

ISSAQUAH HIGHLANDS FINAL PLAT OF DIVISION 4

A PTN. OF THE SW 1/4 OF SECTION 23, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

DIVISION 4, as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 920410941 and recorded under recording no. 9204289013, records of King County, Washington, being a portion of the Southwest Quarter of Section 23, Township 24 North, Range 6 East, W.M., more particularly described as follows:

Commencing at the Southwest corner of said Section 23, from which point the West Quarter Corner thereof bears N00°44'44"E, thence along the South line of said Section 23 N89°46'52"E, 191.12 feet; thence along said South line N42°44'27"E, 155.57 feet to the beginning of a tangent curve to the right, having a radius of 701.90 feet, thence along the arc of said curve 121.17 feet, through a central angle of 30°25'00" to a point of non-tangency, thence N04°03'40"W, 159.76 feet, thence N73°40'12"E, 137.41 feet to the (R.L.) POINT OF BEGINNING, thence by N89°46'52"E, 191.12 feet, thence N42°44'27"E, 155.57 feet, thence N04°03'40"W, 159.76 feet, thence N73°40'12"E, 137.41 feet, thence S90°00'00"W, 333.90 feet, thence N89°46'52"E, 191.12 feet to the (R.L.) POINT OF BEGINNING.

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 roads, easements and rights of way shown hereon, also the right to make necessary, stones for cuts and fills upon the lots and blocks shown on the face of this plat in the original reasonable grading of the 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 easements for public utilities in favor of the City of Issaquah and grant to the City of Issaquah authority to assign said easements to other public utilities at its discretion.

In witness whereof we set our hands and seals

LOZIER HOMES CORPORATION, A WASHINGTON CORPORATION

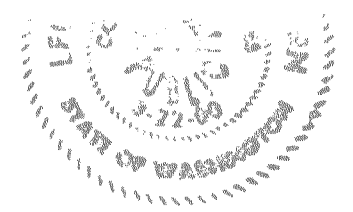
[Signature]
BY: MICHAEL D. LEVY, PRESIDENT

ACKNOWLEDGMENTS

State of Washington
County of King

Subscribed and sworn to before me this 10th day of September, 1997, by Michael D. Levy, President of Lozier Homes Corporation, a Washington Corporation.

Notary Public
My Appointment Expires 3-22-00



		820 Kirkland Way Suite 100 Kirkland, Washington 98033 Phone (425) 822-4448 FAX (425) 827-9577	VOL. / PAGE 182 / 61
	SHEET 1 OF 5		

Final Plat of Division 4

75

A PT. OF THE SW 1/4 OF SECTION 23, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

EASEMENT PROVISIONS

2. An easement is hereby reserved for and granted to Puget Sound Energy Company, c/o West Commuter College, Summit Communications, Inc., Grand Ridge Partnership (limited Partnership), and their respective successors and assigns, under and upon the cent three foot margin with and adjoining the street and front frontage of all lots in which is established, installed, renew, 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, telecommunication and data transmission, and utility service together with the right to enter upon the lots and premises for the purposes herein stated. 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, telecommunication and data transmission lines shall be placed or permitted to be placed within this easement unless the same shall be underground.
3. An easement is hereby reserved for and granted to the City of Issaquah under and upon all public and private streets, avenues, and places which are herein dedicated and upon the 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 establish, install, repair, renew, and operate water lines, sanitary sewer lines, and storm drainage lines and appurtenances within and together with the right to enter upon and easements at all times for the purposes stated. Structures shall not be constructed upon any area reserved for said easements. The surface of said easement may be used by the property owner if such use does not interfere with the installation and maintenance of the utility.

10/9/97

SHEET 2 OF 5

VOL./PAGE

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APPROVALS

Examined and approved this 13th day of October 1997 A.D.

Tracy DeLoe-Egan
Tracy DeLoe-Egan, City of Issaquah, W.D.

[Signature]
Greg W. [unclear], City of Issaquah, W.D.

Examined and approved this 13th day of October 1997 A.D.

[Signature]
Rower [unclear], Mayor, City of Issaquah

Examined and approved this 13th day of October 1997 A.D.

[Signature]
Linda Ruelle, City Clerk / General Services Director, City of Issaquah

Examined and approved this 14th day of October 1997 A.D.

[Signature]
Jim [unclear], [unclear], City of Issaquah

Examined and approved this 15th day of October 1997 A.D.

[Signature]
Scott Noble, King County Assessor
[Signature]
Alan [unclear], Deputy King County Assessor

FINANCE DIVISION CERTIFICATE

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 15th day of October 1997 A.D.

[Signature]
D. Lee Dedrick, Manager, King County Office of Finance



TREASURER'S CERTIFICATE

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 15th day of October 1997 A.D.

[Signature]
James T. Blake, Finance Director, City of Issaquah

SURVEYOR'S CERTIFICATE

hereby certify that this plat, Issaquah Highlands Final Plat of Division 4, is based upon an actual survey of Section 23, Township 24 North, Range 6 East, W.M. and the courses and distances are shown, correctly the plat, 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.

[Signature]
[unclear], Surveyor

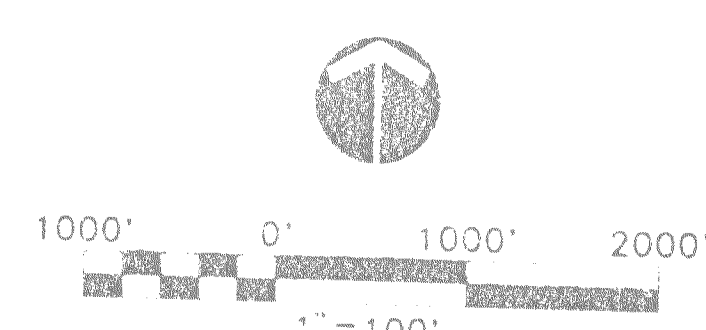
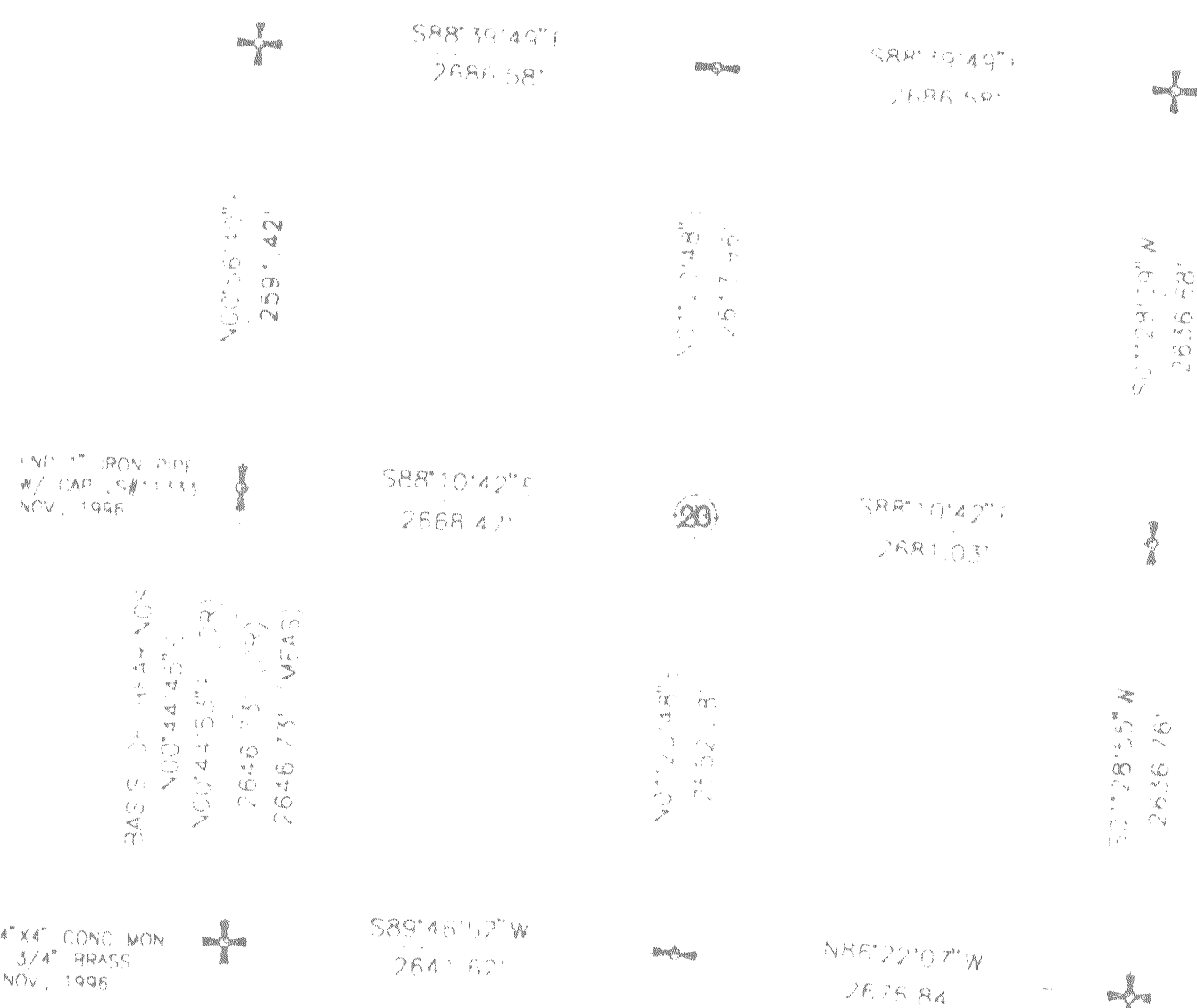
RECORDING CERTIFICATE 9710150844

Filed for record at the office of the City of Issaquah this 15th day of Oct. 1997, at 3:30 minutes past 10:06 A.M., in Volume 182 of Plats at pages 61-65.

DIVISION OF RECORDS AND ELECTION

[Signature]
Manager

[Signature]
Superintendent of Records



NOTE:
SECTION BREAKDOWN PER
OSTERGAARD, ROBINSON AND
ASSOC. RECORD OF SURVEY,
RECORDED AT VOLUME 106 OF
SURVEYS, PAGES 23/A 11, AS
ROTATED TO NAD83 (1991).

SECTION 23, TWP. 24N., RGE. 6E., W.M.

10/9/97

FILE NO. FP 97-0021H

otak
Incorporated

820 Kirkland Way Suite 100
Kirkland, Washington 98033
Phone: (425) 822-4448
FAX: (425) 827-9577

SHEET 3 OF 5

VOL. / PAGE
182 / 63

DATE: 09/25/97 BY: [unclear] CHECKED: [unclear] DATE: 10/06/97 BY: [unclear] CHECKED: [unclear] DATE: 10/06/97 BY: [unclear] CHECKED: [unclear]

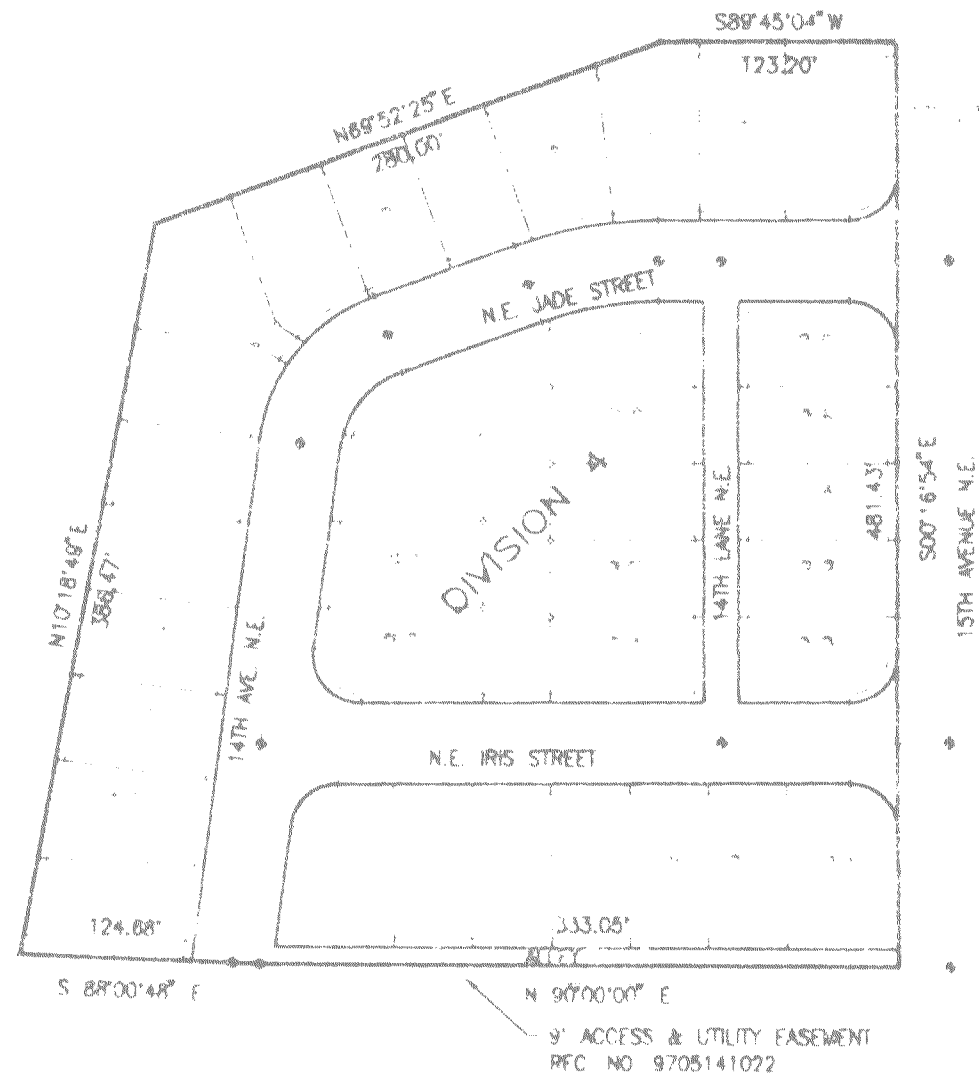
FND 1" IRON PIPE
W/CAP L.S.#11333
NOV., 1996

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N07°44'55"E 2646.73' (MEAS)

N07°44'55"E 2646.73' (OR)



R=705.00' L=37°17'30"
Δ = 30°12'50"

FND 4"x4" CONC
MON W/1 3/4"
BRASS DISK
NOV., 1996

N89°48'59"E 2641.82' (OR)

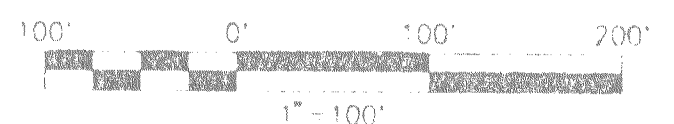
N89°48'52"E 2641.82' (CALC)

Legend

- CONCRETE MONUMENT IN CASE (SET)
- REBAR AND CAP L.S.# 29981 (SET)
- (OR) Ostergaard Robinson and Assoc. ROS V.106 P.237 A-H
- (MEAS) Measured
- (CALC) Proposed Divisions and Tracts

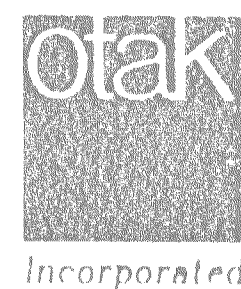
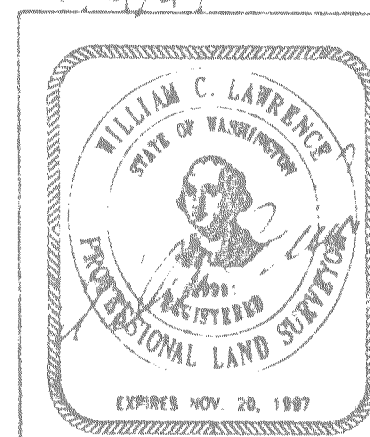
NOTE:
SECTION SUBDIVISION PER
OSTERGAARD ROBINSON AND ASSOC.
ROS V.106 P.237 A-H
SEE SHEET 3 OF 5

Meridian: Washington Coordinate
System of 1983, North Zone
Basis of Bearing: The West Line
of the Southwest 1/4 of Sec. 23,
T.24N., R.6E., W.M. Measured as
N 00°44'45" E



FILE NO. FP 97-002IH

VICINITY MAP OF
PRELIMINARY MAP, PHASE 1A
NOT TO SCALE



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SHEET 4 OF 5

ISSAQUAH HIGHLANDS FINAL PLAT OF DIVISION 4

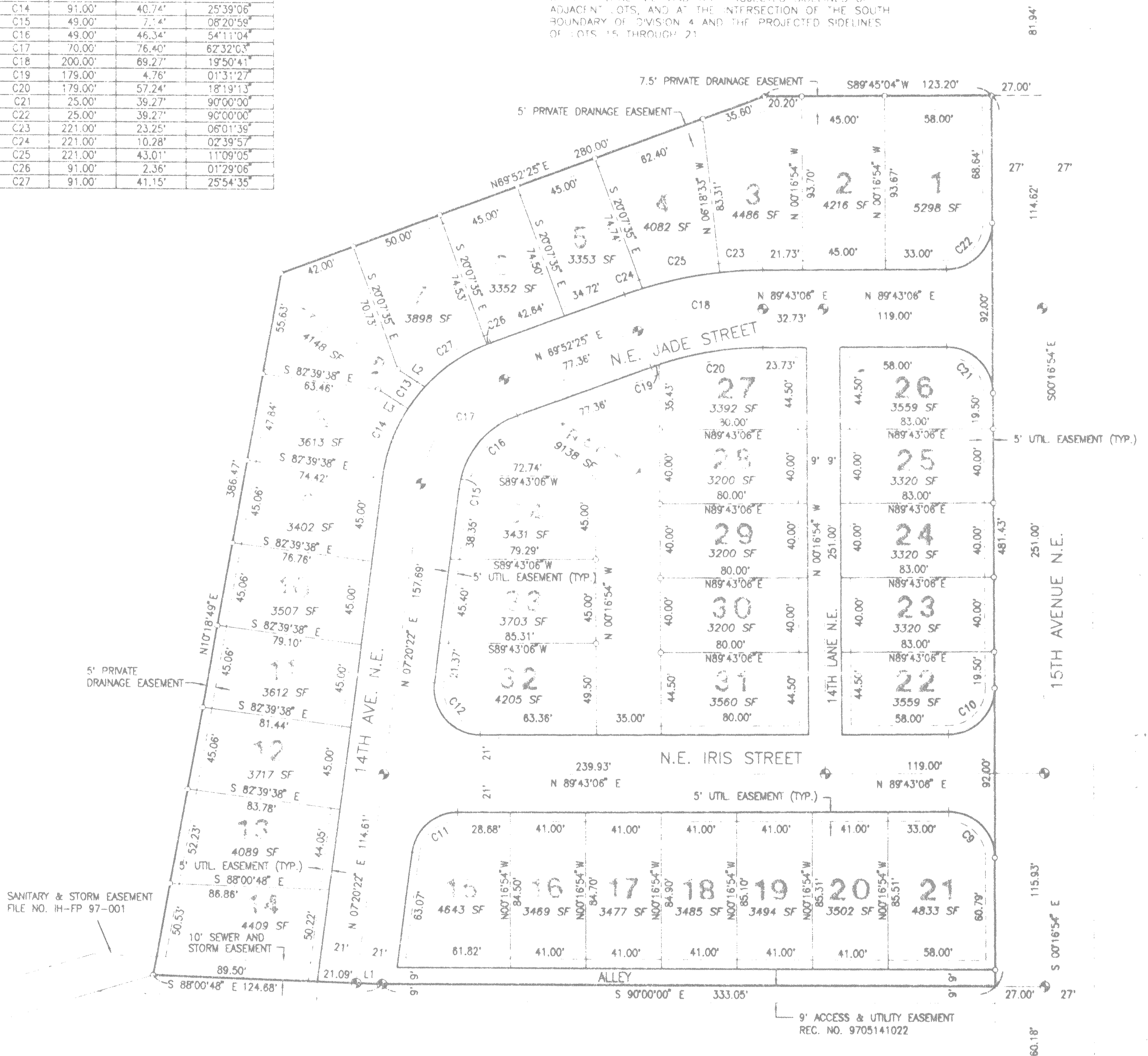
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MONUMENTATION NOTE

BRASS TACKS SHALL BE SET AT ONE FOOT OFFSETS ALONG THE PROJECTED LOT SIDELINES TO LOT CORNERS FRONTING N.E. IRIS STREET, 14TH AVENUE N.E., AND N.E. JADE STREET. NAILS WITH SHINERS STAMPED "LS#29961" SHALL BE SET AT THE INTERSECTION OF THE CENTERLINE OF 14TH LANE N.E. AND THE PROJECTED SIDELINES OF ADJACENT LOTS, AND AT THE INTERSECTION OF THE SOUTH BOUNDARY OF DIVISION 4 AND THE PROJECTED SIDELINES OF LOTS 15 THROUGH 21.

CURVE	RADIUS	LENGTH	DELTA
C9	25.00'	39.27'	90°00'00"
C10	25.00'	39.27'	90°00'00"
C11	25.00'	35.95'	82°22'44"
C12	25.00'	42.60'	97°37'16"
C13	91.00'	15.07'	09°29'16"
C14	91.00'	40.74'	25°39'06"
C15	49.00'	7.4'	08°20'59"
C16	49.00'	46.34'	54°11'04"
C17	70.00'	76.40'	62°32'03"
C18	200.00'	69.27'	19°50'41"
C19	179.00'	4.76'	01°31'27"
C20	179.00'	57.24'	18°19'13"
C21	25.00'	39.27'	90°00'00"
C22	25.00'	39.27'	90°00'00"
C23	221.00'	23.25'	06°01'39"
C24	221.00'	10.28'	02°39'57"
C25	221.00'	43.01'	11°09'05"
C26	91.00'	2.36'	01°29'06"
C27	91.00'	41.15'	25°54'35"

LINE	DIRECTION	DISTANCE
L1	S 88°00'48" E	14.09'
L2	S 57°00'32" E	17.47'
L3	S 57°00'32" E	19.36'

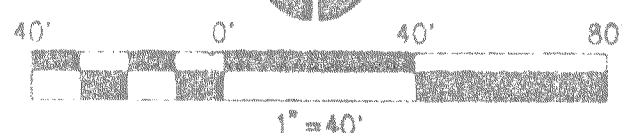


Legend

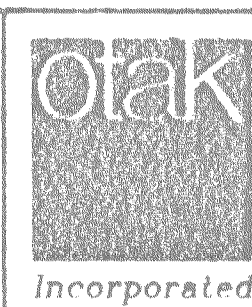
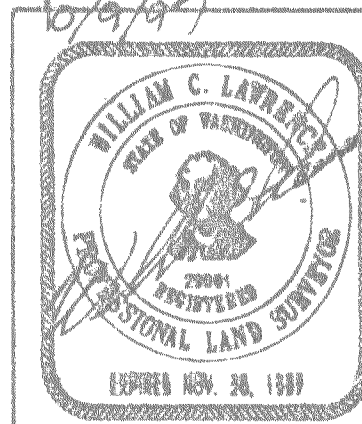
- CONCRETE MONUMENT IN CASE (SET)
- REBAR AND CAP LS# 29961 (SET)

(OR) Ostergarrrd Robinson and Assoc. ROS V.106 P.237 A-H
(MEAS) Measured
(CALC) Proposed Divisions and Tracts

Meridian: Washington Coordinate
System of 1983, North Zone
Basis of Bearing: The West Line
of the Southwest 1/4 of Sec. 23,
T24N, R6E, W.M. Measured as
N 00°44'45" E



FILE NO. FP 97-0021H



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SHEET 5 OF 5