

ISSAQUAH HIGHLANDS
FINAL PLAT OF LOT 'A' CITY OF ISSAQUAH LLA98-002IH
FOR THE REPLAT OF DIVISION 1

A PORTION OF THE S 1/2 OF SECTION 23, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTIONS

DIVISION 1, PLAT OF ISSAQUAH HIGHLANDS, FINAL PLAT OF DIVISIONS 1, 2, 3, 9, 10, 12, 13, 15, 16, 17, AND 18, ACCORDING TO THE PLAT AS FILED IN VOLUME 183 OF PLATS, PAGES 88 THROUGH 98, UNDER RECORDING NO. 9712171813, RECORDS OF KING COUNTY, WASHINGTON, SAID PLAT SITUATED IN A PORTION OF THE SOUTH HALF, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., TOGETHER WITH THAT PORTION OF TRACT 'A' OF SAID PLAT, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID DIVISION FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 23 BEARS SOUTH 00°44'45" WEST 1,338.85 FEET DISTANT; THENCE NORTH 00°44'45" EAST ALONG THE WEST LINE OF SAID DIVISION, 126.01 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 'A'; THENCE SOUTH 88°37'14" EAST ALONG THE LINE COMMON TO SAID DIVISION 1 AND TRACT 'A', 63.88 FEET; THENCE SOUTH 25°33'46" EAST ALONG SAID LINE 101.03 FEET; THENCE NORTH 68°31'18" EAST ALONG SAID LINE 68.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 68°31'18" EAST ALONG THE EAST LINE OF SAID TRACT 'A' 8.55 FEET; THENCE NORTH 35°16'37" EAST ALONG SAID EAST LINE 40.97 FEET TO A POINT TO BE KNOWN HEREINAFTER AS POINT 'C'; THENCE SOUTH 01°54'25" EAST ALONG SAID EAST LINE 39.90 FEET; THENCE NORTH 84°17'11" WEST ALONG SAID EAST LINE 33.11 FEET TO THE POINT OF BEGINNING EXCEPT THAT PORTION OF SAID DIVISION 1, DESCRIBED AS FOLLOWS:

BEGINNING AT THE AFORESAID POINT 'C'; THENCE NORTH 35°16'37" EAST ALONG SAID COMMON LINE 49.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°51'17" EAST 35.21 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST FROM WHICH ITS CENTER BEARS SOUTH 71°50'07" WEST 160.00 FEET DISTANT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°25'22" A DISTANCE OF 90.54 FEET TO A POINT OF TANGENCY; THENCE NORTH 50°26'15" WEST 0.40 FEET TO THE WEST LINE OF SAID DIVISION; THENCE OF CURVE AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 152.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND WEST LINE THROUGH A CENTRAL ANGLE OF 21°34'25" A DISTANCE OF 57.23 FEET; THENCE SOUTH 35°16'37" WEST ALONG SAID LINE 35.27 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS LOT 'A', CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA98-002IH, AS FILED IN VOLUME 126 OF SURVEYS, PAGES 042, UNDER RECORDING NO. 9711259817, RECORDS OF KING COUNTY, WASHINGTON.)

TRACT 1

THAT PORTION OF DIVISION 1, PLAT OF ISSAQUAH HIGHLANDS, FINAL PLAT OF DIVISIONS 1, 2, 3, 9, 10, 12, 13, 15, 16, 17, AND 18, ACCORDING TO THE PLAT AS FILED IN VOLUME 183 OF PLATS, PAGES 88 THROUGH 98, UNDER RECORDING NO. 9712171813, RECORDS OF KING COUNTY, WASHINGTON, SAID PLAT SITUATED IN A PORTION OF THE SOUTH HALF, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID DIVISION FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 23 BEARS SOUTH 00°44'45" WEST 1,338.85 FEET DISTANT; THENCE SOUTH 88°37'24" EAST ALONG THE SOUTH LINE OF SAID DIVISION 41.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°37'24" EAST ALONG SAID SOUTH LINE 124.91 FEET; THENCE NORTH 88°18'29" EAST ALONG SAID SOUTH LINE 47.05 FEET; THENCE NORTH 01°12'14" WEST NORMAL TO SAID SOUTH LINE 12.50 FEET TO THE NORTH LINE OF THE SOUTH 12.50 FEET OF SAID DIVISION; THENCE SOUTH 88°18'29" WEST ALONG SAID NORTH LINE 46.81 FEET; THENCE NORTH 88°37'24" WEST ALONG SAID NORTH LINE 124.91 FEET; THENCE SOUTH 00°44'45" WEST PARALLEL WITH SAID WEST LINE 12.50 FEET TO THE POINT OF BEGINNING.

TRACT 2

THAT PORTION OF DIVISION 1, PLAT OF ISSAQUAH HIGHLANDS, FINAL PLAT OF DIVISIONS 1, 2, 3, 9, 10, 12, 13, 15, 16, 17, AND 18, ACCORDING TO THE PLAT AS FILED IN VOLUME 183 OF PLATS, PAGES 88 THROUGH 98, UNDER RECORDING NO. 9712171813, RECORDS OF KING COUNTY, WASHINGTON, SAID PLAT SITUATED IN A PORTION OF THE SOUTH HALF, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID DIVISION; THENCE NORTH 01°53'19" WEST ALONG THE EAST LINE OF SAID DIVISION, 172.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°53'19" WEST ALONG SAID EAST LINE 145.03 FEET; THENCE NORTH 87°45'46" WEST 67.78 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE WEST FROM WHICH ITS CENTER BEARS SOUTH 39°33'45" WEST 200.00 FEET DISTANT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°32'57" A DISTANCE OF 169.47 FEET TO THE POINT OF BEGINNING.

ACKNOWLEDGMENTS

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

On this 23rd day of November, 1998, before me, a Notary Public in and for the State of Washington, personally appeared Judd Kirk personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who signed the instrument; on oath stated that he was authorized to execute this instrument as the Authorized Agent of WARJONE INVESTMENTS, INC., the corporation that executed the instrument; acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned; and on oath stated that he was duly elected, qualified, and acting as said officer of the corporation; that said corporation 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 8-1-01
Print Name Claudia S. Nelson

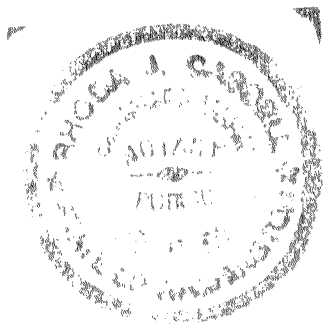
State of Washington)
County of King) s.s.

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

Date 11/24/98

Signature of Rhoda J. Caswell
Notary Public

Title RHODA J. CASSELL



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 of those roads, easements and rights of way which are shown hereon for public use (excluding any private roads shown on this plat and excluding the private easements in Easement No. 1 on Sheet 1 of 5 of this plat), 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 public 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 publicly designated easements (excluding the private easements in Easement No. 1 on Sheet 1 of 5 of this plat) for public utilities in favor of the City of Issaquah and grant to the City of Issaquah authority to assign lost said publicly-designated easements to other public utilities at its discretion.

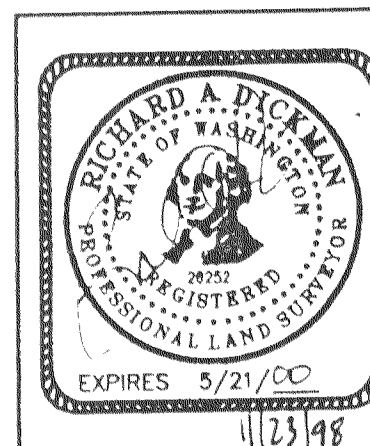
{In witness whereof we set our hands and seals.}

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

BY: Judd Kirk ITS: Authorized Agent

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

BY: Douglas B. Solitt ITS: Vice-President



DAVID EVANS
AND ASSOCIATES, INC.

415 - 118TH AVENUE S.E.
BELLEVUE, WA. 98005-3518 (425) 519-6500
3700 Pacific Highway East
TACOMA, WA 98424 (253-922-9780)

SHEET 1 OF 5

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ISSAQUAH HIGHLANDS
FINAL PLAT OF LOT 'A' CITY OF ISSAQUAH LLA98-002IH
FOR THE REPLAT OF DIVISION 1

A PORTION OF THE S 1/2 OF SECTION 23, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

NOTES AND RESTRICTIONS

1. NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RE-SOLD 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.
2. A FINAL PLAT, APPROPRIATE UTILITY PERMITS, AND BUILDING PERMITS SHALL BE ISSUED PRIOR TO CONSTRUCTION, AND CONSTRUCTION SHALL COMPLY WITH THE WASHINGTON STATE PLUMBING CODE.
3. ALL PRIVATE UTILITY STUB OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
4. 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.
5. 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 LOTS: R. 10, 13, 18 AND TRACT 2. PERMITTED FERTILIZERS ARE ORGANIC, SLOW RELEASE TYPES.
6. 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 PUBLIC UTILITY EASEMENTS SHOWN HEREON.
7. THE FOLLOWING LOTS ADJACENT TO TRACT A, LOTS R 10 AND 13, 18 SHALL DISCHARGE ROOF DRAINAGE TO THE ADJACENT WETLAND NF29.
8. 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.
9. A SCHOOL MITIGATION PAYMENT IN THE AMOUNT OF TWO THOUSAND SEVEN HUNDRED NINETY TWO AND NO/100 DOLLARS (\$2,792.00) PER SINGLE FAMILY DWELLING UNIT AND ONE THOUSAND ONE HUNDRED FORTY SIX (\$1,146.00) 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.
10. DIVISION 1 IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ISSAQUAH HIGHLANDS RESIDENTIAL PROPERTIES" RECORDED UNDER A.F.N. 9704281806 AND AMENDED UNDER A.F.N. 9712121469.
11. DIVISION 1 IS SUBJECT TO THE "DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR ISSAQUAH HIGHLANDS" RECORDED UNDER A.F.N. 9704281807 AND AMENDED UNDER A.F.N. 9712190675.
12. THIS PLAT IS SUBJECT TO THE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN DOCUMENT RECORDED UNDER A.F.N. 9606180756 (RECORDED TO GIVE NOTICE OF THE JOINT AGREEMENT [THREE PARTY]).
13. 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]).
14. THIS PLAT IS SUBJECT TO AGREEMENT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER A.F.N. 9508160202 AND AMENDED UNDER A.F.N. 9712121468 (SCHOOL MITIGATION AGREEMENT REGARDING THE GRAND RIDGE URBAN PLANNED DEVELOPMENT).
15. ALL MONUMENTS DELINEATED AS FOUND WERE FIELD VERIFIED AS STATED.
16. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 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.
17. THE FOLLOWING RESTRICTIONS ARE PLACED ON LOT 18:
DO NOT PLACE UNCONTROLLED FILL ON OR CLOSELY BEHIND THE SLOPE;
DO NOT PLACE COMPACTED FILL ON OR CLOSELY BEHIND THE SLOPE UNLESS IT IS ADEQUATELY RETAINED WITH AN ENGINEERED WALL;
MAINTAIN EXISTING TREES AND MAJOR VEGETATION ON THE SLOPE;
PLANT A HARDY GROUND COVER (SUCH AS CREEPING JUNIPER OR COTON CASTER) ON ANY UNVEGETATED PORTIONS OF THE SLOPE;
DO NOT ALLOW STORMWATER RUNOFF TO DISCHARGE ONTO OR CLOSELY BEHIND THE SLOPE.
18. TRACT 2 SHALL BE POSTED AND CONTROLLED TO INDICATE THAT IT IS FOR MAINTENANCE VEHICLE USE ONLY, NOT PEDESTRIAN USE. PROVIDED, THAT THE CITY MAY ALLOW PEDESTRIAN USE IN THE FUTURE IF THE TRAVEL WAY WITHIN TRACT 2 IS EVER PROPOSED TO BECOME PART OF THE ISSAQUAH HIGHLANDS INTERNAL TRAIL SYSTEM.
19. TRACT 1 IS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 13 THROUGH 18.
20. LOTS R-10 AND 13-16 SHALL HAVE NATIVE AND/OR DROUGHT TOLERANT PLANTINGS ALONG THE PROPERTY LINES THAT ARE ADJACENT TO WETLAND NF29.
21. IF THE APPLICANT, SUCCESSORS OR ASSIGNEES, DEVELOP (I.E. ANY FILL MATERIAL, TEMPORARY STRUCTURE OR PERMANENT STRUCTURE) ON LOT 18 WITHIN 50 FEET OF THE STEEP SLOPE (I.E. WITHIN THE 35 FOOT BUFFER AND THE 15 FOOT BUILDING SETBACK), THE BUILDING PERMIT FOR LOT 18 WILL NOT BE APPROVED BY THE CITY UNTIL THE FOLLOWING CONDITIONS HAVE BEEN COMPLETED:

THE APPLICANT, SUCCESSORS OR ASSIGNEES RECORD A DOCUMENT, THAT IS ACCEPTABLE TO THE CITY, WHICH NOTIFIES FUTURE BUYERS OF LOT 18 THAT THE STEEP SLOPE BUFFER WAS REDUCED FROM 35 FEET TO 10 FEET AND THAT DEVELOPMENT HAS OCCURRED WITHIN 50 FEET OF THE STEEP SLOPE AS DEFINED IN THE GRAND RIDGE ANNEXATION AND DEVELOPMENT AGREEMENT.

THE PROVISIONS OF IMC 16.24.010 SHALL APPLY AND THE OWNER SHALL, PRIOR TO BUILDING PERMIT ISSUANCE, EXECUTE AND RECORD A "COVENANT NOT TO SUE" IN A FORM APPROVED BY THE CITY ATTORNEY.

THE APPLICANT, SUCCESSORS OR ASSIGNEES WILL PROVIDE THE CITY WITH ADDITIONAL GEOTECHNICAL INFORMATION. THE CITY WILL USE THIS ADDITIONAL GEOTECHNICAL INFORMATION TO EVALUATE IF ADDITIONAL SAFETY FACTORS WILL BE REQUIRED FOR DEVELOPMENT WITHIN 50 FEET OF THE STEEP SLOPE. IN ADDITION AND AT THE APPLICANTS' EXPENSE, A REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER WILL DETERMINE IF THE CONCLUSIONS AND CONDITIONS FROM THE LIMITED GEOTECHNICAL REPORT SUPPLEMENT NO. 7: LOT 1-17 SLOPE SETBACKS ISSAQUAH HIGHLANDS (AGRA EARTH & ENVIRONMENTAL, INC., OCTOBER 14, 1997) ARE STILL VALID BASED ON GEOTECHNICAL INFORMATION SPECIFICALLY GATHERED FOR LOT 18 (WHICH WAS IDENTIFIED AS LOT 17 IN THE AGRA GEOTECHNICAL REPORT) AND COLLECTED AFTER OCTOBER 14, 1997.

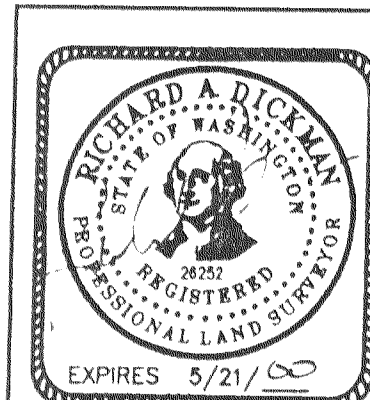
AT THE APPLICANTS' EXPENSE, A REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER WILL DETERMINE IF THE CONCLUSIONS AND CONDITIONS FROM THE LIMITED GEOTECHNICAL REPORT SUPPLEMENT NO. 7: LOT 1-17 SLOPE SETBACKS ISSAQUAH HIGHLANDS (AGRA EARTH & ENVIRONMENTAL, INC. OCTOBER 14, 1997) ARE STILL VALID BASED ON GEOTECHNICAL INFORMATION SPECIFICALLY GATHERED FOR LOT 18 (WHICH WAS IDENTIFIED AS LOT 17 IN THE AGRA GEOTECHNICAL REPORT) AND COLLECTED AFTER OCTOBER 14, 1997.

NOTES AND RESTRICTIONS (CONT.)

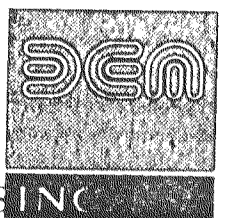
22. IF TWO OR MORE LOTS GAIN ACCESS BY A SHARED DRIVEWAY, AN EASEMENT SHALL BE RECORDED FOR SUCH DRIVEWAY PRIOR TO ASSUANCE OF ANY BUILDING PERMITS FOR THE AFFECTED LOTS. NO BUILDING PERMIT(S) SHALL BE ISSUED FOR LOTS 10, 11, AND/OR 12 UNTIL AN ACCESS EASEMENT SERVING LOT 12 HAS BEEN RECORDED.
23. THIS PLAT IS SUBJECT TO AGREEMENT AND ITS TERMS AND CONDITIONS THEREOF CONTAINED IN THE DOCUMENT RECORDED UNDER AFN 9805110404 REGARDING ISSAQUAH HIGHLANDS SUMMARY NOTICE GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS.
24. HOUSES ON LOTS 1-8, EXCEPT LOT 5, SHALL HAVE LIVING SPACE FACING THE STREET.
25. TRACT 2 TO BE OWNED AND MAINTAINED BY ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION.

EASEMENT PROVISIONS

1. A PRIVATE 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 10.00 FOOT WIDE STRIPE OF PRIVATE LAND LYING PARALLEL AND ADJACENT TO ALL STREET AND TRACT FRONTAGE, 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. FURTHER, THESE ENTITIES ARE GRANTED AN EASEMENT UNDER AND UPON THE PUBLIC STREETS DESCRIBED IN PARAGRAPH 2 FOR THE SAME UTILITY PURPOSES DESCRIBED ABOVE, SUBJECT TO ANY APPLICABLE CITY REGULATIONS OR FRANCHISE REQUIREMENTS. 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. A PUBLIC EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON ALL PUBLICLY-DESIGNATED STREETS, AVENUES, PRIVATE ACCESS TRACT 1, AND PLACES WHICH ARE HEREIN DEDICATED AND UPON THE PUBLICLY-DESIGNATED EASEMENTS (EXCLUDING THE EASEMENTS IN EASEMENT NO. 1 ABOVE) SHOWN ON THE PLAT AND DESCRIBED HEREIN FOR PUBLIC 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 PUBLICLY-DESIGNATED EASEMENTS AND PRIVATE ACCESS TRACT 1 AT ALL TIMES FOR THE PURPOSES STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. 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.



DAVID EVANS
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ISSAQUAH HIGHLANDS
FINAL PLAT OF LOT 'A' CITY OF ISSAQUAH LLA98-002IH
FOR THE REPLAT OF DIVISION 1

A PORTION OF THE S 1/2 OF SECTION 23, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

APPROVALS

Examined and approved this 7th day of Dec 1998 A.D.

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

Chris Hoff Dec 8, 1998
Acting Public Works Director, City of Issaquah M.D.R.T.

Examined and approved this 10th day of November 1998 A.D.

Ava Frisinger
Ava Frisinger, Mayor, City of Issaquah

Examined and approved this 14th day of December 1998 A.D.

Linda Ruehle
Linda Ruehle, City Clerk General Services Director, City of Issaquah

Examined and approved this 12th day of Dec 1998 A.D.

Fred Kempe
Fred Kempe, City Council President, City of Issaquah

Examined and approved this 14th day of DECEMBER 1998 A.D.

SCOTT NOBLE
King County Assessor

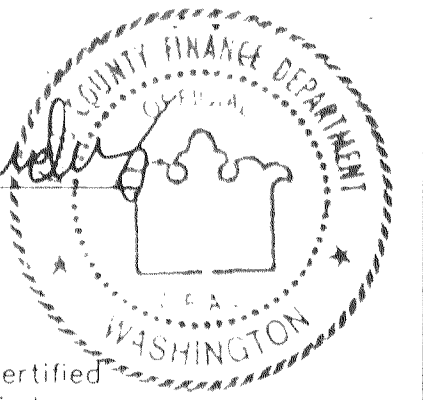
Ann Elia
Deputy King County
362978 - 0010

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 14th day of December 1998 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 11th day of December 1998 A.D.

John Lane
Finance Director, City of Issaquah

SURVEYOR'S CERTIFICATE

I hereby certify that this plat, Issaquah Highlands Final Plat of Lot A, City of Issaquah LLA98-002IH, 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.

Richard A. Dickman 11/23/98
Richard A. Dickman PLS No. 26252

RECORDING CERTIFICATE 98/2/4 2606

Filed for record at the request of the City of Issaquah this 14th day of Dec 1998, at 55 minutes past 12:00 P.M., in Volume 187 of Plats at pages 5256 Records of King County, Washington.

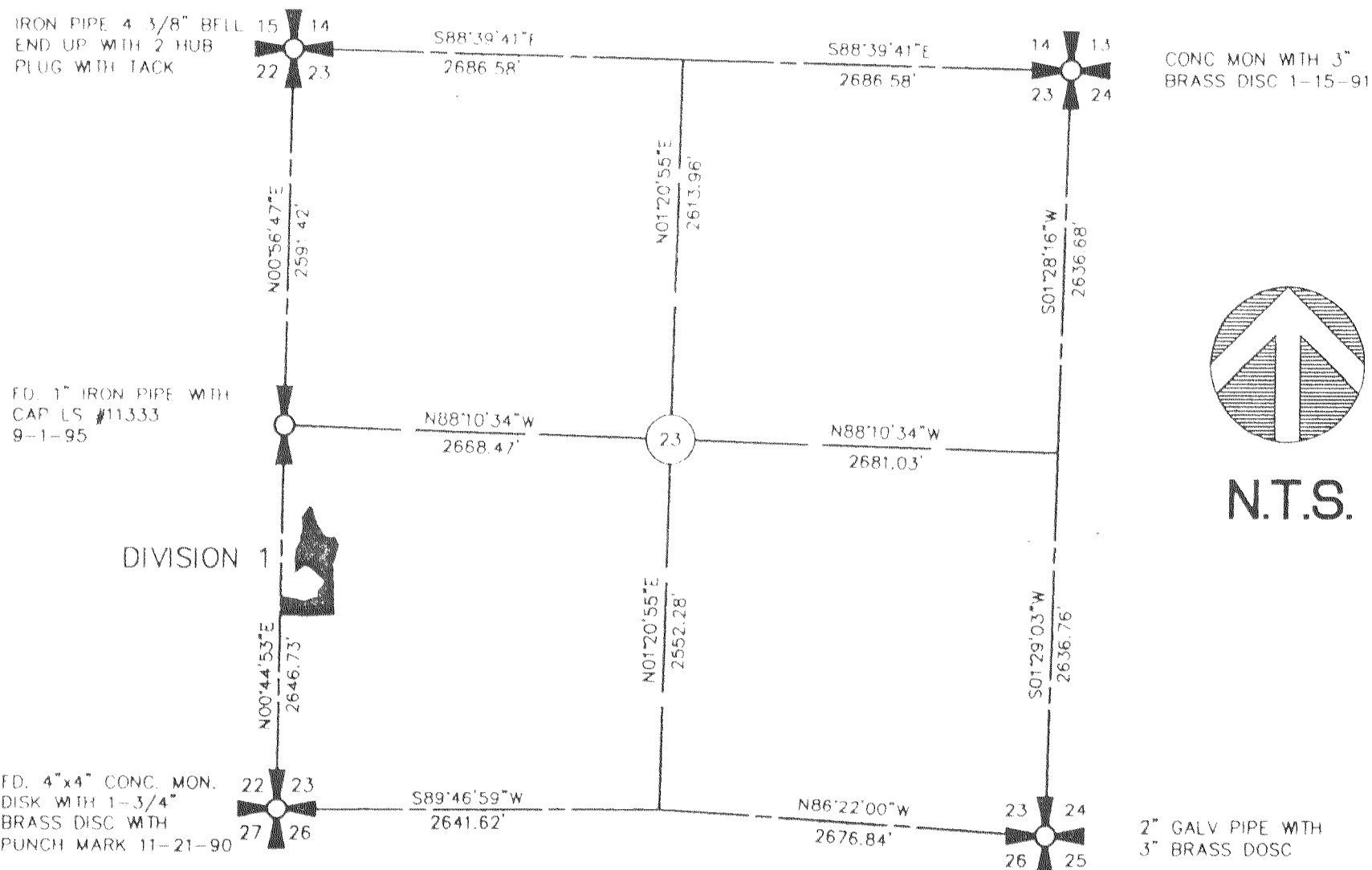
DIVISION OF RECORDS AND ELECTION

John Wond
Manager

John Wond
Superintendent of Records

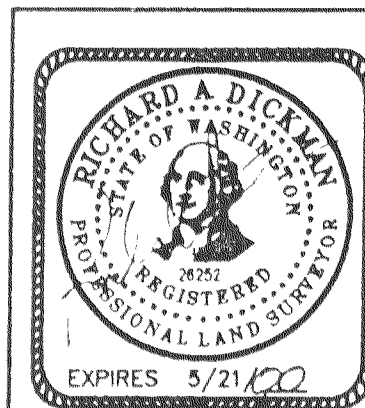
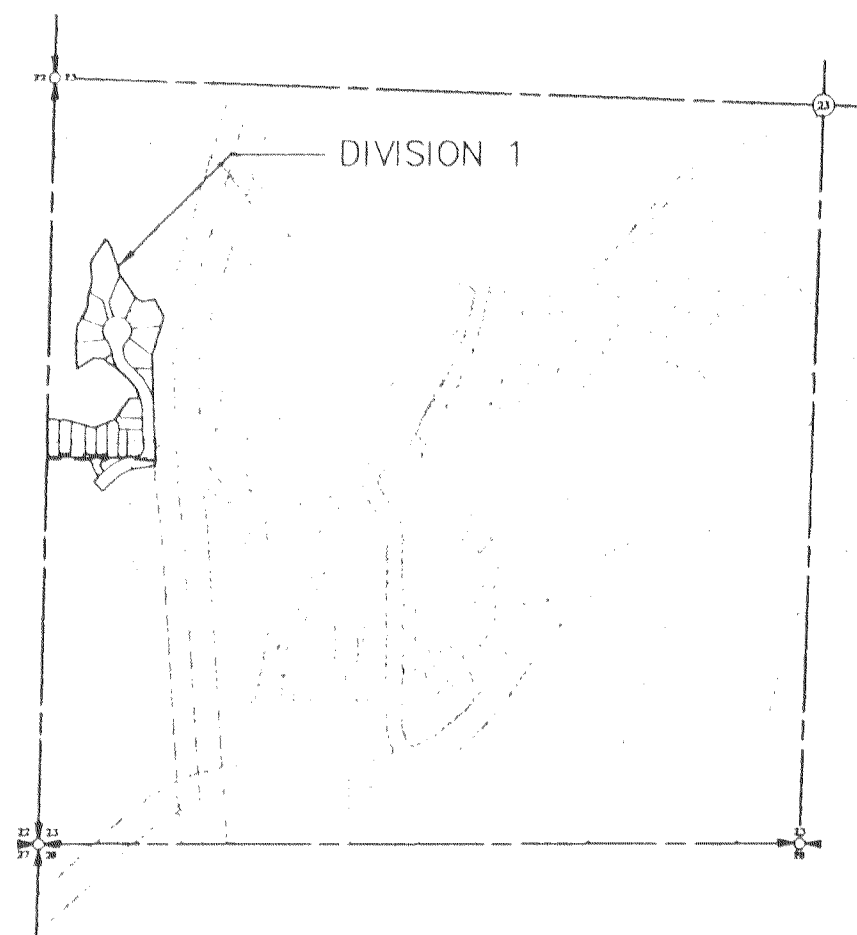
SECTION SUBDIVISION

NOTE:
SECTION SUBDIVISION PER OSTERGAARD, ROBINSON AND ASSOCIATES
RECORD OF SURVEY RECORDED IN VOLUME 106 OF SURVEYS, PAGES 237A-H
THIS PLAT ROTATED 00° 00' 00" COUNTER CLOCKWISE SO BEARINGS
MATCH THOSE AS SHOWN PER THE PLAT OF ISSAQUAH HIGHLANDS, PLAT
OF DIVISIONS 1, 2, 3, 9, 10, 12, 13, 15, 16, 17 AND 18



SECTION 23, T.24N., R.6E., W.M.

PROXIMITY MAP



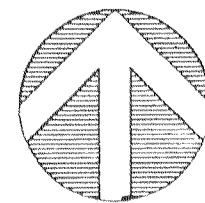
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ISSAQUAH HIGHLANDS FINAL PLAT OF LOT 'A' CITY OF ISSAQUAH LLA98-0021H FOR THE REPLAT OF DIVISION 1

A PORTION OF THE S 1/2 OF SECTION 23, T.24N., R.6E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



0 100 200 400

22 23

S88°10'34"E 2668.47' (OR)
S88°10'42"E 2668.47' (OTAK)

23

TRACT 'A'

BLACK NUGGET RD

TRACT 'A'

TRACT 2

12th COURT NE

TRACT 1

NE KATBURA ST.

N00°44'45"E (OTAK)
N00°44'53"E 2646.73' (OR)

N01°20'48"E 2552.28' (OTAK)

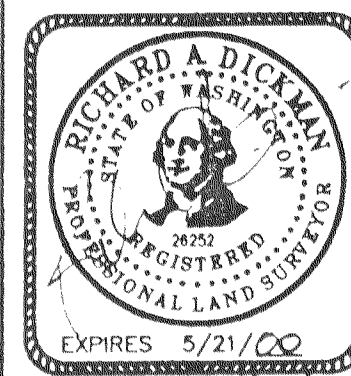
N01°20'55"E 2552.28' (OR)

22 23
27 26

N89°46'59"E 2641.62' (OR)
N89°46'52"E 2641.62' (OTAK)

23
26

ISSAQUAH
CITY ENGINEER
(BY: P. J. L. L.)



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SHEET 4 OF 5

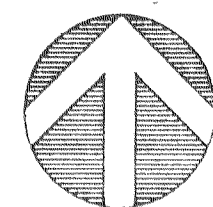
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ISSAQUAH HIGHLANDS

FINAL PLAT OF LOT 'A' CITY OF ISSAQUAH LLA98-002IH

FOR THE REPLAT OF DIVISION 1

A PORTION OF THE S. 1/2 OF SECTION 23, T.24N., R.6E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON.



0 25 50 100

NOTE REFERENCES

LOT	SEE NOTE(S)
8	5, 7, AND 20
9	5, 7, AND 20
10	5, 7, AND 20
13	5, 7, AND 20
14	5, 7, AND 20
15	5, 7, AND 20
16	5, 7, AND 20
17	5 AND 7
18	5, 7, AND 17
TRACT 1	19 AND 21
TRACT 2	18

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C2	1177.00'	23.26'	01°02'57"
C3	577.00'	48.58'	04°49'28"
C4	80.00'	67.86'	48°36'11"
C5	40.00'	33.70'	48°15'58"
C6	50.00'	13.87'	15°53'42"
C7	50.00'	36.01'	41°16'16"
C8	50.00'	40.30'	46°10'52"
C9	50.00'	42.21'	48°22'09"
C10	50.00'	20.53'	23°31'34"
C11	50.00'	29.92'	34°16'55"
C12	50.00'	50.22'	57°32'59"
C13	90.00'	52.20'	33°14'02"
C15	120.00'	89.85'	42°54'00"
C16	160.00'	45.03'	16°07'34"
C17	25.00'	34.91'	80°00'56"
C18	193.80'	6.92'	02°02'40"
SC1	65.00'	86.40'	76°09'30"
SC2	65.00'	40.93'	36°04'39"
SC3	65.00'	37.78'	33°18'14"
SC4	65.00'	71.31'	62°51'40"
SC5	65.00'	23.61'	20°48'43"
SC6	65.00'	91.49'	80°38'44"
SC7	50.00'	32.11'	36°47'31"
SC8	50.00'	28.53'	32°41'34"
SC10	50.01'	82.76'	94°48'56"
SC11	50.00'	37.13'	42°32'36"

NOTE:
CURVES DESIGNATED "SC" INDICATE
BUILDING SETBACK LINE DIMENSIONS

LINE TABLE

LINE	DIRECTION	DISTANCE
L2	S00°51'38"W	9.66'
L3	S88°51'17"E	35.21'
L4	S50°26'15"E	58.98'
L5	S56°51'30"E	40.76'
L6	S81°40'24"E	34.41'
L7	S01°21'52"E	38.74'
L8	N15°10'44"E	56.54'
L9	N06°05'54"W	62.09'
L10	S58°27'47"E	28.41'
L11	N78°39'33"E	43.95'
L12	S31°10'12"E	33.37'
L13	N68°31'18"E	2.21'
L14	N44°07'36"W	19.08'
L15	N44°07'36"W	16.01'
L18	N00°44'45"E	19.00'
L19	S50°26'15"E	7.70'
L20	N78°07'37"E	17.43'
L21	S88°18'29"W	13.67'
L22	N88°18'29"E	13.09'
L23	S01°12'14"E	12.50'
L24	N88°37'24"E	1.70'
L25	N88°18'29"E	7.48'
SB1	S00°49'00"W	38.51'
SB2	S75°20'30"E	27.70'
SB3	N35°16'37"E	59.49'
SB4	N27°35'04"W	29.41'
SB5	N48°23'46"W	65.53'
SB6	S50°57'30"W	42.78'
SB7	N07°36'15"E	14.52'
SB8	N05°08'56"W	69.65'
SB9	N07°35'24"E	41.50'
SB10	S09°05'52"E	15.44'
SB11	N31°51'51"E	59.19'
SB12	S04°55'40"E	20.85'
SB13	N19°59'21"E	37.22'
SB14	N12°42'13"W	39.58'
SB15	N19°31'42"E	28.31'
SB16	N35°23'44"E	86.46'
SB17	N68°34'51"E	46.22'
SB18	S33°09'57"E	31.33'
SB19	S18°50'13"E	108.00'
SB20	S35°45'14"E	75.75'
SB21	S18°06'21"E	34.50'
SB23	N71°17'50"E	18.06'
SB24	N00°43'00"E	35.45'
SB25	S88°37'14"E	25.01'
SB26	N00°43'21"E	29.32'
SB27	N07°04'18"E	17.30'
SB28	N21°25'25"E	16.62'
SB29	N53°33'23"E	22.57'

NOTE:
LINES DESIGNATED "SB" INDICATE
BUILDING SETBACK LINE DIMENSIONS

ACCESS AND UTILITY
EASEMENT DETAIL

REDUCE SETBACK TO
25' IN LOT 18
(FORMERLY LOT 17)
PER GLOTECH REPORT

20' UTILITY
ACCESS ESMT.
AFN 9708080281
SEE DETAIL

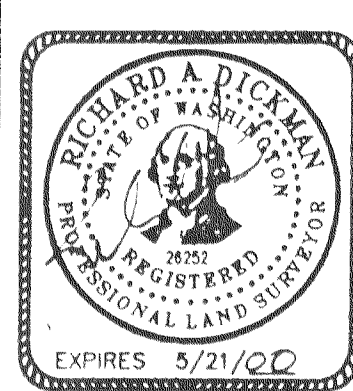
NF 28B
Class II
WETLAND

85' PROJECT SOUND ENERGY
TRANS LN ESMT.
REC NO. 8611260851

75' NORTHWEST PIPELINE ESMT.
REC NO. 9007221216

TRACT 'D'
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NF 30
Class II
WETLAND



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