

# AMENDED FINAL PLAT OF ISSAQUAH HIGHLANDS, DIVISION 15

VOL./PAGE  
199 30

A PTN. OF THE SW 1/4 OF SECTION 23, T.24N., R.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 roads, easements and rights of way shown hereon, 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 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 last said easements to other public utilities at its discretion.

In witness whereof we set our hands and seals.

TCR #533 Issaquah Highlands Limited Partnership

By: TCR Issaquah Development Corporation, it's General Partner.

Douglas L. Daley Vice President  
BY: Douglas L. Daley ITS:

Avalon DownREIT V, L.P.

By: Avalon DownREIT V, Inc.

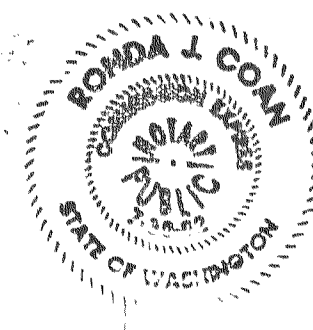
Dave Kirzinger Vice President  
BY: Dave Kirzinger ITS:

## ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
 ) s.s.  
COUNTY OF KING )

On this 7<sup>th</sup> day of March, 2001, before me, a Notary Public in and for the State of Washington, personally appeared Douglas L. Daley, 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 Vice President of TCR Issaquah Development Corporation, 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 fully elected, qualified, and acting as said officer of of the corporation; that said corporation is the general partner of TCR # 533 Issaquah Highlands (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.



Ronda J. Coan  
NOTARY PUBLIC in and for the State of Washington, residing at Renton WA  
My appointment expires 7/30/02  
Print Name Ronda J. Coan

## APPROVALS

Examined and approved this 9 day of MARCH 2001 A.D.

Don Ervin  
for Don Ervin, City of Issaquah, M.D.R.T., Engineering Consultant

Examined and approved this 9 day of MARCH 2001 A.D.

Keith Niven  
Keith Niven, City of Issaquah, M.D.R.T., Deputy Program Manager

Examined and approved this 9 day of March 2001 A.D.

Lucy Sloman  
Lucy Sloman, City of Issaquah, M.D.R.T., Planning Consultant

Examined and approved this 9 day of MARCH 2001 A.D.

Bill Hoffman  
Bill Hoffman, City of Issaquah, M.D.R.T., Program Manager

Examined and approved this 13<sup>th</sup> day of March 2001 A.D.

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

Examined and approved this 19<sup>th</sup> day of MARCH 2001 A.D.

SCOTT NOBE  
King County Assessor  
Janice L. Ham  
Deputy King County Assessor  
362978-0130-05

## ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
 ) s.s.  
COUNTY OF KING )

On this 8<sup>th</sup> day of March, 2001, before me, a Notary Public in and for the State of Washington, personally appeared Dave Kirzinger, 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 Vice President of Avalon DownREIT V, 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 fully elected, qualified, and acting as said officer of of the corporation; that said corporation is the general partner of Avalon DownREIT V, (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.

Janice L. Ham  
NOTARY PUBLIC in and for the State of Washington, residing at Bellevue  
My appointment expires 02-03-04  
Print Name JANICE L. HAM

## 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 10<sup>th</sup> day of April 2001 A.D.

Garry Holmes  
Manager, King County Office of Finance

## 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 20<sup>th</sup> day of MARCH 2001 A.D.

James F. Blake  
Finance Director, City of Issaquah

## SURVEYOR'S CERTIFICATE

I hereby certify that this plat, Issaquah Highlands Final Plat of Division 14, is based upon an actual survey of Section 23, Township 24 North, Range 6 East, W.M., that the courses and distances are shown correctly thereon; that the monuments and the lot corners have been set correctly and that i have fully complied with the provisions of the platting regulations.

Dated this 6<sup>th</sup> day of MARCH 2001 A.D.

William C. Lawrence  
William C. Lawrence PLS No. 29961

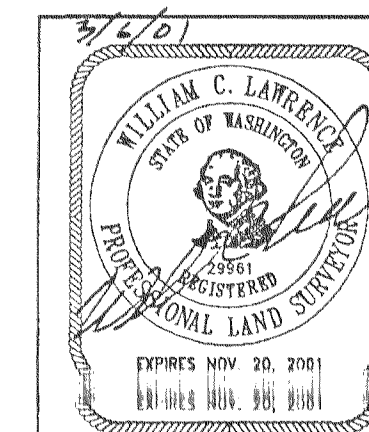
## RECORDING CERTIFICATE

Filed for record at the request of the City of Issaquah this 7<sup>th</sup> day of April 2001, at 9:30 minutes past 9 a.m., in Volume 199 of Plats at pages 30-31, Records of King County, Washington.

## DIVISION OF RECORDS AND ELECTION

BOB BRUCE WALT WASHINGTON  
Manager Superintendent of Records

FILE NO. IH-FP 97-004IH



**otak**  
Incorporated

620 Kirkland Way Suite 100  
Kirkland, Washington 98033  
Phone: (425) 822-4446  
FAX: (425) 827-9577

SHEET 1 OF 2

XREF LIST  
Revision: 1  
Resolved  
S058Y216  
S160Y230

# AMENDED FINAL PLAT OF ISSAQUAH HIGHLANDS, DIVISION 15

VOL./PAGE  
199 31

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 15, AS SHOWN ON THE FINAL PLAT OF DIVISIONS 1,2,3,9,10,12,13,15,16,17, AND 18 OF ISSAQUAH HIGHLANDS, RECORDED UNDER RECORDING NO. 9712171813, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

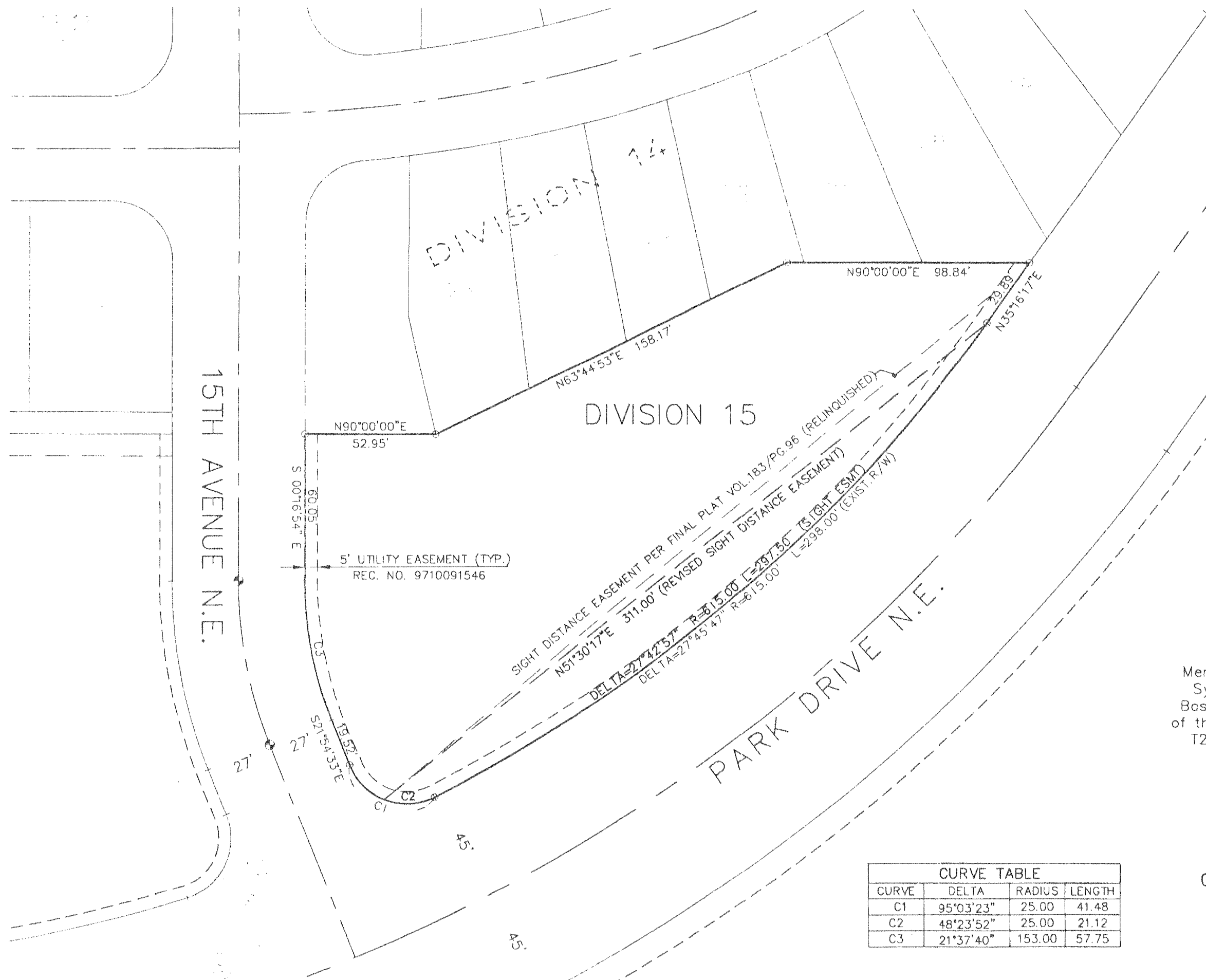
## EASEMENT PROVISIONS

1. The sight distance easement as shown on Sheet 2 of 2 of this Amended Final Plat has been revised from that as shown on said recorded documents of the Final Plat of Divisions 1,2,3,9,10,12,13,15,16,17, and 18 of Issaquah Highlands. This revised sight distance easement is hereby reserved for and granted to the City of Issaquah for sight distance as per City of Issaquah 1991 Street Standards 3.2.11(d).

2. All easements that apply to Division 15 disclosed by said recorded documents of the Final Plat of Divisions 1,2,3,9,10,12,13,15,16,17, AND 18 of Issaquah Highlands.

## NOTES AND RESTRICTIONS

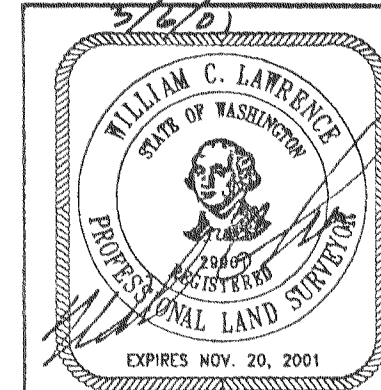
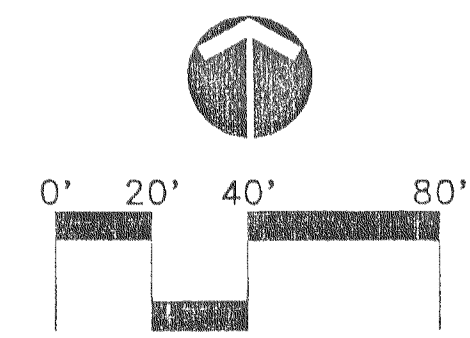
- The purpose of this plat is to revise the designated area of the Sight Distance Easement for Division 15.
- All covenants, conditions, or restrictions that apply to Division 15 disclosed by said recorded documents of the Final Plat of Divisions 1,2,3,9,10,12,13,15,16,17, AND 18 of Issaquah Highlands.
- This plat is subject to the Declaration of covenants, conditions, and restrictions for Issaquah Highlands, recorded under A.F. No. 9712190670.
- This plat is subject to the amendment and/or modification to Declaration of Easements and Covenants to share costs for Issaquah Highlands recorded under A.F. No. 9712190675.
- This plat is subject to the agreement for cable television service and equipment, together with a right of entry and other provisions between the Grand Ridge Partnership, and Glacier Ridge Partnership, and Summit Communications, recorded under A.F. No. 9709091546.
- This plat is subject to the Declaration of Retained and Assigned Rights under Development Agreement and Conservation Easements, and the terms and conditions thereof recorded under A.F. No. 9712190677.
- This plat is subject to an agreement for cable television service and equipment, together with a right of entry and other provisions recorded under A.F. No. 19991118000782.
- This plat is subject to covenants, conditions or restrictions, all easements or other servitudes, and all reservations, if any, set forth by instrument recorded under A.F. No. 9712312372.
- This plat is subject to an easement for the installation, operation, and maintenance of a sidewalk for a 0.5 foot strip of land lying parallel and adjacent to 15th Avenue N.E. as set forth by instrument recorded under A.F. No. 9812142684.
- 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.



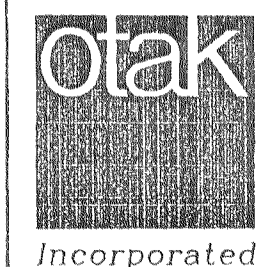
## Legend

- CONCRETE MONUMENT IN CASE (SET AS NOTED IN PRIOR FINAL PLATS OF ISSAQUAH HIGHLANDS)
- REBAR AND CAP LS# 29961 (SET AS NOTED IN PRIOR FINAL PLATS OF ISSAQUAH HIGHLANDS)

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. IH-FP 97-004IH



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

SHEET 2 OF 2

DATE: 03/06/01 10:18am  
DWG NAME: S058S150.dwg.DWG