIPTIVE ACCESS OVER THE TRACTS AND SHALL NOT MAKE THE PRIVATE STREETS WITHIN THE TRACTS A PUBLIC FORUM, NOR MAKE THE OWNER OR THE OWNER'S ASSOCIATION A STATE ACTOR. THE EASEMENT CREATED HEREIN SHALL TERMINATE AUTOMATICALLY TO THE EXTENT A TRACT(S) IS DEDICATED TO THE CITY. THE EASEMENT OVER TRACT QX CREATED HEREIN SHALL TERMINATE AUTOMATICALLY UPON ELIMINATION OF TRACT QX AS DESCRIBED IN NOTE #26, SHEET 3, TO CONNECT TO THE PROPERTY EAST OF THE PLAT.

3. A NON-EXCLUSIVE EASEMENT IS DEDICATED TO THE CITY OF ISSAQUAH OVER THOSE PORTIONS OF BLOCK 24 THAT ARE REQUIRED FOR (A) A 15' PUBLIC PEDESTRIAN AND BICYCLE TRAIL [RUNNING GENERALLY PARALLEL WITH HIGHLANDS DRIVE ALONG THE WESTERN BOUNDARY OF BLOCK 24 FROM A PEDESTRIAN BRIDGE TO D DRIVE] AND (B) STAIRS, A PEDESTRIAN BRIDGE AND ITS SUPPORTING STRUCTURES, AND CONNECTION TO THE PEDESTRIAN TRAIL IN CLAUSE (A). THE EASEMENT ALLOWS THE CITY TO ENTER THE PROPERTY TO CONSTRUCT, MAINTAIN AND REPAIR THE TRAIL, STAIRS AND BRIDGE IMPROVEMENTS. THE CITY RELEASES AND SHALL INDEMNIFY THE OWNER OF BLOCK 24 FROM ANY LOSS, DAMAGE, INJURY OR DEATH RELATED TO ANY USE OF OR OPERATIONS OF THE TRAIL, STAIRS OR BRIDGE IMPROVEMENTS, EXCEPT TO THE EXTENT OF ANY NEGLIGENCE OF THE OWNER OF BLOCK 24. NO PERSON SHALL INTERFERE WITH ANY USES OR IMPROVEMENTS LOCATED OUTSIDE OF THE EASEMENT AREA WITHIN BLOCK 24. THE CITY SHALL HAVE THE AUTHORITY TO ENFORCE CITY RULES AND REGULATIONS RELATING TO PUBLIC AREAS OR TRAILS FOR USE BY THE PUBLIC WITHIN THE EASEMENT AREA. ANY PERSON USING THE EASEMENT AREA IN VIOLATION OF THE RULES AND REGULATIONS MAY BE REMOVED BY THE CITY. SINCE THIS EASEMENT IS DEDICATED PRIOR TO ACTUAL CONSTRUCTION OF A PEDESTRIAN BRIDGE AND ITS SUPPORTS, THE INITIAL SIZE AND CONFIGURATION OF THIS EASEMENT IS A LARGER AREA THAN THE FINAL EASEMENT AREA THAT WILL BE REQUIRED FOR THE TRAIL, STAIR AND OTHER STRUCTURES. THEREFORE, UPON THE COMPLETION OF CONSTRUCTION OF ANY BRIDGE, THE TRAIL AND OTHER IMPROVEMENTS, THE LEGAL DESCRIPTION OF THIS EASEMENT SHALL BE REDUCED TO THE AREA OCCUPIED BY THE INSTALLED IMPROVEMENTS AND RESTATED BY THE OWNER OF BLOCK 24 AND THE CITY JOINTLY SIGNING AND RECORDING THE FINAL LEGAL DESCRIPTION IN THE PUBLIC RECORDS OF KING COUNTY.

FROM TIME TO TIME DURING THE TERM OF THIS EASEMENT, THE OWNER OF THE BLOCK 24 AT ITS COST HAS THE RIGHT TO RELOCATE THE EASEMENT AREA AND ALL IMPROVEMENTS THEREIN, SUBJECT TO CITY OF ISSAQUAH APPROVAL, SO LONG AS THE EASEMENT AREA PROVIDES A DIRECT CONNECTION BETWEEN THE PEDESTRIAN BRIDGE AND D DRIVE. TO CONFIRM SUCH A RELOCATION AFTER CITY APPROVAL, THE OWNER OF BLOCK 24 ON ITS SOLE SIGNATURE (OR WITH THE CITY'S SIGNATURE IF REQUESTED BY THE BLOCK 24 OWNER) WILL RECORD A REVISED LEGAL DESCRIPTION FOR THE EASEMENT AREA. IF THE CONDITION REQUIRING A PEDESTRIAN/BICYCLE BRIDGE TERMINATES UNDER THE TERMS OF CONDITION 18 OF THE PLAT (E.G. DUE TO LACK OF FUNDING, DUE TO ALTERNATIVE MITIGATION OR DUE TO USES THAT DO NOT TRIGGER THE BRIDGE), THEN THIS ENTIRE EASEMENT SHALL TERMINATE AUTOMATICALLY WITHOUT ANY OTHER ACTION REQUIRED BY THE CITY OR THE OWNER OF BLOCK 24 (INCLUDING NO AMENDMENT REQUIRED OF THIS PLAT). EVEN THOUGH THE TERMINATION IS AUTOMATIC, THE CITY AT THE REQUEST OF THE BLOCK 24 OWNER WILL JOIN IN SIGNING A TERMINATION DOCUMENT IN RECORDABLE FORM TO CONFIRM THE TERMINATION.

4. A 20-FOOT WALL MAINTENANCE AND ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON A PORTION OF BLOCK 24. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN THE WALL AND WALL DRAINAGE WITHIN THE EASEMENT AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.

5. 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 THE PUBLIC STREET FRONTAGE OF BLOCKS 17, 21 AND 24 AS SHOWN HEREON. 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 BY THE CITY OF ISSAQUAH. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION. NO STRUCTURES (EXCEPT ROCKERIES OR WALLS WITH PRIOR APPROVAL OF THE CITY OF ISSAQUAH) OR PERMANENT OR ONGOING USE SHALL BE MADE IN THE EASEMENT.

6. AN ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH OVER AND UPON BLOCK 24 FOR ACCESS TO TRACT QT.

RESTRICTIONS AND NOTES

SEE SHEET 3 OF 9

CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 2nd DAY OF NOV, 2006.

Keith Niven
KEITH NIVEN, PROGRAM MANAGER, CITY OF ISSAQUAH M.D.R.T.

EXAMINED AND APPROVED THIS 2nd DAY OF November, 2006.

Bob Brock
BOB BROCK, PUBLIC WORKS ENGINEERING DIRECTOR, CITY OF ISSAQUAH

CITY OF ISSAQUAH FINANCE DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT ALL ASSESSMENTS AND DELINQUENT ASSESSMENTS FOR WHICH THE PROPERTY HEREIN DEDICATED FOR PUBLIC USE MAY BE LIABLE AS OF THE DATE OF CERTIFICATION HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED.

THIS 3rd DAY OF November, 2006.

David Kappler
CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 3rd DAY OF November, 2006.

David Kappler
AVA FRISINGER
MAYOR, CITY OF ISSAQUAH
DAVID KAPPLER
MAYOR PRO TEM

Christine Jones
CITY CLERK

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS 7th DAY OF November, 2006.
Scott Nisole
KING COUNTY ASSESSOR

272404-9204

KING COUNTY 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 TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.
THIS 7th DAY OF November, 2006.

FINANCE DIVISION

Phil Sanders
MANAGER, KING COUNTY FINANCE DIVISION

John C. Yett
DEPUTY



RECORDING CERTIFICATE

RECORDING NO. 20061107000430

FILED FOR RECORD THIS 7 DAY OF Nov., 2006 AT

09:40 P.M. IN VOLUME 237 OF PLATS, PAGES 046 THROUGH 054

RECORDS OF KING COUNTY, WASHINGTON AT THE REQUEST OF

DIVISION OF RECORDS AND ELECTIONS

MANAGER

W.H. Sanders III
SUPERINTENDENT OF RECORDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT ALL COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS 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.

Glenn R. Sprague
GLENN R. SPRAGUE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 41299
STATE OF WASHINGTON
CORE DESIGN, INC.
14711 N.E. 29TH PL., #101
BELLEVUE, WA 98007
PHONE NO.
(425) 885-7877



10/24/06



14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
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ENGINEERING • PLANNING • SURVEYING

JOB NO. 04049

CITY FILE NO.: FP06-002IH

Final Plat of Issaquah Highlands East 42

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

BASIS OF BEARINGS

N88°02'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA03-009IH, REC. NO. 20031022900002 (REF. 1).

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE SUBDIVISION GUARANTEE ORDER NO. 4268-71538⁰ SUPPLEMENTAL REPORT #1 TO SECOND REPORT (AMENDED), DATED OCTOBER 13, 2006. IN PREPARING THIS MAP, CORE DESIGN HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN SUBDIVISION GUARANTEE. CORE DESIGN HAS RELIED WHOLLY ON FIRST AMERICAN TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. TOTAL BOUNDARY AREA = 1,810,590±S.F. (41.5654±AC.)

3. ALL DISTANCES ARE IN FEET.

4. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA 5 SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS WITHIN ONE YEAR OF THE DATE OF THIS SURVEY.

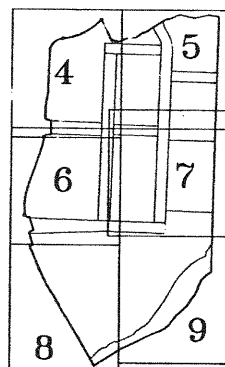
5. ALL MONUMENTS SHOWN FOR SECTION SUBDIVISION PER CONCEPT ENGINEERS, INC. (REFS. 1-4). HORIZONTAL CONTROL PROVIDED BY DAVID EVANS & ASSOCIATES.

REFERENCES

1. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA03-009IH, REC. NO. 20031022900002.
2. FINAL PLAT OF TOWN CENTER VOL. 213, PGS. 66-70, REC. NO. 20030428001974
3. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA 02-001-IH, REC. NO. 20020321900005
4. RECORD OF SURVEY FOR SOUTH PLATEAU ACCESS ROAD BY CONCEPT ENGINEERS, INC. VOL. 176, PGS. 122-124, REC. NO. 20040901900003

AREAS

BLOCK 17A	173,360± S.F.
BLOCK 17B	14,219± S.F.
BLOCK 18	110,181± S.F.
BLOCK 19	93,164± S.F.
BLOCK 20	94,225± S.F.
BLOCK 21	196,947± S.F.
BLOCK 22	132,418± S.F.
BLOCK 23	114,504± S.F.
BLOCK 24	522,050± S.F.
TRACT QS	19,760± S.F.
TRACT CT	84,163± S.F.
TRACT QU	23,329± S.F.
TRACT QV	67,187± S.F.
TRACT QW	15,685± S.F.
TRACT QX	16,100± S.F.
TRACT QY	55,331± S.F.
TRACT QZ	77,968± S.F.
TOTAL	1,810,590± S.F.



KEY MAP

N88°02'05"W 2656.78

NE HIGH ST

BLOCK 5

BLOCK 6

BLOCK 7

BLOCK 8A

BLOCK 2

BLOCK 3

LOT 4C

TRACT ZP

BLOCK 4B

TRACT ZR

BLOCK 1

BLOCK 17A

BLOCK 18

BLOCK 19

TRACT CX

BLOCK 20

LOT 4E

BLOCK 21

LOT 4D
CITY OF ISSAQUAH BOUNDARY
LINE ADJUSTMENT
NO. LLA03-009-IH
REC. NO. 20031022900002

BLOCK 22

BLOCK 23

TRACT QY

BLOCK 24

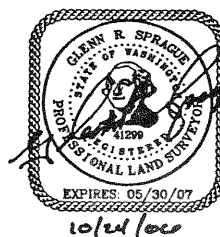
WSDOT
UNPLATTED

N88°33'00"W 2688.58

N89°55'46"E 2721.66

SUBDIVISION DIAGRAM

SCALE: 1" = 200'



CORE
DESIGN

ENGINEERING · PLANNING · SURVEYING
JOB NO. 04049

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CITY FILE NO.: FP06-002IH

Final Plat of Issaquah Highlands East 42

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

RESTRICTIONS & NOTES

1. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF AGREEMENT BETWEEN KING COUNTY, A WASHINGTON HOME RULE CHARTER COUNTY AND CITY OF ISSAQUAH, A WASHINGTON MUNICIPAL CORPORATION AND THE GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) AND THE GLACIER RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), BOTH WASHINGTON LIMITED PARTNERSHIPS, RECORDED JUNE 18, 1996 UNDER RECORDING NO. 9506180756.
 2. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF AGREEMENT BETWEEN CITY OF ISSAQUAH, A WASHINGTON MUNICIPAL CORPORATION AND THE GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP) AND THE GLACIER RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), BOTH WASHINGTON LIMITED PARTNERSHIPS, RECORDED JUNE 25, 1996 UNDER RECORDING NO. 9506251228, AND MODIFIED AND/OR AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20020118001733.
 3. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS) NO. LLA 02-001-IH RECORDED MARCH 21, 2002 UNDER RECORDING NO. 20020321900005.
 4. INTENTIONALLY REMOVED
 5. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS (ISSAQUAH HIGHLANDS)" RECORDED MAY 20, 2002 UNDER RECORDING NO. 20020520001673, AND MODIFIED AND/OR AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050511000708.
 6. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANT TO SHARE COSTS (AREA 4-ISSAQUAH HIGHLANDS)" RECORDED MAY 20, 2002 UNDER RECORDING NO. 20020520001675.
 7. INTENTIONALLY REMOVED
 8. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS) NO. LLA 03-009IH RECORDED OCTOBER 22, 2003 UNDER RECORDING NO. 20031022900002.
 9. INTENTIONALLY REMOVED
 10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ISSAQUAH HIGHLANDS SUMMARY NOTICE GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS" RECORDED MAY 10, 2005 UNDER RECORDING NO. 20050510000858.
 11. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SCHOOL MITIGATION AGREEMENT BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND THE GRAND RIDGE PARTNERSHIP AND THE GLACIER RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9508160202 AND AMENDED AND/OR MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9712121466.
- 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 ON THE PLAT IS ISSUED.
12. INTENTIONALLY REMOVED
 13. INTENTIONALLY REMOVED
 14. TRACTS QS, QU, QV, QW, QY AND QZ ARE OWNED AND MAINTAINED BY GRAND GLACIER LLC FOR THE PURPOSE OF UTILITIES AND FUTURE PRIVATE OR PUBLIC ROAD.
 15. BLOCKS 17A, 17B, 18, 19, 20, 21, 22, 23 AND 24 ARE OWNED AND MAINTAINED BY GRAND GLACIER LLC FOR THE PURPOSE OF FUTURE DEVELOPMENT.
 16. ALL DRY UTILITIES WITHIN THIS PLAT SHALL BE LOCATED UNDER THE SIDEWALK, IN THE STREET, OR IN AN ALLEY. DRY UTILITIES AS WELL AS TRANSFORMERS, VAULTS, AND OTHER EQUIPMENT SERVING BUILDINGS SHALL NOT BE PLACED OUTSIDE OF ROADWAY TRACTS UNTIL AN APPROVED (ADMINISTRATIVE) SITE DEVELOPMENT PERMIT OR NEIGHBORHOOD TYPE INDICATES THE DRY UTILITY EASEMENT AND ASSOCIATED TRANSFORMERS, VAULTS, ETC. LOCATED OUTSIDE OF THE TRACT WILL NOT INTERFERE WITH ACHIEVING THE VISION, GUIDELINES, AND/OR STANDARDS, OR AS APPROVED BY THE RESPONSIBLE OFFICIAL.
 17. PER PRELIMINARY PLAT CONDITION #4 IT STATES DURING THE SITE DEVELOPMENT PERMIT (SDP) REVIEW OF BLOCKS 17 (NOW 17A) AND/OR 18, PEDESTRIAN CIRCULATION SHALL BE INCORPORATED WHICH PROVIDES AN INTERMEDIATE PEDESTRIAN ROUTE. THE PEDESTRIAN ROUTE WITHIN BLOCK 17A SHALL CONNECT BETWEEN ROAD 4 AND FEDERAL DRIVE, AND THIS ROUTE SHOULD BE LOCATED GENERALLY AT THE NORTHEASTERN END OF THIS BLOCK. THE PEDESTRIAN ROUTE WITHIN BLOCK 18 SHALL CONNECT BETWEEN ROADS 4 AND 5, AND SHOULD BE GENERALLY LOCATED NEAR THE TERMINUS OF ROAD 6 AND CONNECT TO BLOCK 17A'S THROUGH BLOCK ROUTE. THE EXACT LOCATION OF THESE PEDESTRIAN ROUTES WILL BE DETERMINED WITH SDP. THIS ROUTE SHOULD BE:
 - A MINIMUM OF EIGHT FEET WIDE, WITHOUT WALLS OR FENCES, BUT TABLES, CHAIRS, STREET FURNITURE, AND SIMILAR OBJECTS MAY INTRUDE INTO THE 8 FEET AS LONG AS A 5 FOOT WIDE PATH IS FREE OF OBSTRUCTIONS. THE 5 FOOT CLEAR PATH WILL HAVE NO MORE THAN A 30 DEGREE CHANGE IN DIRECTION OF TRAVEL. OTHERWISE THE PLACEMENT OF THE PATH IS AT THE DISCRETION OF THE BUILDER;
 - AVAILABLE TO THE PUBLIC AS LIMITED PUBLIC ACCESS (SEE BELOW) AND SHOWN ON THE FINAL PLAT AS A LICENSE OR EASEMENT FROM THE OWNER TO THE CITY. LIMITED PUBLIC ACCESS IS DEFINED AS: PRIVATE STREETS OPEN TO THE PUBLIC TO THE EXTENT PERMITTED BY AND SUBJECT TO THE TIMES OF USE, CLOSURE, AND RULES FOR CONDUCT AND ACTIVITIES AS DETERMINED BY THE OWNER. THIS SHALL NOT CREATE ANY RIGHT OF PRESCRIPTIVE ACCESS OVER THE STREETS, SHALL NOT MAKE THE PRIVATE STREETS A PUBLIC FORUM, NOR MAKE THE OWNER A STATE ACTOR; AND
 - WHERE ACCESS WAYS TRAVEL THROUGH BUILDINGS, THEY TOO WILL HAVE LIMITED PUBLIC ACCESS (AS DEFINED ABOVE), THOUGH THEY COULD BE PERMANENTLY CLOSED FOR SECURITY REASONS. THE PEDESTRIAN ROUTE THROUGH BLOCK 17A SHOULD NOT TRAVEL THROUGH BUILDINGS UNLESS APPROVED BY THE RESPONSIBLE OFFICIAL.

THE ROUTE SHOULD BE ATTRACTIVE AND AN INTEGRAL PART OF THE SITE DESIGN OF THE ADJACENT AREA.

RESTRICTIONS & NOTES (CONTINUED)

18. WITHIN 15 MONTHS FROM A WRITTEN DECISION BY THE CITY THAT THE PEDESTRIAN/BICYCLE BRIDGE IS WARRANTED, THE APPLICANT OF THIS AREA OR THAT OF THE WEST 45 PLAT AREA SHALL PURSUE DESIGN, PERMITTING, AND SOLICITING OF CONSTRUCTION ESTIMATES FOR THE CONSTRUCTION OF A PEDESTRIAN/BICYCLE BRIDGE OVER HIGHLANDS DRIVE SOUTH OF D DRIVE, INCLUDING ALL NECESSARY SUPPORT STRUCTURES. SHOULD THE APPLICANT RECEIVE AN ESTIMATE FOR \$551,000 (IN 2005 DOLLARS) OR LESS, THE APPLICANT SHALL COLLECT THE NECESSARY FUNDS FROM PROPERTY OWNERS IN THIS APPLICATION AND THE WEST 45 APPLICATION TO COVER FUNDING THE PROJECT. IF THE PROPERTY OWNER DOES NOT RECEIVE A WRITTEN ESTIMATE THAT IS LESS THAN \$551,000, THE APPLICANT SHALL SOLICIT AT LEAST 2 OTHER ESTIMATES IN WRITING. SHOULD ALL ESTIMATES EXCEED THE FORECAST \$551,000, THE APPLICANT SHALL MAKE THE CITY AWARE OF THE SHORT FALL AND THE CITY WILL, WITHIN TWO MONTHS FROM RECEIVING THE ESTIMATES, EITHER DEDICATE PUBLIC FUNDS TO COVER THE GAP; OR, WILL CONSIDER THIS CONDITION TERMINATED.
- THE REQUIREMENT TO CONSTRUCT THE BRIDGE WILL BE TRIGGERED BY THE FOLLOWING LAND USES WHICH MAY BE LOCATED IN EITHER THIS APPLICATION S (EAST 42) BLOCK 24 OR ANY BLOCK IN THE WEST 45 PLAT (PP05-004H):
 - MORE THAN 200 TOTAL RESIDENTIAL UNITS;
 - SINGLE-USER OR SYMBIOTIC OFFICE CAMPUS SPLIT BY HIGHLANDS DRIVE OR,
 - A LARGE (3+ ACRE) LAND USE THAT IS A HIGH PEDESTRIAN GENERATOR (I.E. TRANSIT FACILITY, SCHOOL, RETAIL CENTER, PARK, HOTEL, ETC...). IF SUCH A USE IS PROPOSED FOR BLOCK 24 OF THE EAST 42 PLAT OR ANYWHERE IN THE WEST 45 PLAT, THIS CONDITION WILL BE IMPOSED UPON SUCH LAND USE, UNLESS A STUDY OF TRAFFIC PATTERNS, PAID FOR BY THE APPLICANT, DEMONSTRATES TO THE SATISFACTION OF THE CITY COUNCIL THAT OTHER MITIGATION WOULD BE SUFFICIENT IN LIGHT OF THE PROPOSED USE.
- PRIOR TO DISMISSING THIS CONDITION, THE APPLICANT MUST PROCESS AN ADMINISTRATIVE MINOR MODIFICATION (AMM) TO APPENDIX B RESTRICTING THE LAND USES SOUTH OF D DRIVE. AS PART OF THE AMM SUBMITTAL, A TRAFFIC ENGINEER ACCEPTABLE TO THE CITY MUST CONFIRM THAT THE REMOVAL OF THE PEDESTRIAN BRIDGE DOES NOT INVALIDATE THE ABILITY OF THE APPROVED CHANNELIZATION PLAN TO SUPPORT THE EXPECTED LAND USES.
- THIS CONDITION SHALL BE REFERENCED ON THE FACE OF THE PLAT, OR SOME OTHER MEANS APPROVED BY THE CITY TO ASSURE FUTURE OWNERS OF LAND IN THIS PLAT AREA AND SIMILAR OWNERS FROM THE WEST 45 PLAT AREA ARE AWARE OF THIS CONDITION AND BOUND TO ITS TERMS.
19. DETENTION AND TREATMENT OF STORM DRAINAGE (IN POND OR WET VAULT) MUST BE OPERATIONAL PRIOR TO CONSTRUCTION OF ANY IMPERVIOUS SURFACES IN THE PLAT THAT FLOWS TO THE LOWER REID FACILITIES, OR ANOTHER METHOD OF TREATING THE STORMWATER PRIOR TO INFILTRATION MUST BE APPROVED BY THE RESPONSIBLE OFFICIAL. THE PROPOSED STORM VAULT ON TRACT QD OF THE WEST 45 FINAL PLAT (REC. NO. 20060619000.12) IS DESIGNED FOR DETENTION AND TREATMENT TO SERVE THE BLOCKS AND TRACTS WITHIN THIS PLAT.
20. THE USE OF HAZARDOUS OR TOXIC SUBSTANCES AND PESTICIDES OR CERTAIN FERTILIZERS IS PROHIBITED IN THE 15' B.S.B.L. FOR STREAM AND WETLAND BUFFERS; ORGANIC, SLOW-RELEASE FERTILIZERS ARE PERMITTED. (AFFECTS BLOCKS 17B AND 19 AND TRACT QS)
21. PERMANENT SIGNS IDENTIFYING THE TYPE AND VALUE OF THE CRITICAL AREA SHALL BE INSTALLED PRIOR TO OCCUPANCY OF ANY ADJACENT BLOCKS OF LOTS. SIGNS SHALL BE PLACED ONE PER 50 FEET OR AS DIRECTED BY THE RESPONSIBLE OFFICIAL. (AFFECTS BLOCKS 17A, 17B, 19 AND TRACT QS) ANY REGULATED STEEP SLOPES PRESENT AT TIME OF CERTIFICATE OF OCCUPANCY MUST HAVE SIGNS.
22. THIS SITE IS SUBJECT TO A NOTICE OF TRAFFIC STUDY REQUIREMENT RECORDED UNDER RECORDING NO. 20060828000112.
23. THIS SITE IS SUBJECT TO A NOTICE OF PEDESTRIAN BRIDGE REFERENCE RECORDED UNDER RECORDING NO. 20060828000113.
24. BLOCK 24 IS SUBJECT TO A PEDESTRIAN TRAIL MAINTENANCE EASEMENT RECORDED UNDER RECORDING NO. 20060921000281.
25. THIS SITE IS SUBJECT TO A COVENANT FOR VIEW PROTECTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060921000282.
26. TRACT QX IS OWNED AND MAINTAINED BY GRAND GLACIER, LLC, FOR THE PURPOSE OF FUTURE DEVELOPMENT AND/OR FUTURE PUBLIC AND/OR PRIVATE ROAD. IF A ROAD IS NOT CONSTRUCTED OVER TRACT QX TO CONNECT TO THE PROPERTY LOCATED EAST OF THE PLAT, THEN TRACT QX SHALL TERMINATE AND THE LAND AREA SHALL BE ADDED TO BLOCK 19 AND/OR BLOCK 20 THROUGH A LOT LINE ADJUSTMENT OR OTHER PROCEDURE REQUESTED BY THE OWNER OF TRACT QX.
27. TRACT QT IS CONVEYED TO THE HIGH STREET ASSOCIATION, A WASHINGTON NON-PROFIT ASSOCIATION, ITS SUCCESSORS AND ASSIGNS AS A CRITICAL AREA TRACT AND NATIVE GROWTH PROTECTION AREA UPON THE RECORDING OF THIS FINAL PLAT.
28. THIS SITE WILL BE SUBJECT TO A DECLARATION OF ACCESS EASEMENT WHICH WILL BE RECORDED BY SEPARATE INSTRUMENT (EASEMENT GRANTS ACCESS TO BLOCK OWNERS TO CONSTRUCT IMPROVEMENTS WITHIN PRIVATE ROAD TRACTS SUBJECT TO APPROVALS BY DECLARANT AND/OR ARC AND THE CITY).
29. A BUILDING HEIGHT CONDITION OVER BLOCK 24 AND TRACT QT RESTRICTS THE MAXIMUM BUILDING ELEVATION TO NOT EXCEED ELEVATION 550.00 FEET (NAVD 88) AT THE SOUTHERN EDGE OF THE RESTRICTION ZONE AND INCREASE UNIFORMLY TO ELEVATION 575.00 FEET (NAVD 88) AT THE NORTHERN EDGE OF THE RESTRICTION ZONE. THE BUILDING HEIGHT RESTRICTION AREA AS SHOWN ON THIS PLAT IS NOT INTENDED TO IMPLY THAT DEVELOPMENT MAY OCCUR WITHIN THIS AREA WHERE UNDERLYING RESTRICTIONS, SUCH AS CRITICAL AREAS, WOULD PRECLUDE CONSTRUCTION.

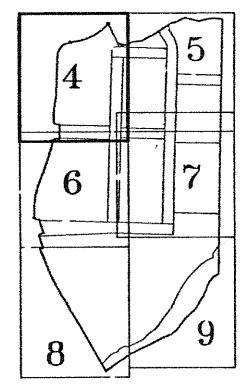
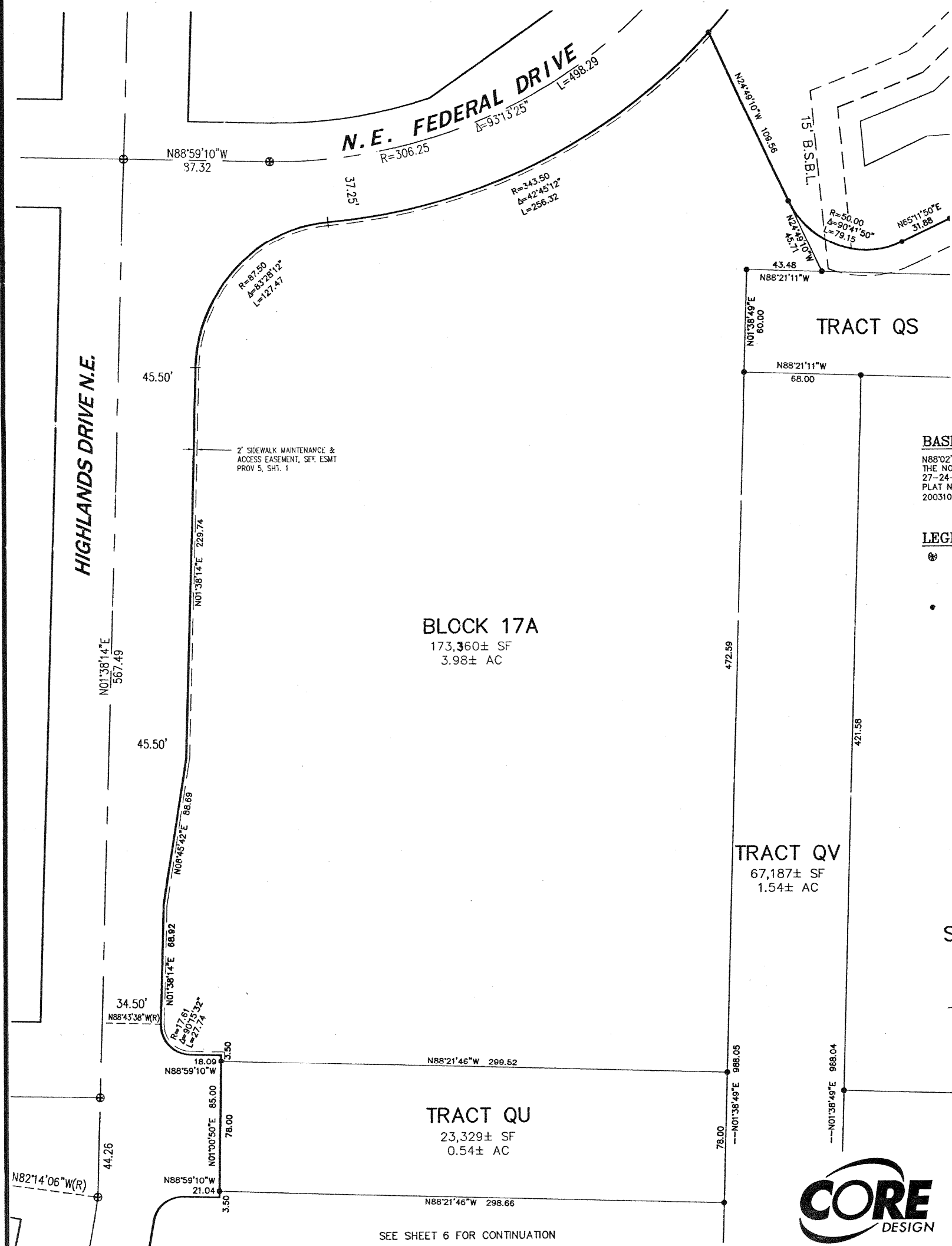


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Final Plat of Issaquah Highlands East 42

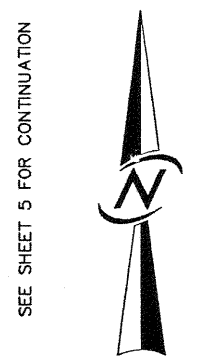
A PORTION OF THE NE 1/4 & SE 1/4 OF THE NE 1/4 AND NE 1/4 OF THE SE 1/4, SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



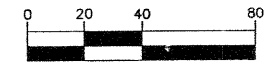
KEY MAP

BASIS OF BEARINGS
N88°02'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER CITY OF ISSAQUAH SHORT PLAT NO. S903-009H, REC. NC. 200310225.00002 (REF. 1, SHT 2).

- LEGEND**
- FOUND BRASS DISC IN 4"x4" CONCRETE MONUMENT IN CASE OR BRASS DISC IN 4"x4" CONCRETE MONUMENT IN CASE PER REFS. 1 AND 4.
 - SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 41299" AT CORNERS.



SCALE: 1" = 40'



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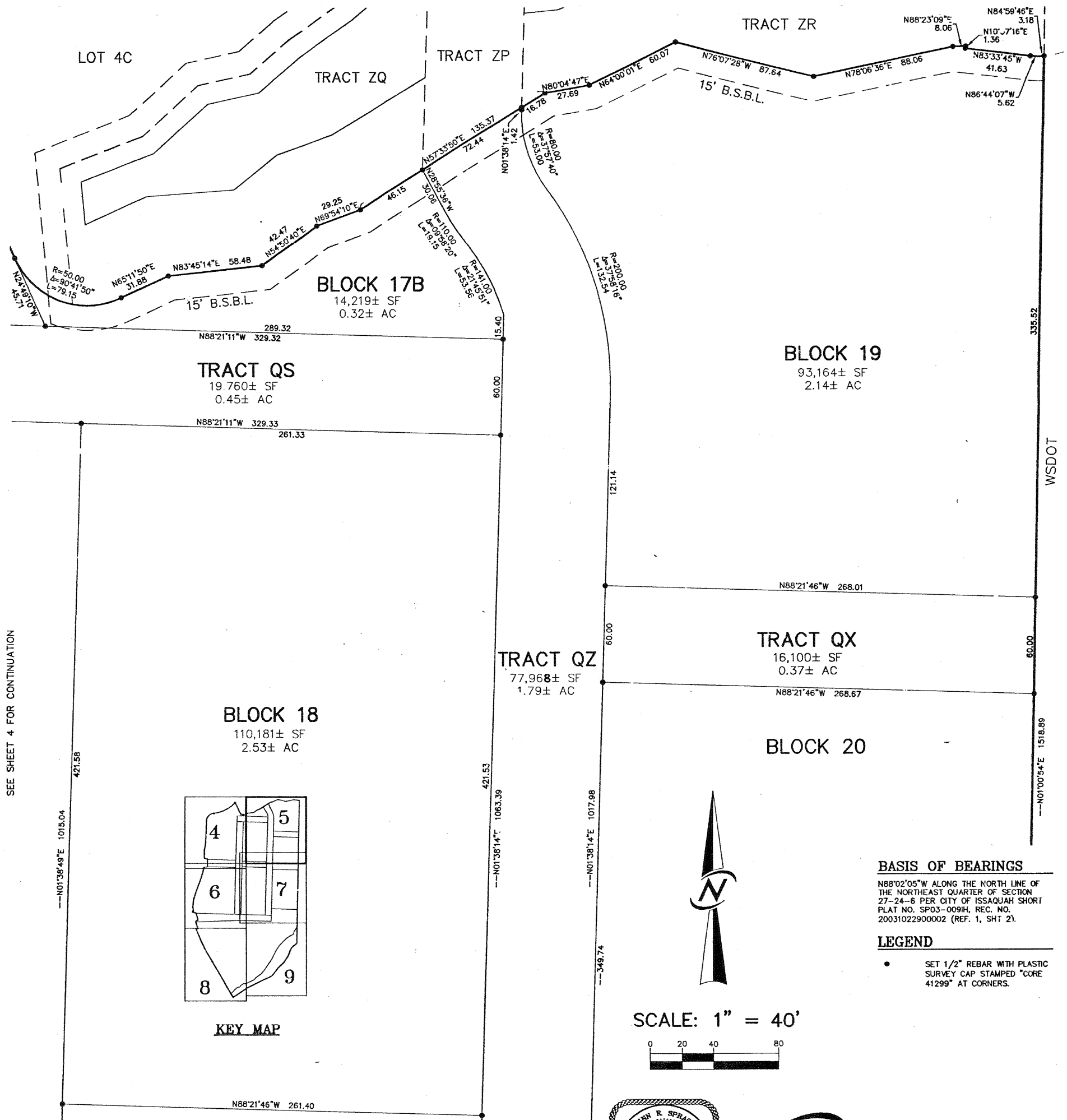
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CITY FILE NO.: FP06-002IH

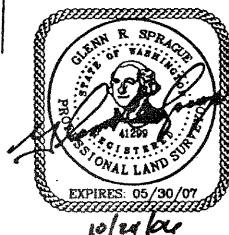
SEE SHEET 6 FOR CONTINUATION

Final Plat of Issaquah Highlands East 42

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



CITY FILE NO.: FP06-002IH



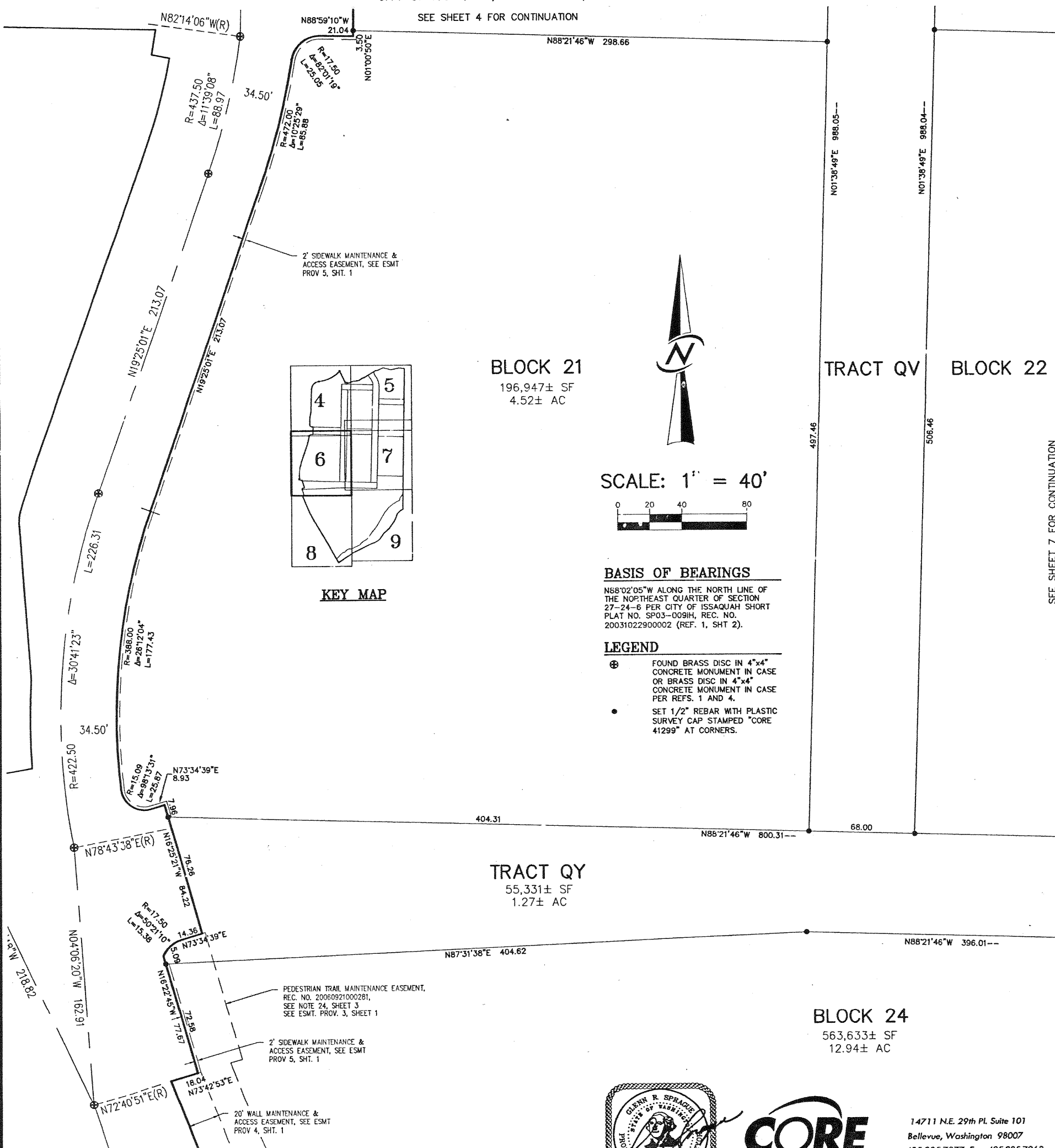
CORE
DESIGN

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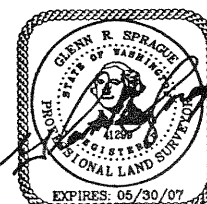
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Final Plat of Issaquah Highlands East 42

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



CITY FILE NO.: FP06-002IH



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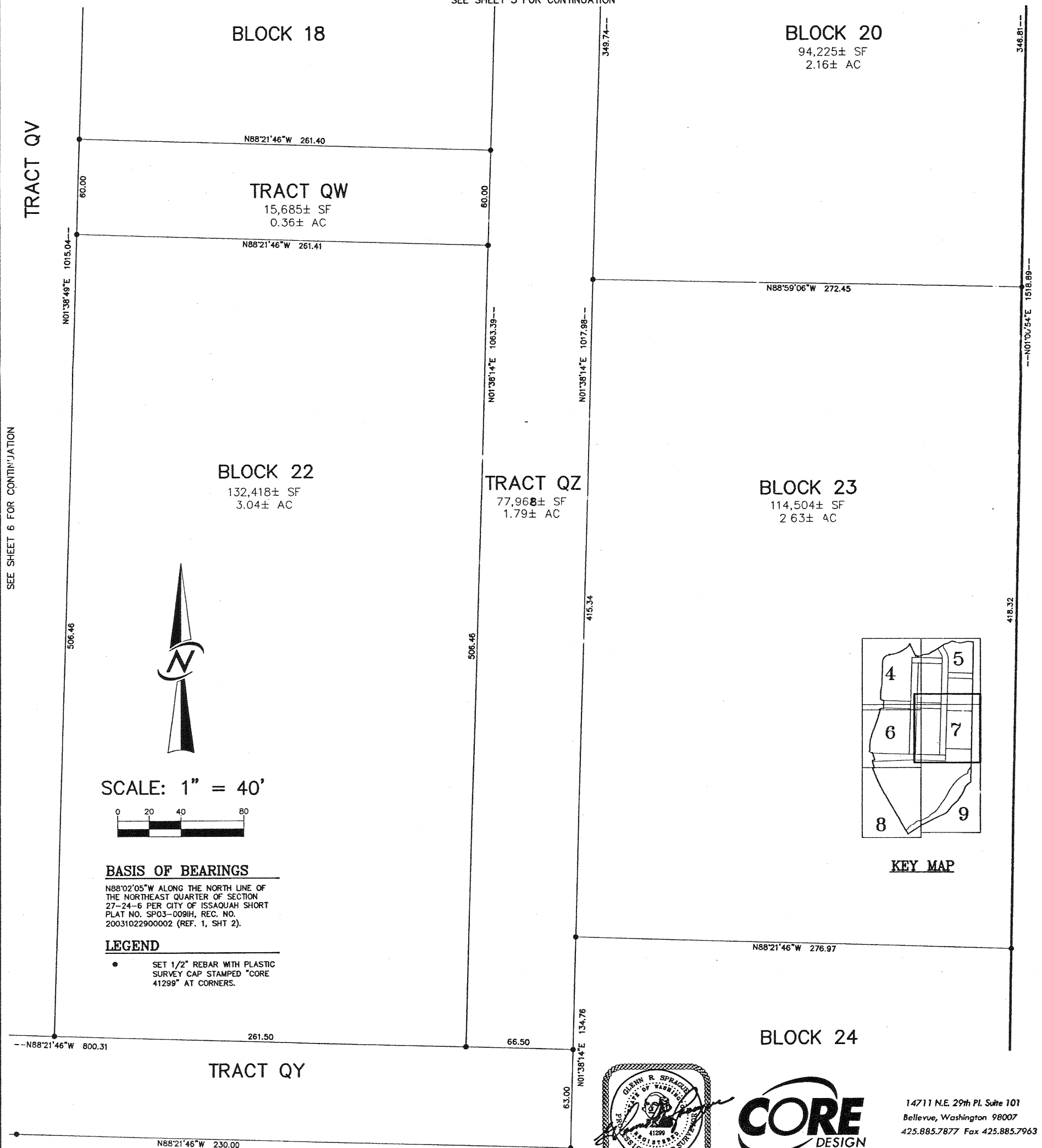
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Final Plat of Issaquah Highlands East 42

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

SEE SHEET 5 FOR CONTINUATION



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Final Plat of Issaquah Highlands East 42

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

SEE SHEET 6 FOR CONTINUATION

BLOCK 24

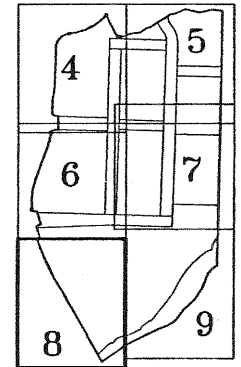
522,050± SF
11.98± AC

BASIS OF BEARINGS

N88°02'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER CITY OF ISSAQUAH SHORT PLAT NO. SP03-009IH, REC. NO. 20031022900002 (REF. 1, SHT 2).

LEGEND

- ⊗ FOUND BRASS DISC IN 4"x4" CONCRETE MONUMENT IN CASE OR BRASS DISC IN 4"x4" CONCRETE MONUMENT IN CASE PER REFS. 1 AND 4.
- SET 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "CORE 41299" AT CORNERS.



KEY MAP

TRACT LINE TABLE

LINE	BEARING	DISTANCE
L1	N58°54'50"E	23.67
L2	N82°26'58"E	15.04
L3	N43°11'38"E	31.61
L4	N63°01'52"E	31.86
L5	N80°04'44"W	18.23
L6	N64°32'47"E	103.12
L7	N34°00'57"E	21.02

BUILDING HEIGHT RESTRICTION LINE/CURVE TABLE

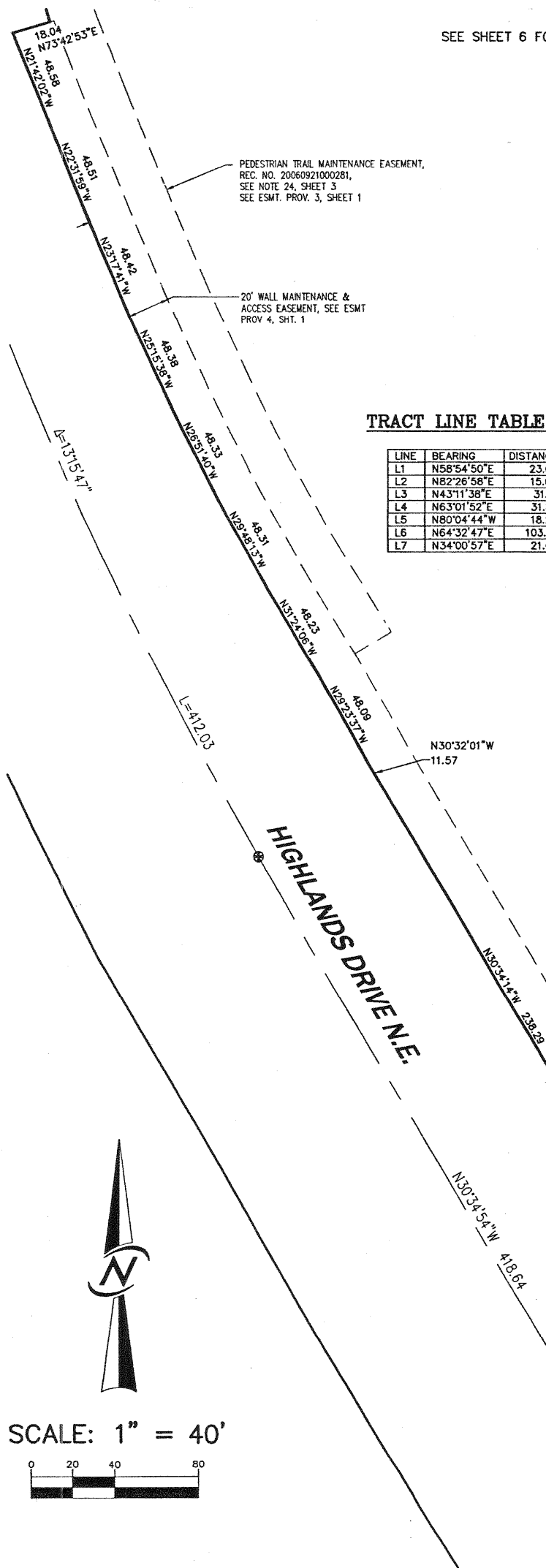
LINE	BEARING	DISTANCE
L15	N53°30'17"E	32.35
L13	N34°00'57"E	33.20
L17	N22°23'30"E	13.68
L18	N57°03'37"E	43.46
L19	N89°49'18"E	7.00
L20	N56°07'47"W	5.16
L21	N80°04'44"W	43.28
L22	N63°01'52"E	39.49
L23	N43°11'38"E	24.54
L24	N34°00'57"E	60.67
L25	N53°30'17"E	64.71
L26	N57°00'14"E	49.65
L27	N68°08'00"E	54.16

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	1' 0.00	56°43'36"	158.41



10/24/06

SEE SHEET 9 FOR CONTINUATION



MAXIMUM BUILDING ELEVATION = 575'

MAXIMUM BUILDING HEIGHT RESTRICTION ZONE SEE NOTE 29, SHEET 3

MAXIMUM BUILDING ELEVATION = 550'

TRACT QT

84,163± SF
1.93± AC

CORE
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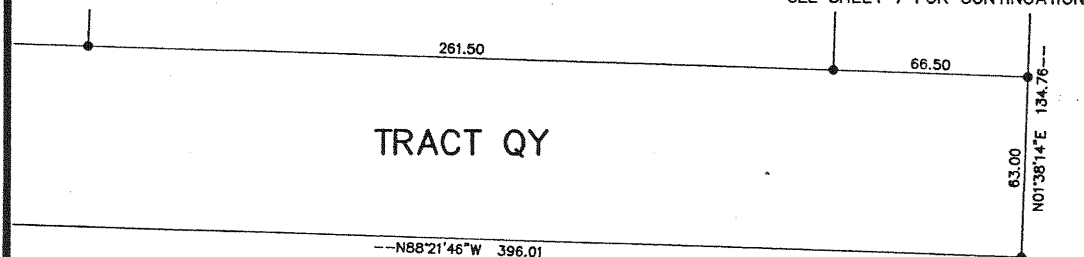
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CITY FILE NO.: FP06-002IH

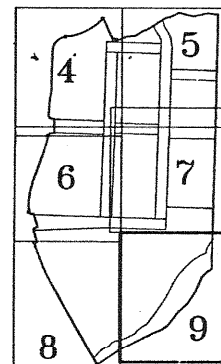
Final Plat of Issaquah Highlands East 42

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

SEE SHEET 7 FOR CONTINUATION



TRACT QY



BASIS OF BEARINGS

N88°02'05\"/>

LEGEND

- SET 1/2\"/>

TRACT LINE TABLE

LINE	BEARING	DISTANCE
L8	N53°30'17"E	29.31
L9	N57°00'14"E	27.25
L10	N68°08'00"E	8.97
L11	N42°01'38"E	40.58
L12	N36°47'42"E	44.12
L13	N36°15'31"E	64.75
L14	N34°36'51"E	40.00
L15	N29°17'54"E	53.67
L16	N27°03'26"E	52.92
L17	N33°49'48"E	62.25
L18	N41°18'08"E	57.79
L19	N48°33'33"E	57.80
L20	N56°44'18"E	50.59
L21	N66°00'38"E	36.83
L22	N01°28'19"E	13.45
L23	N10°34'00"E	13.65
L24	N33°59'09"E	57.83

BUILDING HEIGHT RESTRICTION LINE/CURVE TABLE

LINE	BEARING	DISTANCE	
L1	N10°34'00"E	15.00	
L2	N01°28'19"E	97.99	
L3	N44°51'38"E	38.70	
L4	N50°23'23"E	19.71	
L5	N18°35'21"E	41.38	
L6	N24°07'58"E	51.18	
L7	N33°49'40"E	41.13	
L8	N76°43'51"E	16.16	
L9	N57°56'14"E	76.49	
L10	N40°50'02"E	77.47	
L11	N48°20'33"E	68.48	
L12	N78°32'39"E	52.15	
L13	N68°08'00"E	24.00	
L14	N57°00'14"E	29.17	
L15	N53°30'17"E	32.35	
L16	N34°00'57"E	33.20	
L24	N34°00'57"E	60.67	
L25	N53°30'17"E	64.71	
L26	N57°00'14"E	49.65	
L27	N68°08'00"E	54.16	
L28	N78°32'39"E	23.55	
L29	N48°20'33"E	14.80	
L30	N40°50'02"E	91.03	
L31	N57°56'14"E	87.46	
L32	N24°07'58"E	15.65	
L33	N18°35'21"E	33.63	
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C2	160.00	88°46'36"	247.91

KEY MAP

SEE SHEET 8 FOR CONTINUATION

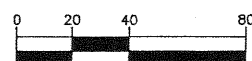


BLOCK 24

522,050± SF
11.98± AC

MAXIMUM BUILDING
ELEVATION = 575'

SCALE: 1\"/>



MAXIMUM BUILDING HEIGHT
RESTRICTION ZONE
SEE NOTE 29, SHEET 3

MAXIMUM BUILDING
ELEVATION = 550'

TRACT QT
84,163± SF
1.93± AC

TRACT ZB
CITY OF ISSAQUAH BOUNDARY
LINE ADJUSTMENT
NO. LLA 02-001-IH
REC. NO. 20020321900005



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