

# ISSAQUAH HIGHLANDS

## FINAL PLAT OF DIVISIONS 1,2,3,9,10,12,13,15,16,17, & 18

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

### LEGAL DESCRIPTION

#### DIVISION 1

DIVISION 1, being a portion of Division 1 as shown on Issaquah Highlands Phase 1A Boundary Line Adjustment No. 97-0031H Record of Survey, as recorded under Book 117 of Surveys, pages 79 & 79A, Auditors File No. 9709259001, records of King County, Washington, together with a portion of Tract A as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, 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; thence along the West line thereof N00°44'45"E, 1338.85 feet to a point on the South margin of that 50 foot wide right-of-way and easement described in document recorded under Auditor's File No. 9001221215, records of said county, and the TRUE POINT OF BEGINNING; thence leaving said West line of Section 23, along said South margin of right-of-way and easement, S88°37'24"E, 165.99 feet; thence N88°18'29"E, 138.77 feet; thence leaving said South margin of right-of-way and easement, S00°51'38"W, 577.00 feet, the radius point of which bears S00°51'38"W, 577.00 feet, through a central angle of 04°49'28" to the beginning of a compound curve having a radius of 1177.00 feet; thence along the arc of said curve 23.27 feet, through a central angle of 01°07'57" to a point of non-tangency, said point being on the Westerly margin of that Northwest Pipeline easement described in document recorded under Auditor's File No. 9001221215, records of said county, thence along said easement margin N01°53'19"W, 364.94 feet; thence N16°02'37"E, 140.56 feet; thence leaving said easement margin N27°46'09"W, 70.31 feet; thence S78°39'33"W, 43.95 feet; thence N58°27'47"W, 28.41 feet; thence N35°21'43"W, 92.59 feet; thence N18°17'17"W, 101.08 feet; thence N31°10'12"W, 33.37 feet; thence S32°44'46"W, 101.54 feet; thence S06°05'54"E, 62.09 feet; thence S15°10'44"W, 56.54 feet; thence S01°12'10"E, 38.74 feet; thence S30°12'49"W, 71.70 feet; thence S04°36'45"W, 57.86 feet; thence S02°53'33"E, 93.61 feet; thence N55°01'09"E, 69.21 feet; thence S81°40'24"E, 34.42 feet; thence S56°51'30"E, 40.76 feet; thence S50°26'15"E, 58.58 feet, to the beginning of a tangent curve to the right, having a radius of 152.00 feet; thence along the arc of said curve 57.23 feet, through a central angle of 21°34'17" to a point of non-tangency; thence S35°16'37"W, 86.00 feet; thence S01°54'25"E, 39.90 feet; thence N84°17'11"W, 33.11 feet; thence S68°31'18"W, 68.56 feet; thence N75°33'46"W, 101.03 feet; thence N88°37'14"W, 63.88 feet to a point on the West line of said Section 23, thence along said West line S00°44'45"W, 126.00 feet to the TRUE POINT OF BEGINNING.

#### DIVISION 2

DIVISION 2, as shown on Issaquah Highlands Phase 1A Boundary Line Adjustment No. 97-0031H Record of Survey, as recorded under Book 117 of Surveys, pages 79 & 79A, Auditor's File No. 9709259001, 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:

BEGINNING at the Southwest corner of said Section 23, thence along the West line thereof N00°44'45"E, 1338.85 feet to a point on the South margin of that 50 foot wide right-of-way and easement described in document recorded under Auditor's File No. 9001221215, records of said county, thence leaving said West line of Section 23, along said South margin of right-of-way and easement, S88°37'24"E, 165.99 feet; thence N88°18'29"E, 138.77 feet; thence leaving said South margin of right-of-way and easement, S00°51'38"W, 577.00 feet, the radius point of which bears S00°51'38"W, 577.00 feet, through a central angle of 04°49'28" to the beginning of a compound curve having a radius of 1177.00 feet; thence along the arc of said curve 23.27 feet, through a central angle of 01°07'57" to a point of non-tangency, said point being on the Westerly margin of that Northwest Pipeline easement described in document recorded under Auditor's File No. 9001221215, records of said county, thence along said easement margin S01°53'19"E, 55.41 feet; thence leaving said easement margin S45°35'14"W, 118.52 feet; thence S02°48'43"E, 159.82 feet; thence S09°23'49"W, 30.50 feet; thence S26°06'39"E, 97.21 feet; thence S78°10'29"E, 78.24 feet to a point on the Westerly margin of said Northwest Pipeline easement; thence along said easement margin S04°03'59"E, 679.15 feet to the beginning of a non-tangent curve to the left having a radius of 705.00 feet, the radius point of which bears S24°27'33"E; thence leaving said easement margin, along the arc of said curve 206.72 feet, through a central angle of 16°48'00" to a point of tangency; thence S48°44'27"W, 155.57 feet to a point on the South line of said Section 23; thence along said South line S89°46'52"W, 191.12 feet to the TRUE POINT OF BEGINNING.

#### DIVISION 3

DIVISION 3, as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, 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°44'45"E; thence along the South line of said Section 23 N89°46'52"E, 191.12 feet; thence leaving said South line N48°44'27"E, 155.57 feet to the beginning of a tangent curve to the right, having a radius of 705.00 feet; thence along the arc of said curve 371.77 feet, through a central angle of 30°12'50" to a point of non-tangency, said point also being the TRUE POINT OF BEGINNING; thence N04°03'59"W, 195.76 feet; thence N73°30'32"E, 132.41 feet; thence S88°00'48"E, 124.68 feet; thence N90°00'00"E, 333.05 feet; thence S00°16'54"E, 60.32 feet to the beginning of a tangent curve to the left, having a radius of 207.00 feet; thence along the arc of said curve 78.14 feet, through a central angle of 21°37'40" to a point of tangency; thence S21°54'33"E, 19.52 feet to the beginning of a tangent curve to the right, having a radius of 25.00 feet; thence along the arc of said curve 41.48 feet, through a central angle of 95°03'23" to a point of compound curvature of a curve having a radius of 615.00 feet; thence along the arc of said curve 178.23 feet, through a central angle of 16°36'15" to a point of tangency; thence S89°45'04"W, 269.69 feet to the beginning of a tangent curve to the left, having a radius of 705.00 feet; thence along the arc of said curve 132.85 feet, through a central angle of 10°47'47" to the TRUE POINT OF BEGINNING.

#### DIVISION 9

DIVISION 9, as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, 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 West Quarter Corner of said Section 23; thence along the West line of said Section 23 S00°44'45"W, 274.72 feet to the south line of Black Nugget Road as shown on said Record of Survey; thence along the south line of said road N82°01'06"E, 335.42 feet to the beginning of a tangent curve to the right, having a radius of 320.00 feet; thence along the arc of said curve 350.31 feet, through a central angle of 62°43'22" to a point of reverse curvature of a curve having a radius of 656.44 feet; thence along the arc of said curve 489.01 feet, through a central angle of 42°40'54" to a point of tangency; thence S77°56'26"E, 610.63 feet to the beginning of a tangent curve to the left, having a radius of 380.00 feet; thence along the arc of said curve 153.95 feet, through a central angle of 23°12'42" to a point of non-tangency; thence leaving the south line of said road S39°50'49"W, 320.15 feet; thence S16°10'24"W, 73.31 feet; thence S35°25'42"W, 58.67 feet to the TRUE POINT OF BEGINNING; thence S14°46'07"E, 161.43 feet; thence S75°13'53"W, 185.47 feet to the beginning of a tangent curve to the right, having a radius of 153.00 feet; thence along the arc of said curve 80.80 feet, through a central angle of 30°15'30" to a point of compound curvature of a curve having a radius of 25.00 feet; thence along the arc of said curve 45.10 feet, through a central angle of 103°21'21" to a point of tangency; thence N28°50'44"E, 210.46 feet to the beginning of a tangent curve to the left, having a radius of 1096.57 feet; thence along the arc of said curve 68.62 feet, through a central angle of 03°35'07" to a point of non-tangency; thence S38°05'47"E, 84.22 feet; thence S75°37'28"E, 50.14 feet to the TRUE POINT OF BEGINNING.

#### DIVISION 10

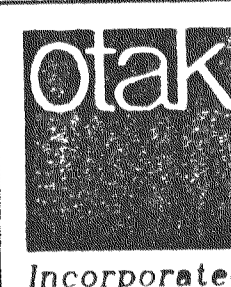
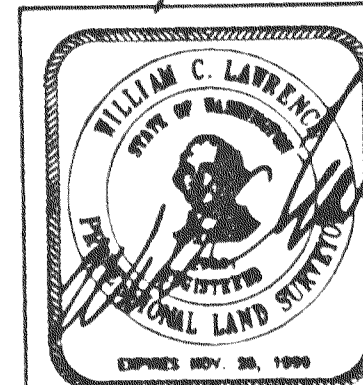
DIVISION 10, being a portion of Division 10, together with a portion of Tract F and the southerly half of a portion of Black Nugget Road as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, records of King County, Washington, being a portion of the South Half of Section 23, Township 24 North, Range 6 East, W.M., more particularly described as follows:

Commencing at the West Quarter Corner of said Section 23; thence along the West line of said Section 23 S00°44'45"W, 274.72 feet to the south line of Black Nugget Road as shown on said Record of Survey; thence along the south line of said road N82°01'06"E, 335.42 feet to the beginning of a tangent curve to the right, having a radius of 320.00 feet; thence along the arc of said curve 350.31 feet, through a central angle of 62°43'22" to a point of reverse curvature of a curve having a radius of 656.44 feet; thence along the arc of said curve 489.01 feet, through a central angle of 42°40'54" to a point of tangency; thence S77°56'26"E, 610.63 feet to the beginning of a tangent curve to the left, having a radius of 380.00 feet; thence along the arc of said curve 153.95 feet, through a central angle of 23°12'42" to a point of non-tangency; thence leaving the south line of said road S39°50'49"W, 320.15 feet; thence S16°10'24"W, 73.31 feet; thence S35°25'42"W, 58.67 feet to the beginning of a non-tangent curve to the right, having a radius of 305.00 feet, the radius point of which bears S81°02'12"W; thence along the arc of said curve 256.31 feet, through a central angle of 48°08'54" to a point of non-tangency; thence S50°48'54"E, 361.58 feet to the beginning of a non-tangent curve to the right, having a radius of 705.00 feet, the radius point of which bears S50°14'10"E; thence along the arc of said curve 587.85 feet, through a central angle of 47°46'31" to a point of tangency; thence N87°32'21"E, 489.60 feet; thence N22°01'48"E, 490.57 feet; thence N45°33'03"W, 119.46 feet; thence N32°33'19"W, 198.69 feet; thence N77°58'12"W, 292.36 feet; thence N47°58'53"W, 363.37 feet; thence S50°25'26"E, 85.07 feet; thence S01°50'54"W, 39.09 feet; thence S09°36'12"E, 69.73 feet; thence S50°25'26"E, 85.07 feet; thence S01°50'54"W, 39.09 feet; thence S34°28'20"W, 77.97 feet; thence S88°58'39"W, 70.62 feet; thence N18°05'26"W, 64.97 feet; thence N56°19'16"W, 81.82 feet; thence N08°57'17"E, 48.44 feet to a point on the south line of said Black Nugget Road and the beginning of a non-tangent curve to the left, having a radius of 380.00 feet, the radius point of which bears N38°02'22"W; thence along the south line of said Black Nugget Road and the arc of said curve 79.20 feet, through a central angle of 11°56'32" to a point of tangency; thence N40°01'06"E, 170.72 feet; thence leaving said south line N47°58'53"W, 30.02 feet to a point on the centerline of said Black Nugget Road; thence along said centerline S40°01'06"W, 171.77 feet to the beginning of a tangent curve to the right having a radius of 350.00 feet; thence along the arc of said curve 378.99 feet, through a central angle of 62°02'28" to a point of tangency; thence N77°56'26"W, 113.94 feet; thence leaving the centerline said abandoned Black Nugget Road S11°59'05"W, 55.03 feet to the beginning of a non-tangent curve to the right, the radius point of which bears S78°00'55"E, thence along the arc of said curve 39.30 feet to the TRUE POINT OF BEGINNING.

#### DIVISION 17

DIVISION 17, as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, 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°44'45"E; thence along the South line of said Section 23 N89°46'52"E, 1082.50 feet to the TRUE POINT OF BEGINNING; thence leaving said South line N00°13'01"W, 186.80 feet to the beginning of a non-tangent curve to the left, having a radius of 705.00 feet, the radius point of which bears N03°38'48"W; thence along the arc of said curve 628.54 feet, through a central angle of 51°04'55" to a point of tangency; thence N35°16'17"E, 305.29 feet to the beginning of a tangent curve to the right, having a radius of 615.00 feet; thence along the arc of said curve 553.15 feet, through a central angle of 51°32'02" to a point of non-tangency; thence S19°32'00"W, 1048.64 feet to a point on the South line of said Section 23; thence along said South line S89°46'52"W, 823.54 feet to the TRUE POINT OF BEGINNING.



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ISSAQUAH HIGHLANDS  
FINAL PLAT OF DIVISIONS 1,2,3,9,10,12,13,15,16,17, & 18  
A PTN. OF THE SW 1/4 AND THE SE 1/4 OF SECTION 23, T.24N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

DIVISION 12

DIVISION 12, as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, 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°44'45"E; thence along the South line of said Section 23 N89°46'52"E, 191.12 feet; thence leaving said South line N48°44'27"E, 155.57 feet to the beginning of a tangent curve to the right, having a radius of 705.00 feet; thence along the arc of said curve 371.77 feet, through a central angle of 30°12'50" to a point of non-tangency; thence N04°03'59"W, 195.76 feet; thence N73°30'32"E, 132.41 feet; thence N10°18'49"E, 386.47 feet; thence N69°52'25"E, 280.00 feet; thence N89°45'04"E, 123.20 feet; thence N00°16'54"W, 81.92 feet; thence N89°43'06"E, 54.00 feet to the TRUE POINT OF BEGINNING; thence S00°16'54"E, 5.43 feet to the beginning of a non-tangent curve to the left, having a radius of 203.50 feet, the radius point of which bears N07°47'41"W, thence along the arc of said curve 313.46 feet, through a central angle of 88°15'16" to a point of non-tangency; thence S75°13'53"W, 1.03 feet to the beginning of a tangent curve to the right, having a radius of 207.00 feet; thence along the arc of said curve 153.04 feet, through a central angle of 42°21'34" to a point of tangency; thence N62°24'34"W, 29.19 feet to the beginning of a tangent curve to the left, having a radius of 58.00 feet; thence along the arc of said curve 160.94 feet, through a central angle of 158°59'07" to a point of tangency; thence S41°23'41"E, 29.30 feet to the beginning of a tangent curve to the right, having a radius of 207.00 feet; thence along the arc of said curve 148.53 feet, through a central angle of 41°06'47" to the TRUE POINT OF BEGINNING.

DIVISION 13

DIVISION 13, as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, 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°44'45"E; thence along the South line of said Section 23 N89°46'52"E, 191.12 feet; thence leaving said South line N48°44'27"E, 155.57 feet to the beginning of a tangent curve to the right, having a radius of 705.00 feet; thence along the arc of said curve 371.77 feet, through a central angle of 30°12'50" to a point of non-tangency; thence N04°03'59"W, 195.76 feet; thence N73°30'32"E, 132.41 feet; thence N10°18'49"E, 386.47 feet; thence N69°52'25"E, 280.00 feet; thence N89°45'04"E, 123.20 feet; thence N00°16'54"W, 81.92 feet; thence N89°43'06"E, 54.00 feet; thence S00°16'54"E, 5.43 feet to the beginning of a non-tangent curve to the left, having a radius of 203.50 feet, the radius point of which bears N07°47'41"W, thence along the arc of said curve 152.80 feet, through a central angle of 43°01'12" to the TRUE POINT OF BEGINNING; thence continuing along the arc of said curve 160.66 feet, through a central angle of 45°14'03" to a point of non-tangency; thence N75°13'53"E, 84.19 feet to the beginning of a non-tangent curve to the right, having a radius of 287.00 feet, the radius point of which bears S81°24'07"W, thence along the arc of said curve 239.35 feet, through a central angle of 47°45'59" to a point of non-tangency; thence N50°48'54"W, 83.50 feet to the TRUE POINT OF BEGINNING.

DIVISION 15

DIVISION 15, as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, 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°44'45"E; thence along the South line of said Section 23 N89°46'52"E, 191.12 feet; thence leaving said South line N48°44'27"E, 155.57 feet to the beginning of a tangent curve to the right, having a radius of 705.00 feet; thence along the arc of said curve 371.77 feet, through a central angle of 30°12'50" to a point of non-tangency; thence N04°03'59"W, 195.76 feet; thence N73°30'32"E, 132.41 feet; thence N10°18'49"E, 386.47 feet; thence N69°52'25"E, 280.00 feet; thence N89°45'04"E, 123.20 feet; thence N00°16'54"W, 81.92 feet; thence N89°43'06"E, 54.00 feet; thence S00°16'54"E, 5.43 feet to the TRUE POINT OF BEGINNING; thence S90°00'00"E, 52.95 feet; thence N63°44'53"E, 158.17 feet; thence N90°00'00"E, 98.84 feet; thence S35°16'17"W, 29.89 feet to the beginning of a tangent curve to the right, having a radius of 615.00 feet; thence along the arc of said curve 298.00 feet, through a central angle of 27°45'46" to a point of compound curvature of a curve having a radius of 25.00 feet; thence along the arc of said curve 41.48 feet, through a central angle of 95°03'23" to a point of tangency; thence N21°54'33"W, 19.52 feet to the beginning of a tangent curve to the right, having a radius of 153.00 feet; thence along the arc of said curve 57.75 feet, through a central angle of 21°37'40" to a point of tangency; thence N00°16'54"W, 60.05 feet to the TRUE POINT OF BEGINNING.

DIVISION 16

DIVISION 16, as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, 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°44'45"E; thence along the South line of said Section 23 N89°46'52"E, 656.61 feet to the TRUE POINT OF BEGINNING; thence continuing along said South line N89°46'52"E, 425.89 feet; thence leaving said South line N00°13'01"W, 186.80 feet to the beginning of a non-tangent curve to the right, having a radius of 705.00 feet, the radius point of which bears N03°38'48"W; thence along the arc of said curve 41.81 feet, through a central angle of 03°23'52" to a point of tangency; thence S89°45'04"W, 269.69 feet to the beginning of a tangent curve to the left, having a radius of 615.00 feet; thence along the arc of said curve 126.92 feet, through a central angle of 11°49'28" to a point of non-tangency; thence S04°07'59"E, 172.68 feet to the TRUE POINT OF BEGINNING.

DIVISION 18

DIVISION 18, as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, records of King County, Washington, being a portion of the South Half 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°44'45"E; thence along the South line of said Section 23 N89°46'52"E, 1906.04 feet to the TRUE POINT OF BEGINNING; thence continuing along said South line N89°46'52"E, 513.73 feet; thence leaving said South line N14°01'48"E, 760.00 feet; thence N22°01'48"E, 70.00 feet; thence S52°19'14"E, 120.07 feet; thence N53°05'33"E, 170.32 feet; thence N02°27'33"W, 181.10 feet; thence S87°32'21"W, 589.73 feet to the beginning of a tangent curve to the left, having a radius of 615.00 feet; thence along the arc of said curve 7.88 feet, through a central angle of 00°44'02" to a point of non-tangency; thence S19°32'00"W, 1048.64 feet to the TRUE POINT OF BEGINNING.

TRACT C

TRACT C, as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, 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°44'45"E; thence along the South line of said Section 23 N89°46'52"E, 328.19 feet to the TRUE POINT OF BEGINNING; thence leaving said South line N48°44'27"E, 52.19 feet to the beginning of a tangent curve to the right, having a radius of 615.00 feet; thence along the arc of said curve 313.28 feet, through a central angle of 29°11'12" to a point of non-tangency; thence S04°03'59"E, 172.68 feet to a point on the South line of said Section 23; thence S89°46'52"W along said line, 328.42 feet to the TRUE POINT OF BEGINNING.

TRACT F

TRACT F, being a portion of Tract F as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, 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:

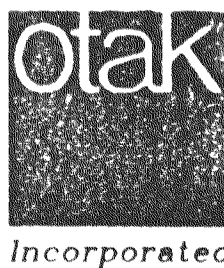
Commencing at the West Quarter Corner of said Section 23; thence along the West line of said Section 23 S00°44'45"W, 274.72 feet to the south line of Black Nugget Road as shown on said Record of Survey; thence along the south line of said road N82°01'06"E, 335.42 feet to the beginning of a tangent curve to the right, having a radius of 320.00 feet; thence along the arc of said curve 350.31 feet, through a central angle of 62°43'22" to a point of reverse curvature of a curve having a radius of 656.44 feet; thence along the arc of said curve 489.01 feet, through a central angle of 42°40'54" to a point of tangency; thence S77°56'26"E, 521.76 feet to the TRUE POINT OF BEGINNING; thence continuing S77°56'26"E, 88.87 feet to the beginning of a tangent curve to the left, having a radius of 380.00 feet; thence along the arc of said curve 18.72 feet, through a central angle of 2°49'19" to a point of non-tangency; thence leaving the south line of said road S16°10'24"W, 326.90 feet; thence S35°25'42"W, 58.67 feet; thence N75°37'28"W, 50.14 feet; thence N38°05'47"W, 84.22 feet to the beginning of a non-tangent curve to the left, having a radius of 1096.57 feet, the radius point of which bears N64°44'23"W; thence along the arc of said curve 254.07 feet, through a central angle of 13°16'31" to a point of tangency; thence N11°59'05"E, 46.59 feet to the beginning of a tangent curve to the right, having a radius of 25.00 feet; thence along the arc of said curve 39.30 feet, through a central angle of 90°04'30" to the TRUE POINT OF BEGINNING.

TRACT G

TRACT G, as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, 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 West Quarter Corner of said Section 23; thence along the West line of said Section 23 S00°44'45"W, 274.72 feet to the south line of Black Nugget Road as shown on said Record of Survey; thence along the south line of said road N82°01'06"E, 335.42 feet to the beginning of a tangent curve to the right, having a radius of 320.00 feet; thence along the arc of said curve 350.31 feet, through a central angle of 62°43'22" to a point of reverse curvature of a curve having a radius of 656.44 feet; thence along the arc of said curve 489.01 feet, through a central angle of 42°40'54" to a point of tangency; thence S77°56'26"E, 610.63 feet to the beginning of a tangent curve to the left, having a radius of 380.00 feet; thence along the arc of said curve 332.27 feet, through a central angle of 50°05'56" to the TRUE POINT OF BEGINNING; thence continuing along the arc of said curve 79.20 feet, through a central angle of 11°56'32" to a point of tangency; thence N40°01'06"E, 170.72 feet; thence leaving the south line of said Black Nugget Road S47°58'53"E, 54.83 feet; thence S48°59'09"W, 116.42 feet; thence S09°36'12"E, 69.73 feet; thence S50°25'26"E, 85.07 feet; thence S01°50'54"W, 39.09 feet; thence S34°28'20"W, 77.97 feet; thence S88°58'39"W, 70.62 feet; thence N18°05'26"W, 64.97 feet; thence N56°19'16"W, 81.82 feet; thence N08°57'17"E, 48.44 feet to the TRUE POINT OF BEGINNING.

FILE NO. IH-FP 97-004IH



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ISSAQUAH HIGHLANDS  
FINAL PLAT OF DIVISIONS 1,2,3,9,10,12,13,15,16,17, & 18  
A PTN. OF THE SW 1/4 AND THE SE 1/4 OF SECTION 23, T.24N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

TRACT A

TRACT A, being a portion of TRACT A together with a portion of DIVISION 1 as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, 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 West Quarter Corner of said Section 23; thence along the West line of said Section 23 S00°44'45"W, 274.72 feet to the south line of Black Nugget Road as shown on said Record of Survey and the TRUE POINT OF BEGINNING; thence along the south line of said road N82°01'06"E, 335.42 feet to the beginning of a tangent curve to the right, having a radius of 320.00 feet; thence along the arc of said curve 306.54 feet, through a central angle of 54°53'11" to a point of non-tangency; thence leaving the south line of said road S16°02'35"W, 214.28 feet; thence S52°47'34"E, 238.01 feet; thence N31°56'43"E, 162.49 feet to a point on the south line of said road and the beginning of a non-tangent curve to the left, having a radius of 656.44 feet, the radius point of which bears N31°56'42"E; thence along the south line of said road, along the arc of said curve 227.83 feet, through a central angle of 19°53'08" to a point of tangency; thence S77°56'26"E, 425.76 feet to the beginning of a tangent curve to the right, having a radius of 25.00 feet; thence leaving the south line of said road, along the arc of said curve 39.24 feet, through a central angle of 89°55'30" to a point of tangency; thence S11°59'05"W, 46.72 feet to the beginning of a tangent curve to the right, having a radius of 1050.57 feet; thence along the arc of said curve 50.81 feet, through a central angle of 01°46'16" to a point of non-tangency; thence S50°35'37"W, 363.21 feet; thence S76°15'05"E, 208.96 feet; thence N75°25'59"W, 144.71 feet; thence N65°31'48"W, 35.38 feet; thence N75°15'18"W, 26.00 feet; thence N88°08'56"W, 62.42 feet; thence S70°59'33"W, 86.93 feet; thence N79°48'01"W, 43.00 feet; thence S68°29'12"W, 72.49 feet; thence S01°53'19"E, 216.38 feet to the beginning of a non-tangent curve to the left, having a radius of 203.00 feet, the radius point of which bears S34°39'04"W; thence along the arc of said curve 85.88 feet, through a central angle of 24°14'22" to a point of compound curvature of a curve having a radius of 1223.00 feet; thence along the arc of said curve 62.58 feet, through a central angle of 02°55'54" to a point of reverse curvature of a curve having a radius of 25.00 feet; thence along the arc of said curve 35.18 feet, through a central angle of 80°37'53" to a point of tangency; thence N01°53'19"W, 297.02 feet; thence N16°02'37"E, 140.56 feet; thence N27°46'09"W, 70.31 feet; thence S78°39'33"W, 43.95 feet; thence N58°27'47"W, 28.41 feet; thence N35°21'43"W, 92.59 feet; thence N18°17'17"W, 101.08 feet; thence N31°10'12"W, 33.37 feet; thence S32°44'46"W, 101.54 feet; thence S06°05'54"E, 62.09 feet; thence S15°10'44"W, 56.54 feet; thence S01°21'52"E, 38.74 feet; thence S30°12'49"W, 71.70 feet; thence S04°36'46"W, 57.86 feet; thence S02°53'33"E, 93.61 feet; thence N55°01'09"E, 69.21 feet; thence S81°40'24"E, 34.42 feet; thence S56°51'30"E, 40.76 feet; thence S50°26'15"E, 58.58 feet, to the beginning of a tangent curve to the right, having a radius of 152.00 feet; thence along the arc of said curve 57.23 feet, through a central angle of 21°34'17" to a point of non-tangency; thence S35°16'37"W, 86.00 feet; thence S01°54'25"E, 39.90 feet; thence N84°11'11"W, 33.11 feet; thence S68°31'18"W, 68.56 feet; thence N75°33'46"W, 101.03 feet; thence N88°37'14"W, 63.88 feet to a point on the West line of said Section 23; thence along said West line N00°44'45"E, 907.16 feet to the TRUE POINT OF BEGINNING.

TRACT Q

TRACT Q, being a portion of Division 10 as shown on the Grand Ridge Phase 1A Boundary Line Adjustment Record of Survey recorded under recording no. 9704109001 and re-recorded under recording no. 9704289013, records of King County, Washington, being a portion of the South Half of Section 23, Township 24 North, Range 6 East, W.M., more particularly described as follows:

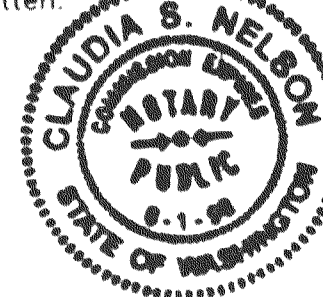
Commencing at the West Quarter Corner of said Section 23; thence along the West line of said Section 23 S00°44'45"W, 274.72 feet to the south line of Black Nugget Road as shown on said Record of Survey; thence along the south line of said road N82°01'06"E, 335.42 feet to the beginning of a tangent curve to the right, having a radius of 320.00 feet; thence along the arc of said curve 350.31 feet, through a central angle of 62°43'22" to a point of reverse curvature of a curve having a radius of 656.44 feet; thence along the arc of said curve 489.01 feet, through a central angle of 42°40'54" to a point of tangency; thence S77°56'26"E, 610.63 feet to the beginning of a tangent curve to the left, having a radius of 380.00 feet; thence along the arc of said curve 411.47 feet, through a central angle of 62°02'28" to a point of tangency; thence N40°01'06"E, 170.72 feet; thence leaving the south line of said Black Nugget Road S47°58'53"E, 418.20 feet; thence S77°58'12"E, 292.36 feet to the TRUE POINT OF BEGINNING; thence continuing S77°58'12"E, 276.56 feet; thence S22°01'48"W, 208.72 feet; thence N45°17'03"W, 119.46 feet; thence N32°33'19"W, 198.69 feet to the TRUE POINT OF BEGINNING.

ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
COUNTY OF KING ) S.S.

On this 15<sup>th</sup> day of December, 1997, before me, a Notary Public in and for the State of Washington, personally appeared Judd Kuke, 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 is the general partner of GRAND RIDGE PARTNERSHIP (LIMITED PARTNERSHIP), a Washington 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.



Claudia S. Nelson  
NOTARY PUBLIC in and for the State of  
Washington, residing at Bellevue  
My appointment expires 8-1-98  
Print Name Claudia S. Nelson

State of Washington )  
County of King ) S.S.

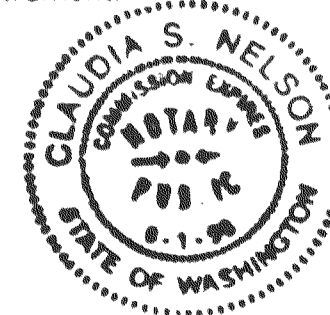
I certify that I have satisfactory evidence that Douglas B. Sollitt signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute this instrument and acknowledge it as the V.P. of SEAFIRST BANK, a Washington Corporation to be the free and voluntary act of such (party/parties) for the uses and purposes mentioned in the instrument.

Date 12/15/97

Signature of Claudia S. Nelson  
Notary Public:

Title Land Commissioner

My Appointment Expires 8-1-98



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.

GRAND RIDGE PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP  
BY WARJONE INVESTMENTS, INC. ITS GENERAL PARTNER

Judd Kuke, Authorized Agent  
BY: ITS:

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION,  
DOING BUSINESS AS SEAFIRST BANK

Douglas B. Sollitt Vice-President  
BY: ITS:



FILE NO. IH-FP 97-004IH



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# ISSAQUAH HIGHLANDS

## FINAL PLAT OF DIVISIONS 1,2,3,9,10,12,13,15,16,17, & 18

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

### NOTES AND RESTRICTIONS

1. If NE Katsura Street, entering Division 10 from the southwest is equal to or exceeds a slope of 12 percent, the following conditions apply: an alternative route serving the same area must be provided and it must be less than 12 percent grade; the grade of NE Katsura Street greater than 12 percent must not be steeper than 15 percent, nor longer than 600 feet; and buildings adjacent to any grade over 12 percent must be equipped with automatic sprinklers if those building's only primary access is 12 percent grade or more. Further as NE Katsura Street enters Division 10, if the road classification changes from one class to another, the design of the transition shall be reviewed and approved by the City of Issaquah.
2. NE Katsura Street, continuing west past Divisions 6 and 7, must be extended to Park Drive to allow an alternative access route to Divisions 6 and 7.
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 1/1 design values are achieved, test manholes and side sewers, and locate sewers in areas that do not encourage inflow.
4. Tracts A, C, F, G and Q for open space are designated as "Critical Area Tracts" under Appendix E of the Grand Ridge Annexation and Development Agreement (Recording No. 9606251228). Neither the owner of said Tracts, nor any other person shall clear, disturb, or take any action within those Tracts except as approved under Appendix E. This recital in this final plat constitutes the recorded notice on title under Section 12 of Appendix E. Tracts A, C, F, G and Q will be dedicated to the City as part of the conveyance of City urban open space under the Term Deed for conservation easements (Recording No. 9612030696).
5. No lot or portion of a 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.
6. All construction shall comply with the Washington State Plumbing Code.
7. All private utility stub-outs shall be privately owned and maintained by the lot owner.
8. The foundation of any structure may not extend beyond 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 MDRT.
9. The use of hazardous or toxic substances and pesticides or certain fertilizers is prohibited in the 15 foot building setback area from stream and wetland buffers on the following divisions: Divisions 1, 2, 9, and 10; permitted fertilizers are organic, slow release types.
10. Structures, fill or obstructions (including but not limited to decks, patios, outbuildings, overhangs or substantial landscaping) shall not be permitted within the access easements and utility easements shown hereon. No visual obstructions between 30 and 90 inches in height above ground shall be permitted within the sight distance easements shown hereon.
11. Future Lots of Divisions 1, 2, 9, and 10 adjacent to tracts A, C, F, and G shall discharge roof drainage to the adjacent wetlands NF30, NF28B, NF29, NF26 and NF20.
12. 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.
13. Divisions 1, 2, 3, 9, 10, 12, 15, 16, 17, and 18 are reserved for future development.
14. 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 and Five Hundred Seventy-three and No/100 Dollars (\$573.00) per multi-family dwelling unit, shall be paid to Issaquah School District No. 411 at the time the building permit for each dwelling unit in the plat is issued.
15. Bigleaf maple, willow and alder trees are prohibited in future lots of Divisions 2 and 3 adjacent to Tract D.
16. Division 3 is subject to the "Declaration of Covenants, Conditions and Restrictions For Issaquah Highlands Residential Properties" recorded under A.F.N. 9704281806.
17. Divisions 1, 2, 10, 16, and 18 will be subject to a Declaration of Covenants, Conditions, and Restrictions for Issaquah Highlands either for Residential Properties (King Co. Recording No. 9704281806) or for Commercial and Multi-Family Properties (to be recorded) depending on the uses actually developed in those Divisions.
18. Divisions 9, 13, 15, and 17 will be subject to the Declaration of Covenants Conditions and Restrictions for Commercial and Multi-Family Properties (to be recorded).
19. Divisions 1, 2, 3, 9, 10, 12, 13, 15, 16, 17, and 18 are subject to the "Declaration of Easements and Covenant to Share Costs for Issaquah Highlands" recorded under A.F.N. 9704281807.
20. This plat is subject to agreement and the terms and conditions thereof contained in document recorded under A.F.N. 9606180756 (recorded to give notice of the Joint Agreement [three-party]).
21. This plat is subject to 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]).
22. This plat is subject to easement and conditions contained in document recorded under A.F.N. 8511260851 (to Puget Sound Power and Light Company).
23. This plat is subject to easement and conditions contained in document recorded under A.F.N. 9001221216 (Northwest Pipeline Corporation).
24. This plat is subject to 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).
25. The Coal Mine Hazard Easement along the easterly line of Division 18 limits construction in the Coal Mine Hazard Area. Anything which is constructed within this easement must reflect the special conditions related to the underlying Coal Mine Hazard as it may or may not change.
26. Any development in Division 10 Landslide Hazard area must comply with the requirements of the Issaquah Highlands Critical Areas Standards.
27. Development in Division 1, adjacent to steep slope setback, must comply with the measures for slope protection in the "Limited Geotechnical Report Supplement No. 7", dated Oct. 14, 1997.

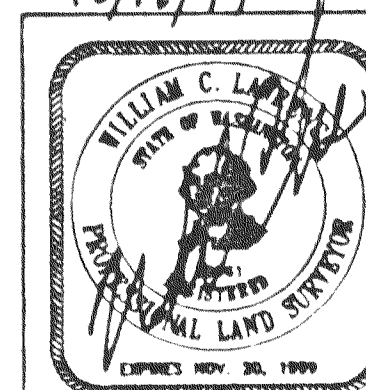
### NOTES AND RESTRICTIONS CONTINUED

28. All monuments delineated as found were field visited as stated.
29. 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.
30. Effective upon recording of this final plat, the following existing short plats are vacated pursuant to a motion approved by the City of Issaquah on April 7, 1997:  
Lots 3 and 4 King County Short Plat 687011 recorded under Auditor's File # 9004259008; Lots 1, 3 and 4 King County Short Plat 687013 recorded under Auditor's File # 9004259009; Lots 1, 2, 3 and 4 King County Short Plat 687014 under Auditor's File # 9004259012; Lots 1, 3 and 4 King County Short Plat 687015 under Auditor's File # 9004259011; Lots 1 and 2 King County Short Plat 687016 recorded under Auditor's File # 9004259006; and Lot 1 King County Short Plat 687029 under Auditor's File # 9004259010 as those lots were adjusted in the Boundary Line Adjustment GRLLA 97-001 (Revision) as recorded in Volume 114 of Surveys, page 179, A through I recorded in King County under Auditor's File # 9704289013 and as referenced in the Re-Recorded Supplementary Notice For City of Issaquah Boundary Line Adjustment GR LLA 97-001, Attachment B as re-recorded under Auditor's File #9708280706, along with the vacation of all portions of roads (including the portion of S.E. Black Nugget Road within Division 10), storm pond and utility tracts or other dedications located within these new divisions and tracts that are being final platted hereby. This vacation is made pursuant to RCW 58.17.212.
31. Open Space Tracts A, C, F, G and Q (including critical areas) may be dedicated to the City of Issaquah at a later date.

### EASEMENT PROVISIONS

#### EASEMENT PROVISIONS

1. An easement is hereby reserved for and granted to Puget Sound Energy Company, U.S. West Communications, Summit Communication, Inc., Grand Ridge Partnership (Limited Partnership), and their respective successors and assigns, under and upon a 5.00 foot wide strip of land lying parallel and adjacent to all street and tract frontage bordering the following divisions and tracts: Tract A, Tract C, Division 2, Division 3, Division 9, Division 10, Division 12, Division 13 and Division 15, and a 10.00 foot wide strip of land lying parallel and adjacent to all street and tract frontage bordering the following divisions and tracts: Division 16, Division 17 and Division 18, in 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. 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.
2. 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 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. 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 or maintenance of the utility.
3. An easement is hereby reserved for and granted to the City of Issaquah for utilities under the 22' wide access and utility easement on the southeast boundary of Division 12 and the City shall have the right to enter upon the easement to construct, install, maintain, replace, repair, and operate utilities. After completion of any City work, the City shall restore the easement area to the condition existing, as much as practical, before the City commenced its work. The owner of Division 12 reserves the right to grant additional rights to other utilities to use the easement so long as they do not interfere with the City's utilities or emergency access. The owner of Division 12 reserves the right to construct, install, repair, replace and maintain vehicular and/or pedestrian access or parking within the easement, subject to any required City permits for construction of the access and emergency access. The improvements or regulations for the use of the easement shall not prevent emergency access to those lots in Divisions 13 and 14 which adjoin the easement.
4. An easement is hereby reserved for and granted to the City of Issaquah for site distance as per City of Issaquah 1991 Street Standards 3.2.11(d).



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ISSAQUAH HIGHLANDS  
FINAL PLAT OF DIVISIONS 1,2,3,9,10,12,13,15,16,17, & 18  
A PTN. OF THE SW 1/4 AND THE SE 1/4 OF SECTION 23, T.24N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

APPROVALS

Examined and approved this 16 day of Dec 1997 A.D.

Tracy De La Torre-Evans  
Tracy De La Torre-Evans, City of Issaquah M.D.R.T.

Greg Wilder  
Greg Wilder, City of Issaquah M.D.R.T.

Examined and approved this 17 day of Dec 1997 A.D.

Robert Hinds  
Robert Hinds, Mayor, City of Issaquah

Examined and approved this 17th day of December 1997 A.D.

Linda Ruedle  
Linda Ruedle, City Clerk - General Services Director, City of Issaquah

Examined and approved this 17 day of December 1997 A.D.

Jim Conner  
Jim Conner, City Council President, City of Issaquah

Examined and approved this 17th day of DECEMBER 1997 A.D.

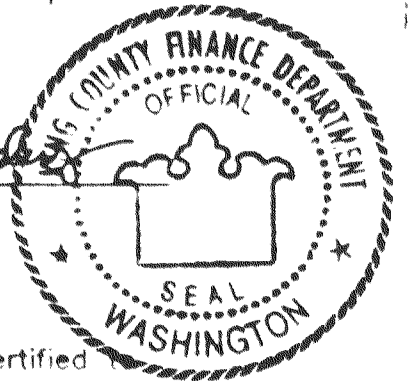
SCOTT NOBLE June Eddy  
King County Assessor Deputy King County Assessor

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 17th day of December 1997 A.D.

D. Lee Dedrick  
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 16th day of December 1997 A.D.

James R. 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 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.

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

RECORDING CERTIFICATE

Filed for record at the request of the City of Issaquah this 17th day of Dec 1997, at 11 minutes past 10 a.m., in Volume 183 of Plats at pages 88-98, Records of King County, Washington.

DIVISION OF RECORDS AND ELECTION

Manager

Un Wind

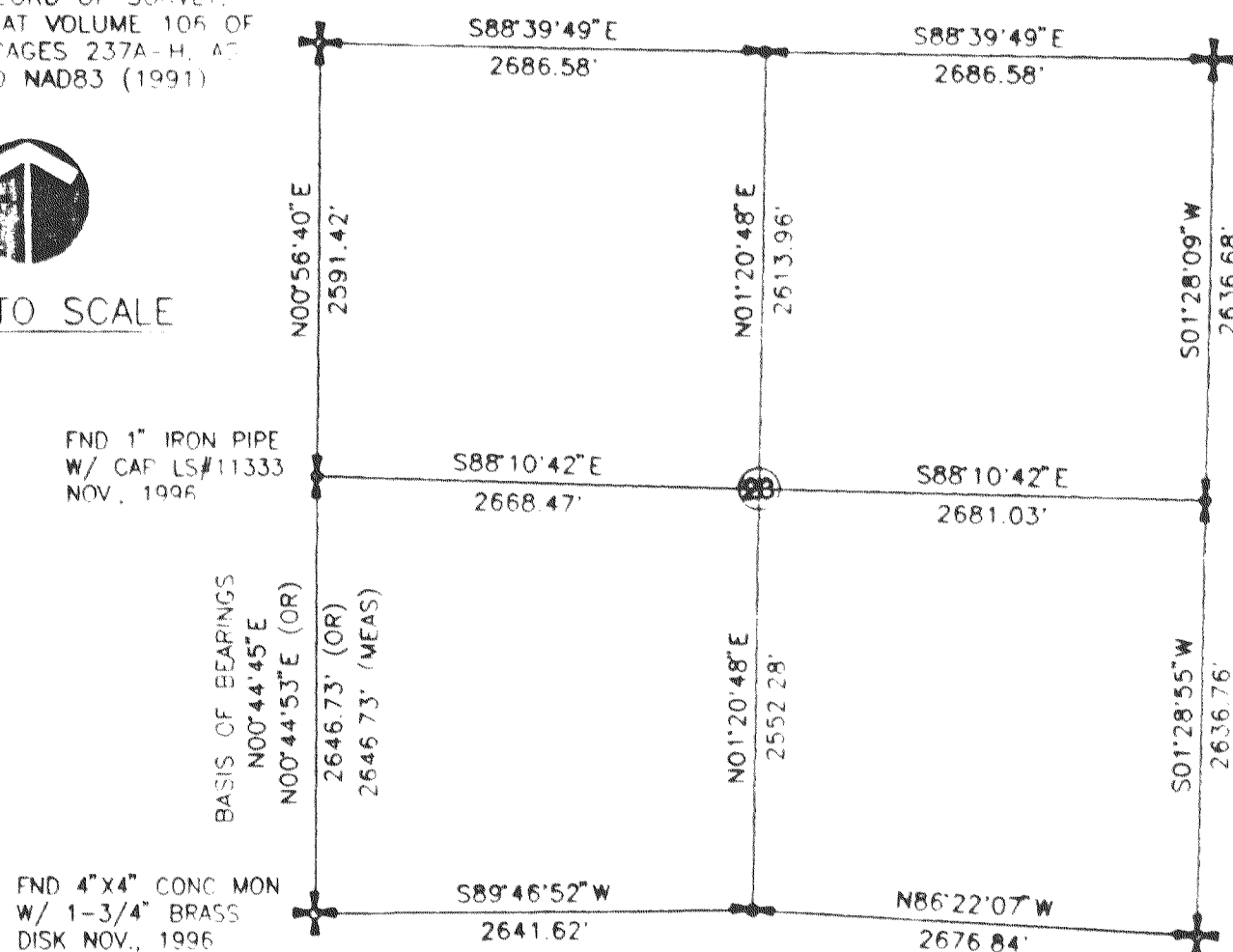
Superintendent of Records

NOTE

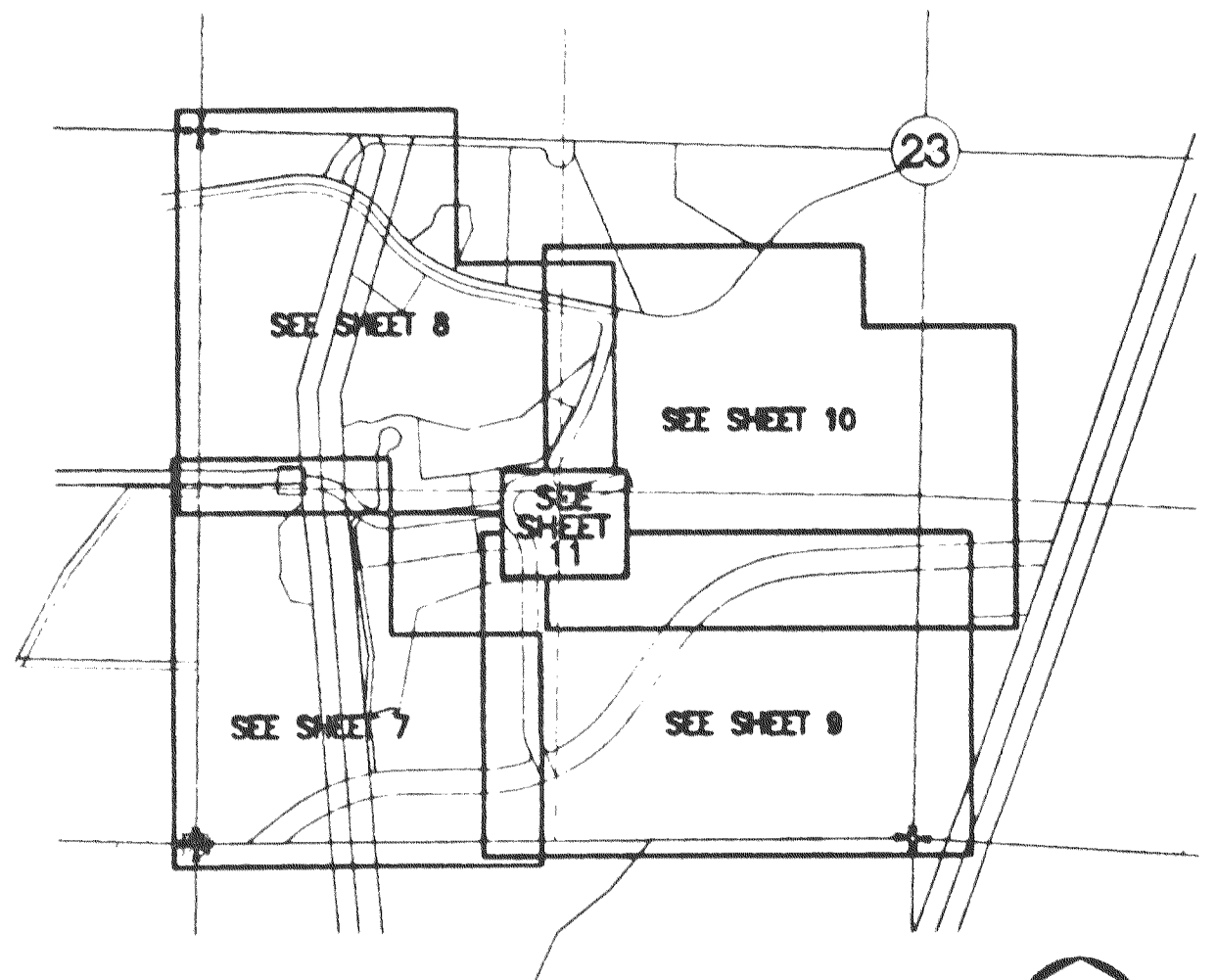
SECTION SUBDIVISION PER  
OSTERGAARD-ROBINSON AND  
ASSOC. RECORD OF SURVEY  
RECORDED AT VOLUME 106 OF  
SURVEY, PAGES 237A-H, AT  
ROTATED TO NAD83 (1991)



NOT TO SCALE



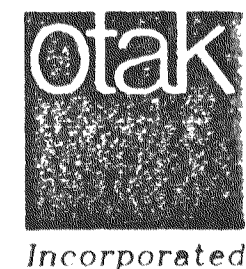
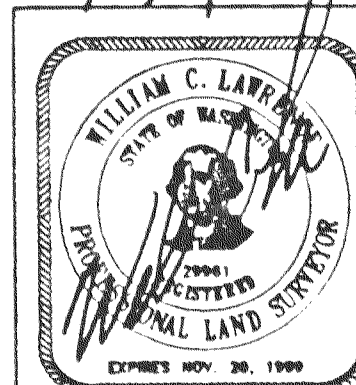
SECTION 23, TWP. 24N., RGE. 6E., W.M.



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NOT TO SCALE

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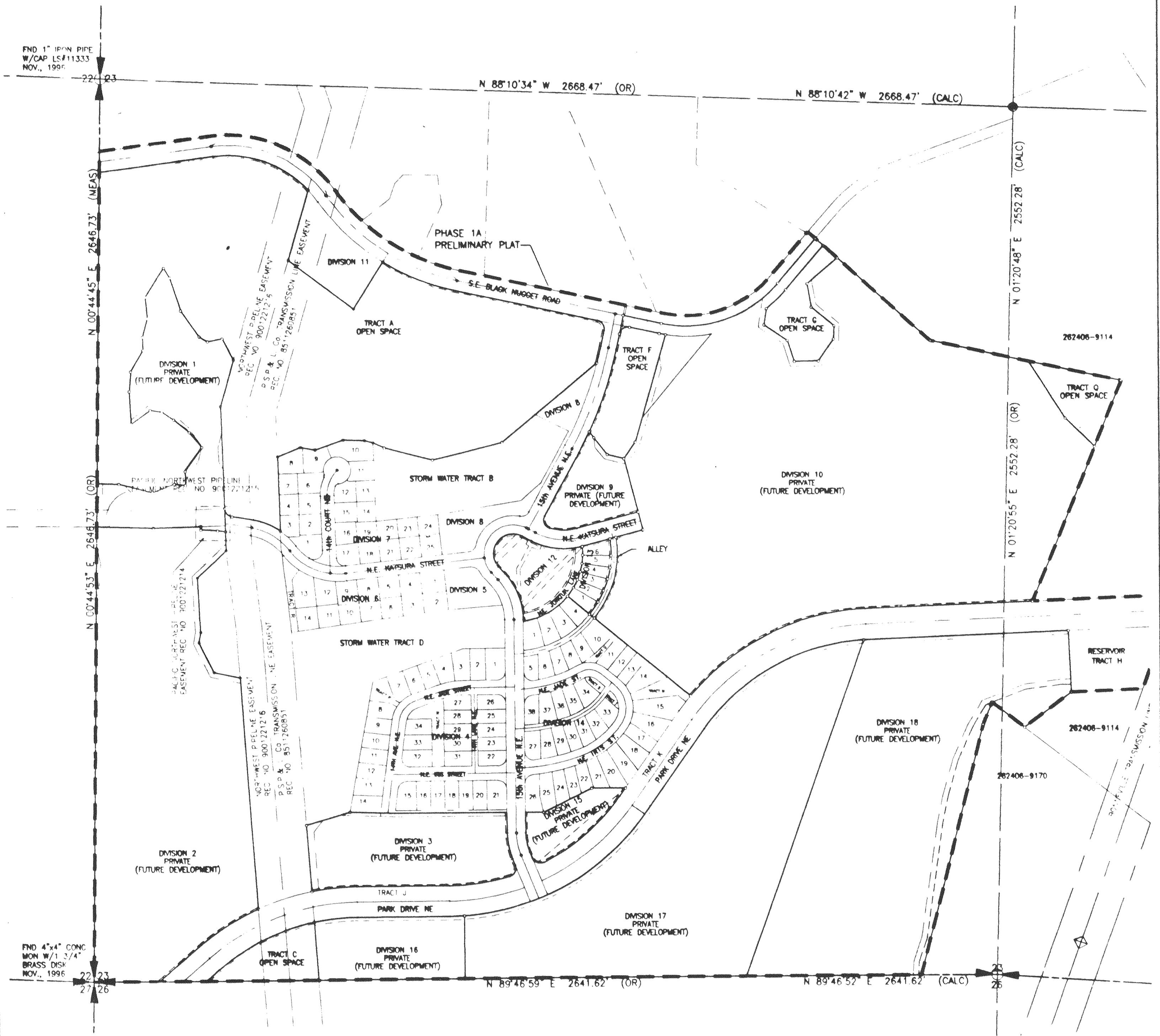
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# ISSAQUAH HIGHLANDS

## FINAL PLAT OF DIVISIONS 1,2,3,9,10,12,13,15,16,17, & 18

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



### Legend

- CONCRETE MONUMENT IN CASE (TO BE SET AS NOTED IN PRIOR FINAL PLATS OF ISSAQUAH HIGHLANDS)
- ⊕ CONCRETE MONUMENT IN CASE (FOUND)
- REBAR AND CAP (S# 29961 (SET))
- REBAR AND CAP (FOUND)
- B.S.B.L. BUILDING SETBACK LINE
- S.D. ESMT SIGHT DISTANCE EASEMENT
- (OR) Ostergaard Robinson and Assoc., ROS V.106 P.237 A-H
- (MEAS) Measured
- (CALC) Proposed Division and Tracts
- PHASE 1A PRELIMINARY PLAT

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

NOTE:  
SECTION SUBDIVISION PER  
OSTERGAARD ROBINSON AND ASSOC.  
ROS V.106 P.237 A-H  
SEE SHEET 5 OF 12

12/12/97

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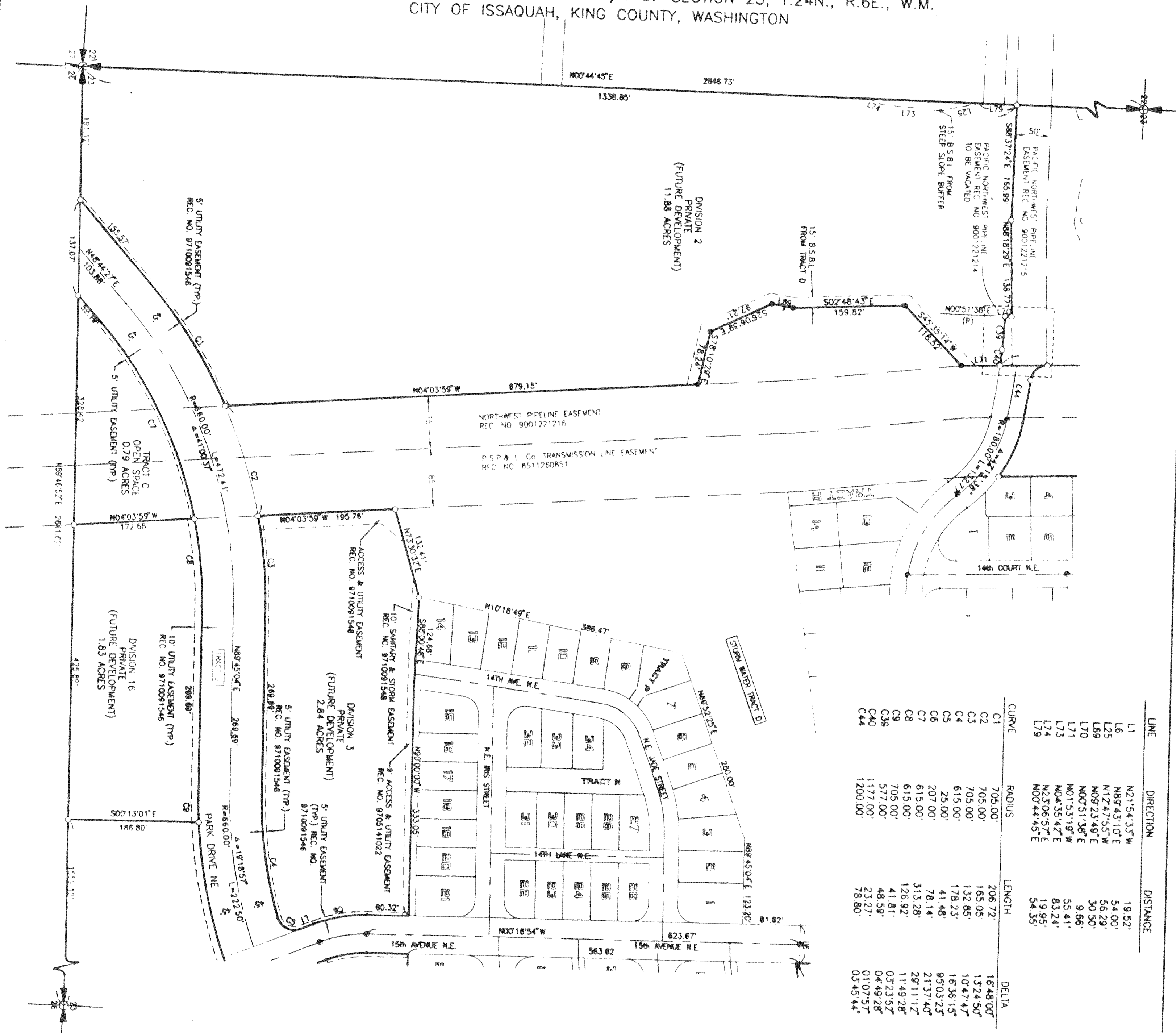
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FINAL PLAT OF DIVISIONS 1,2,3,9,10,12,13,15,16,17, & 18

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



CURVE	RADIUS	LENGTH	DELTA
C1	705.00'	206.72'	16°48'00"
C2	705.00'	165.05'	13°24'50"
C3	705.00'	132.85'	10°47'47"
C4	615.00'	178.23'	16°36'15"
C5	25.00'	41.48'	85°03'25"
C6	207.00'	78.14'	21°37'40"
C7	615.00'	313.28'	20°11'12"
C8	615.00'	126.92'	11°49'28"
C9	705.00'	41.81'	03°23'52"
C39	577.00'	48.59'	04°49'28"
C40	1177.00'	23.27'	01°07'57"
C44	1200.00'	78.80'	03°45'44"

## Legend

- \* CONCRETE MONUMENT IN CASE (TO BE SET AS NOTED  
 IN PRIOR FINAL PLATS OF ISSAQUAH HIGHLANDS)  
 + CONCRETE MONUMENT IN CASE (FOUND)  
 O REBAR AND CAP LS# 29961 (SET)  
 ● REBAR AND CAP (FOUND)  
 B.S.B.L. BUILDING SETBACK LINE  
 S.D. ESMT SIGHT DISTANCE EASEMENT  
 (OF) Østergaard Robinson and Assoc.,  
 (MEAS) ROG V.106 P.237 A-H  
 (CALC) Measured  
 Proposed Division and Tracts  
 PHASE 1A PRELIMINARY PLAT

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



0' 50' 100' 200'



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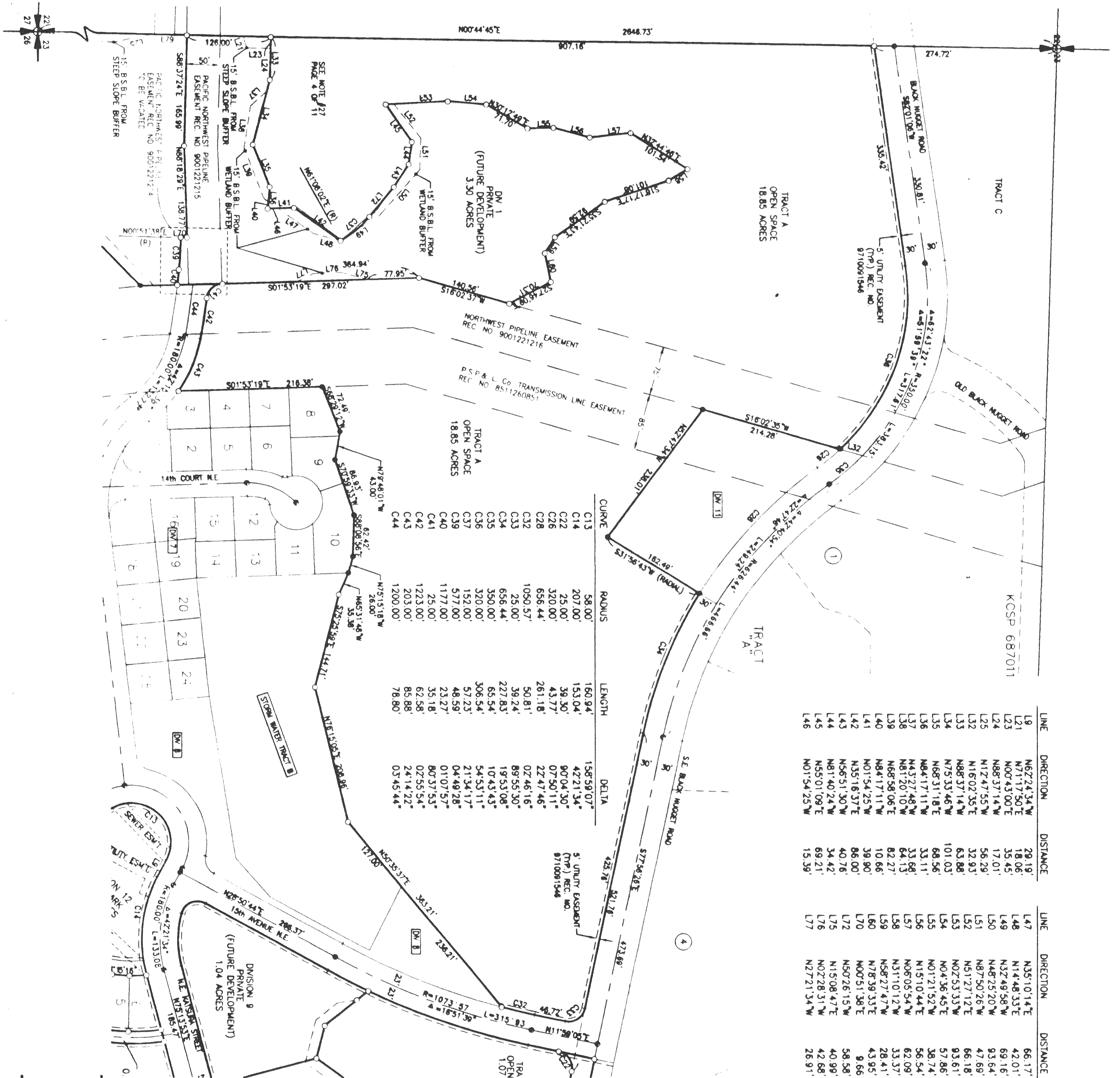
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# ISSAQUAH HIGHLANDS

## FINAL PLAT OF DIVISIONS 1,2,3,9,10,12,13,15,16,17, & 18

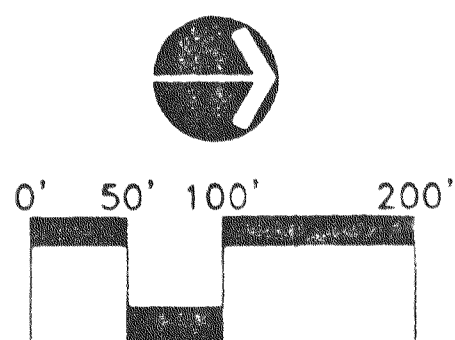
A PTN. OF THE SW 1/4 AND THE SE 1/4 OF SECTION 23, T.24N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



### Legend

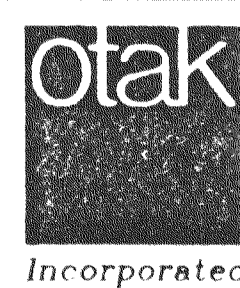
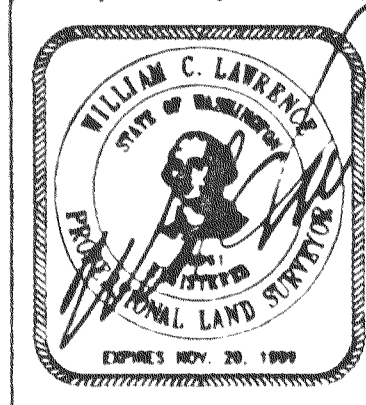
- CONCRETE MONUMENT IN CASE (TO BE SET AS NOTED IN PRIOR FINAL PLATS OF ISSAQUAH HIGHLANDS)
- CONCRETE MONUMENT IN CASE (FOUND)
- REBAR AND CAP LS# 29951 (SET)
- REBAR AND CAP (FOUND)
- B.S.B.L. BUILDING SETBACK LINE
- S.D.E.M.T. SIGHT DISTANCE EASEMENT
- (OR) Ostergaard Robinson and Assoc., R.O.S. V.100 P.237 A-H
- (MEAS) Measured
- (CALC) Proposed Division and Tracts
- PHASE 1A: PRELIMINARY PLAT

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



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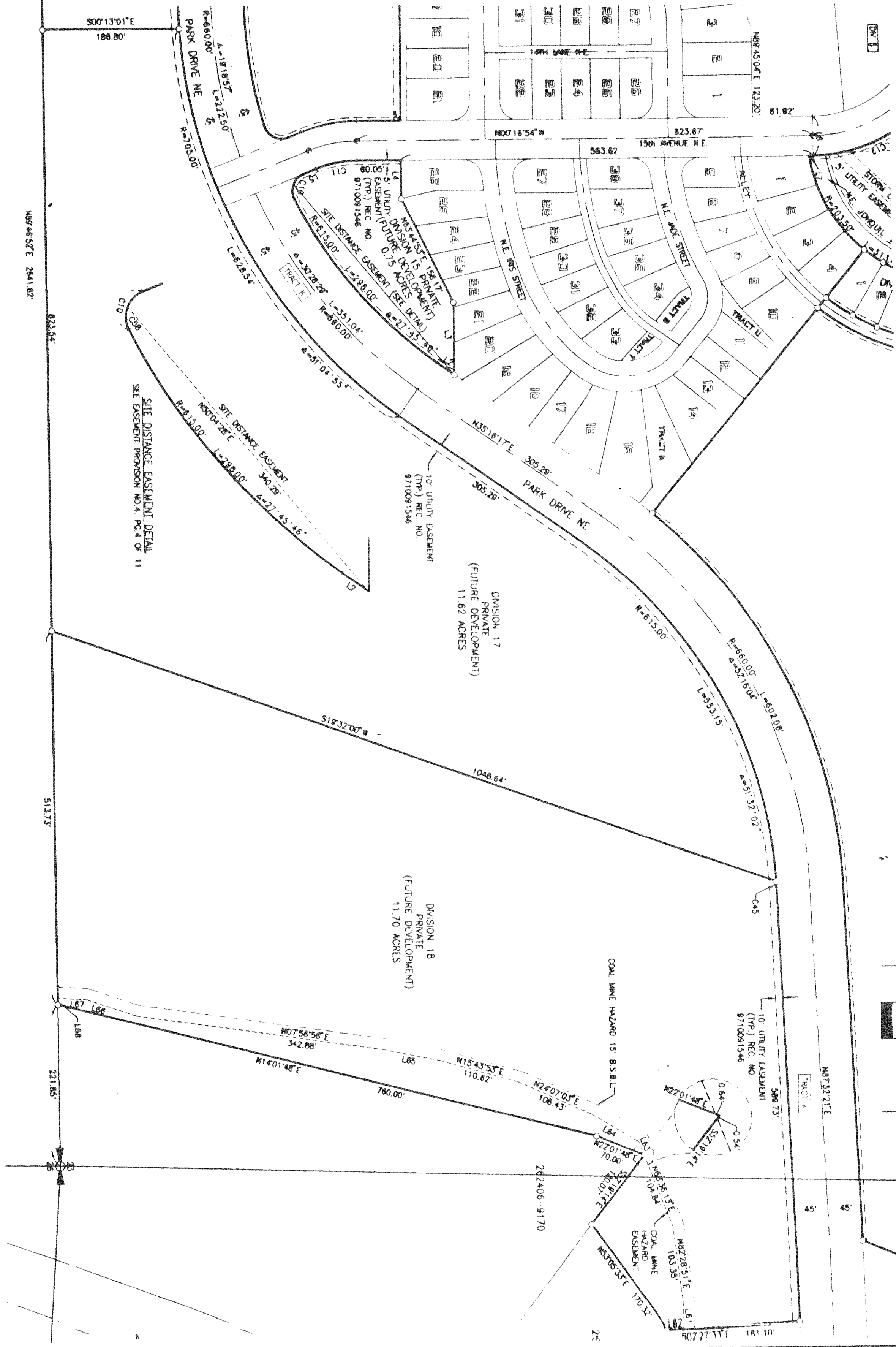
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# ISSAQUAH HIGHLANDS

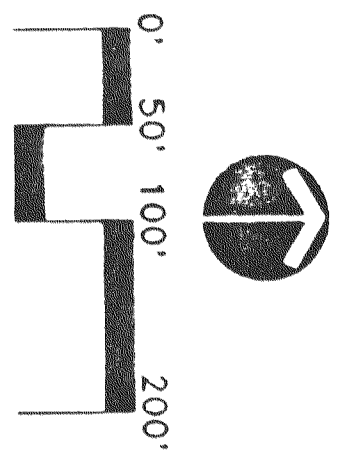
## FINAL PLAT OF DIVISIONS 1,2,3,9,10,12,13,15,16,17, & 18

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

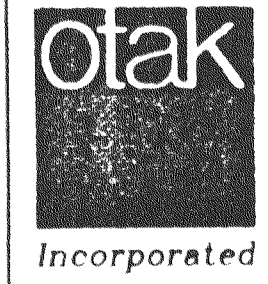


CURVE	RADIUS	LENGTH	DELTA
C10	25.00'	41.48'	95.03.25'
C11	153.00'	57.75'	21.37.40'
C12	207.00'	148.53'	41.06.47'
C45	615.00'	7.88'	00.44.02'
C56	25.00'	21.12'	48.24.18'

- ### Legend
- CONCRETE MONUMENT IN CASE (TO BE SET AS NOTED IN PRIOR FINAL PLATS OF ISSAQUAH HIGHLANDS)
  - CONCRETE MONUMENT IN CASE (FOUND)
  - REBAR AND CAP LSF 29961 (SET)
  - REBAR AND CAP (FOUND)
  - B.S.B.L. BUILDING SETBACK LINE
  - S.D. ESMIT SIGHT DISTANCE EASEMENT
  - (OR) Ostergaard Robinson and Assoc., R.O.S. V106 P.237 A-H
  - (MEAS) Measured
  - (CALC) Proposed Division and Tracts
  - PHASE 1A PRELIMINARY PLAT

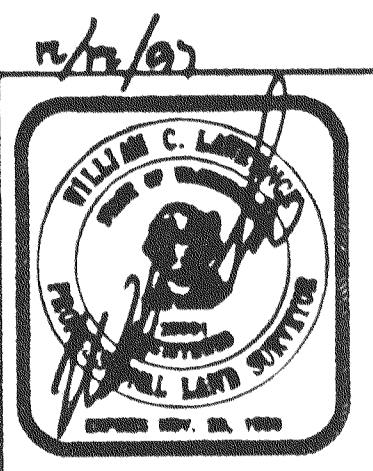


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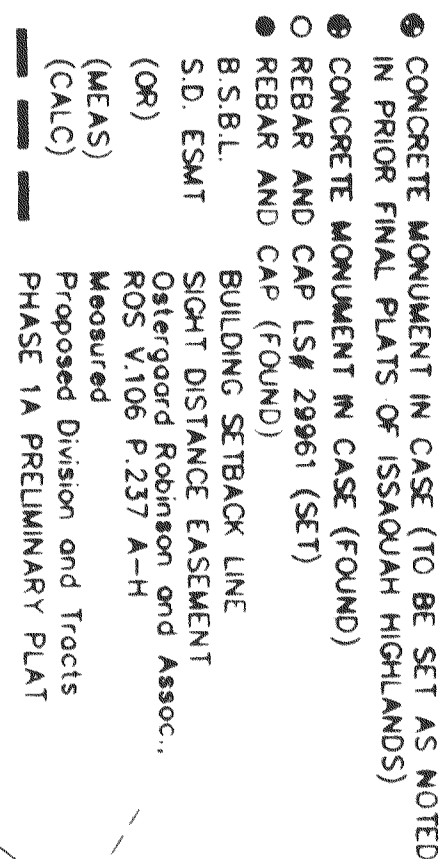
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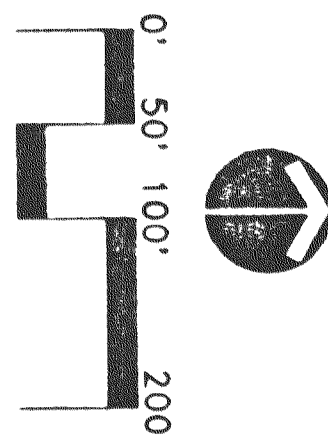


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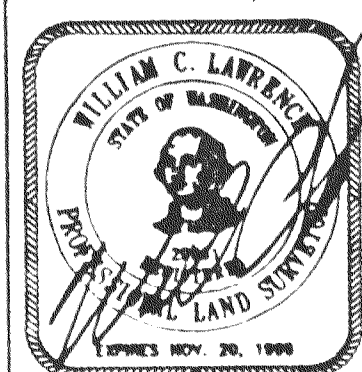
A PTN. OF THE SW 1/4 AND THE SE 1/4 OF SECTION 23, T.24N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



Meridian: Washington Coordinate  
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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



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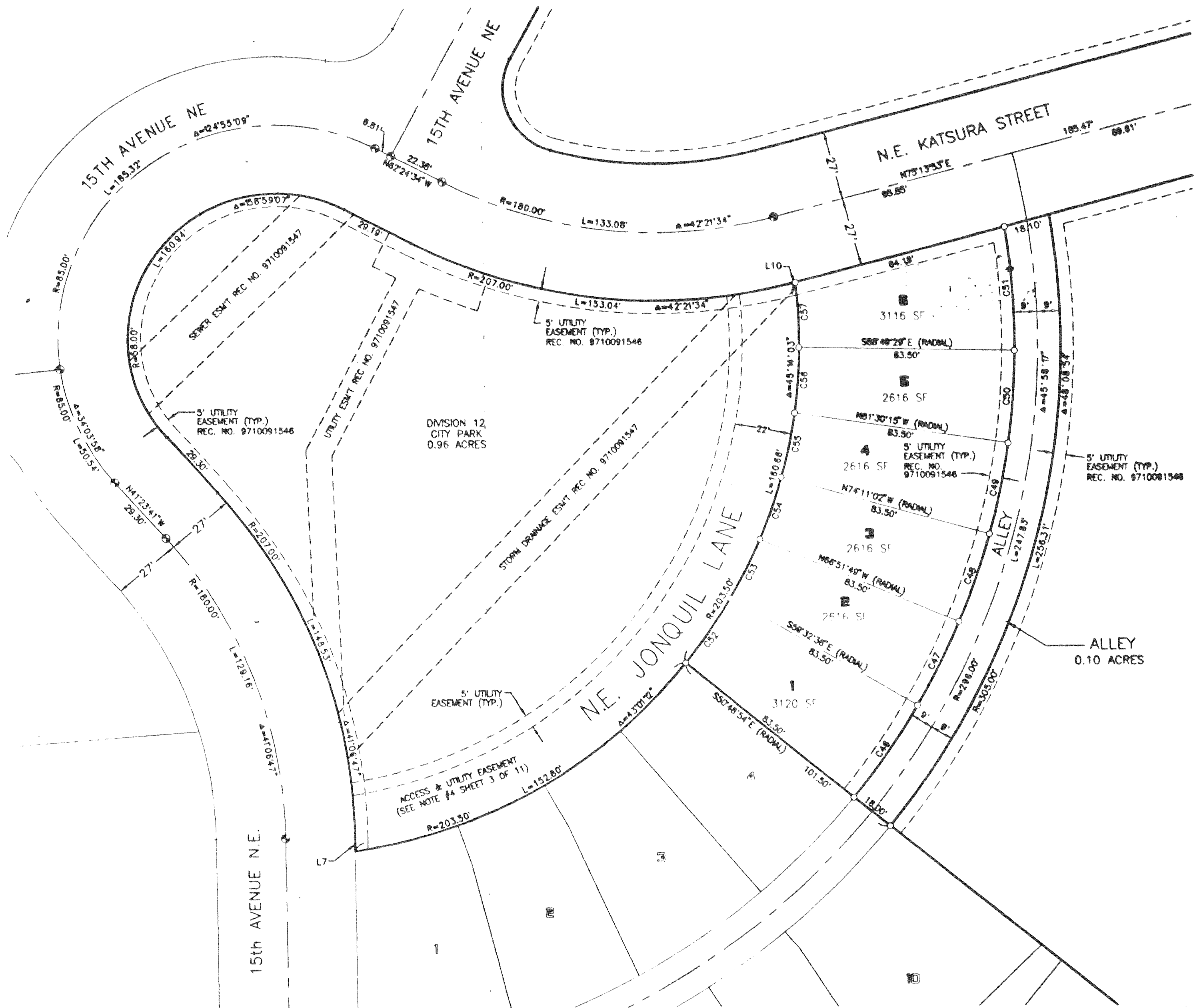
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# ISSAQUAH HIGHLANDS

## FINAL PLAT OF DIVISIONS 1,2,3,9,10,12,13,15,16,17, & 18

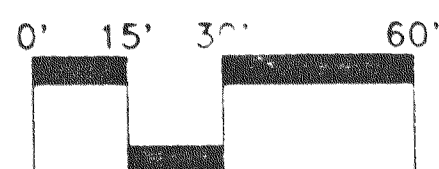
A PTN. OF THE SW 1/4 AND THE SE 1/4 OF SECTION 23, T.24N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



CURVE	RADIUS	LENGTH	DELTA
C46	287.00'	43.72'	08°43'42"
C47	287.00'	36.67'	07°19'13"
C48	287.00'	36.67'	07°19'13"
C49	287.00'	36.67'	07°19'13"
C50	287.00'	36.67'	07°19'14"
C51	287.00'	48.96'	09°46'24"
C52	203.50'	31.00'	08°43'42"
C53	203.50'	26.00'	07°19'13"
C54	203.50'	26.00'	07°19'13"
C55	203.50'	26.00'	07°19'13"
C56	203.50'	26.00'	07°19'14"
C57	203.50'	25.66'	07°13'29"

LINE	DIRECTION	DISTANCE
L7	N00°16'54"W	5.43'
L10	N75°13'53"E	1.03'

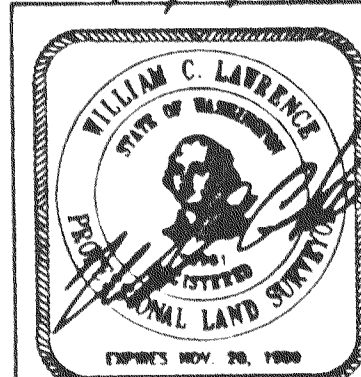
Meridian: Washington Coordinate  
System of 1983, North Zone  
Basis of Bearing: The West Line  
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### Legend

- CONCRETE MONUMENT IN CASE (TO BE SET AS NOTED  
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- ⊕ CONCRETE MONUMENT IN CASE (FOUND)
- REBAR AND CAP LS# 29961 (SET)
- REBAR AND CAP (FOUND)
- B.S.B.L. BUILDING SETBACK LINE
- S.D. ESMT SIGHT DISTANCE EASEMENT
- (OR) Ostergaard Robinson and Assoc.,  
ROS V.106 P.237 A-H
- (MEAS) Measured
- (CALC) Proposed Division and Tracts
- PHASE 1A PRELIMINARY PLAT

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