

# ISSAQUAH HIGHLANDS FINAL PLAT OF LOT 'B' CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-99-001-IH FOR THE REPLAT OF TRACT 'V' AND TO ESTABLISH DIVISIONS 22, 23, AND TRACT 'V'

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

## APPROVALS

Examined and approved this 6<sup>TH</sup> day of OCTOBER 1999 A.D.

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

Bob Brock October 6, 1999  
Bob Brock - Public Works Director, City of Issaquah M.D.R.T.

Examined and approved this 6<sup>TH</sup> day of October 1999 A.D.

Ava Frisinger  
Ava Frisinger, Mayor, City of Issaquah

Examined and approved this 7<sup>TH</sup> day of October 1999 A.D.

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

Examined and approved this 7<sup>TH</sup> day of October 1999 A.D.

David Kappler  
David Kappler, City Council President, City of Issaquah

Examined and approved this 11<sup>TH</sup> day of OCTOBER 1999 A.D.

SCOTT NOBLE  
King County Assessor

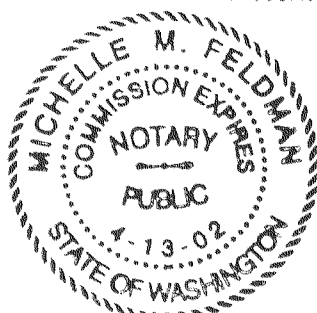
Jim Elder  
Deputy King County Assessor

## ACKNOWLEDGMENTS

STATE OF WASHINGTON }  
COUNTY OF KING } ss

On this 23<sup>rd</sup> day of September, 1999, 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.



Michelle M. Feldman  
NOTARY PUBLIC in and for the State of Washington, residing at Redmond, My appointment expires 4-13-02, Print Name Michelle M. Feldman

State of Washington }  
County of King } s.s.

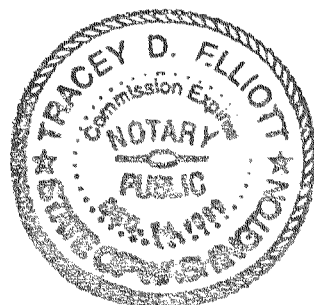
I certify that I have satisfactory evidence that Douglas B. Solitt signed this instrument, on oath stated that he/she/they (was/were) authorized to execute this instrument and acknowledge it as the Vice President of Bank of America, N.A., a Washington Corporation to be the free and voluntary act of such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

Date: September 27, 1999

Signature of Notary Public: Tracey D. Elliott

Title: Notary Public

My Appointment Expires: Dec. 14, 1999

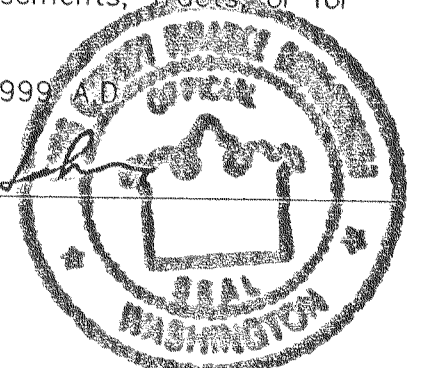


## FINANCE DIVISION CERTIFICATE

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 11<sup>th</sup> day of October 1999 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 7<sup>th</sup> day of OCTOBER 1999 A.D.

James R. Blake  
Finance Director, City of Issaquah

## SURVEYOR'S CERTIFICATE

I hereby certify that this replat of Division 22 and 23, Issaquah Highlands, 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 that the centerline street monuments as graphically delineated 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  
Richard A. Dickman PLS No. 26252

## RECORDING CERTIFICATE

Filed for record at the request of the City of Issaquah this 11<sup>th</sup> day of October 1999, at 11:24 minutes past 11 P.m., in Volume 191 of Plats at pages 85-91. Records of King County, Washington.

## DIVISION OF RECORDS AND ELECTION

Bob Bruce Walt Washington  
Manager Superintendent of Records

## DEDICATION

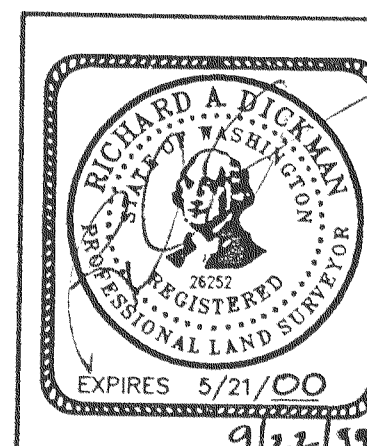
KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, as owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the public all of those roads, alleys, easements and rights of way which are shown hereon for public use (excluding any private roads shown on this plat) 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 for public utilities in favor of the City of Issaquah and grant to the City of Issaquah authority to assign last 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, N.A., formerly known as  
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) 619-6500  
3700 Pacific Highway East  
TACOMA, WA. 98424 (253-922-9780)



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ISSAQUAH HIGHLANDS  
FINAL PLAT OF LOT 'B' CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-99-001-IH  
FOR THE REPLAT OF TRACT 'V' AND TO ESTABLISH DIVISIONS 22, 23, AND TRACT 'V'

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

NOTES AND RESTRICTIONS

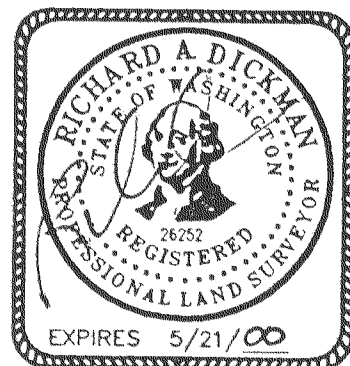
- UPON DEVELOPMENT OF DIVISIONS IN THIS FINAL PLAT WHICH ARE SHOWN FOR FUTURE DEVELOPMENT, ANY APPLICANT FOR DEVELOPMENT SHALL ADOPT TESTING STANDARDS THAT VERIFY THAT THE LOW I/I DESIGN VALUES ARE ACHIEVED, TEST MANHOLES AND SIDE SEWERS, AND LOCATE SEWERS IN AREAS THAT DO NOT ENCOURAGE INFLOW.
- NO FUTURE LOT OR PORTION OF A FUTURE 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.
- ALL CONSTRUCTION SHALL COMPLY WITH THE WASHINGTON STATE PLUMBING CODE.
- ALL FUTURE PRIVATE UTILITY STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
- FUTURE FOUNDATIONS OF ANY STRUCTURES 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.
- 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 IN DIVISION 23 AND TRACT 'V.'
- STRUCTURES, OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OVERHANGS) SHALL NOT BE PERMITTED WITHIN THE ACCESS EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON.
- LOTS 10 AND 11 IN DIVISION 23, ADJACENT TO TRACT G SHALL DISCHARGE ROOF DRAINAGE TO THE ADJACENT WETLAND NF20.
- 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.
- TRACT 'V' IS RESERVED FOR FUTURE DEVELOPMENT, CONSISTENT WITH THE APPROVED PRELIMINARY PLAT OR APPROVED MODIFICATIONS THERETO.
- 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 AND NO/100 DOLLARS (\$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.
- DIVISIONS 22 AND 23 ARE SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ISSAQUAH HIGHLANDS RESIDENTIAL PROPERTIES" AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9704281806 AND AS AMENDED.
- DIVISIONS 22 AND 23 ARE SUBJECT TO THE "DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR ISSAQUAH HIGHLANDS" RECORDED UNDER A.F.N. 9704281807 AND AS AMENDED.
- 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 INCLUDING THE EASTERN ACCESS COVENANTS [THREE-PARTY]); AND AS MODIFIED BY INSTRUMENT FILED UNDER RECORDING NO. 9805110405.
- 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]); AND AS MODIFIED BY INSTRUMENT FILED UNDER RECORDING NO. 9805110405.
- TRACT 'V' IS SUBJECT TO THE TERMS AND CONDITIONS OF THE EASEMENT GRANTED TO THE BENEFIT OF THE U.S.A. FOR THE PURPOSE OF A TRANSMISSION LINE AND ACCESS ROAD EASEMENT ADJOINING THE SOUTHEASTERLY BOUNDARY OF TRACT 'V,' SAID CONDITIONS ALLOWS GRANTEE THE RIGHT TO ENTER TO MAINTAIN POWER LINES, AS DISCLOSED BY INSTRUMENT FILED UNDER AUDITOR'S FILE NO. 4799883.
- THIS PLAT IS SUBJECT TO THE AGREEMENT AND ITS TERMS AND CONDITIONS BY AND BETWEEN THE GRAND RIDGE PARTNERSHIP AND SUMMIT COMMUNICATIONS REGARDING AN EASEMENT AGREEMENT FOR CABLE TELEVISION SERVICE AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9709091546.
- 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). AND AS MODIFIED BY INSTRUMENT FILED UNDER RECORDING NO. 9712121468
- ANY DEVELOPMENT IN DIVISION 23 AND PORTIONS OF TRACT 'V' MUST COMPLY WITH THE REQUIREMENTS OF THE ISSAQUAH HIGHLANDS CRITICAL AREAS STANDARDS INCLUDING THE BUFFER AND SETBACK REQUIREMENTS OF APPENDIX 'E' OF THE TWO PARTY AGREEMENT, UNLESS SUCH REQUIREMENTS ARE MODIFIED PURSUANT TO SAID APPENDIX 'E'.
- ALL MONUMENTS DELINEATED AS FOUND WERE FIELD VISITED AS STATED.
- 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.
- TRACT 'V' IS SUBJECT TO AN EASEMENT AND ITS TERMS AND CONDITIONS TO THE BENEFIT OF US WEST COMMUNICATIONS FOR THE PURPOSE OF TELECOMMUNICATION FACILITIES, AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9801280433 AND AS PLOTTED HEREON.
- LOTS 11-15 OF DIVISION 23 ARE LOCATED WITHIN A LANDSLIDE HAZARD AREA. 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.
- IF THE APPLICANT, SUCCESSORS, OR ASSIGNEES DEVELOP (I.E. EXCAVATE, PLACE FILL MATERIAL, CONSTRUCT A TEMPORARY OR PERMANENT STRUCTURE) ON LOTS 11-15 OF DIVISION 23 WITHIN THE LANDSLIDE HAZARD AREA, THE PERMIT FOR SUCH CONSTRUCTION SHALL NOT BE APPROVED BY THE CITY PRIOR TO COMPLETION OF THE FOLLOWING CONDITION. THE APPLICANT SUCCESSORS OR ASSIGNEES WILL ESTABLISH A MECHANISM THAT IS ACCEPTABLE TO THE CITY WHICH NOTIFIES FUTURE BUYERS OF LOTS 11-15 OF DIVISION 23 THAT DEVELOPEMENT HAS OCCURRED WITHIN THE LANDSLIDE HAZARD AREA. THIS MECHANISM WILL BE RECORDED IN KING COUNTY RECORDS PRIOR TO ISSUANCE OF BUILDING PERMIT.

NOTES AND RESTRICTIONS (CONT)

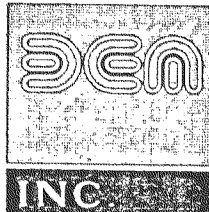
- AS A PART OF A BUILDING PERMIT SUBMITTAL FOR LOTS 11-15 OF DIVISION 23, INCLUDING FUTURE BUILDING PERMIT SUBMITTALS FOR NEW STRUCTURES OR EXPANSION OF EXISTING STRUCTURES, THE APPLICANT SHALL PROVIDE CERTIFICATION BY A LICENSED GEOTECHNICAL ENGINEER THAT THE PROPOSED CONSTRUCTION IS CONSISTENT WITH THE ASSUMPTIONS AND RECOMMENDATION CONTAINED IN THE MAY 25, 1998 GEOTECHNICAL REPORT PREPARED BY NELSON-COUVRETTE & ASSOCIATES, INC., TITLED "GEOTECHNICAL EVALUATION FOR ISSAQUAH HIGHLANDS DIVISIONS 19 AND 23 (LOTS 16-21) ISSAQUAH WASHINGTON FOR GRAND RIDGE PARTNERSHIP," AND ANY SUPPLEMENTS THERETO.
- OWNERS OF LOTS 11-15 OF DIVISION 23 SHALL NOT MAKE ALTERATIONS TO THE LAND FORM, INCLUDING THE EXCAVATION OF EARTH MATERIAL, THE CONSTRUCTION OF RETAINING WALLS, AND/OR THE CONSTRUCTION OF SUBSURFACE IMPROVEMENTS SUCH AS FOUNDATION WALLS AND SWMMING POOLS, UNLESS THE APPLICANT PROVIDES CERTIFICATION BY A LICENSED GEOTECHNICAL ENGINEER THAT THE PROPOSED CONSTRUCTION IS CONSISTENT WITH THE ASSUMPTIONS AND RECOMMENDATIONS CONTAINED IN THE MAY 25, 1998 GEOTECHNICAL REPORT PREPARED BY NELSON-COUVRETTE & ASSOCIATES, INC., TITLED "GEOTECHNICAL EVALUATION FOR ISSAQUAH HIGHLANDS DIVISIONS 19 AND 23 (LOTS 16-21) ISSAQUAH WASHINGTON FOR GRAND RIDGE PARTNERSHIP," AND ANY SUPPLEMENTS THERETO.
- THE 10 FOOT WDE UTILITY EASEMENT SHOWN ENCUMBERING LOT 14, DIVISION 23 WAS ORIGINALLY ESTABLISHED OVER THE NORTH 10 FEET OF DIVISION 21, FINAL PLAT OF LOT 'A' CITY OF ISSAQUAH LLA-98-001IH, TO ESTABLISH THE REPLAT OF DIVISION 10 AND TO ESTABLISH DIVISIONS 19, 20, AND 21 AS FILED UNDER RECORDING NO. 9812142621. SUBSEQUENT TO SAID PLAT, CITY OF ISSAQUAH LLA-99-001IH AS FILED UNDER RECORDING NO. 9904159004 REVISED THE NORTHERLY BOUNDARY OF SAID DIVISION 21. IT IS THE INTENT OF THIS PLAT, AS GRAND RIDGE PARTNERSHIP HAVING COMMON OWNERSHIP TO ALL LANDS SITUATED WITHIN THIS PLAT AND FOR SAID DIVISION 21, TO VACATE A PORTION OF SAID EASEMENT AS SHOWN ON SHEET 6 OF 7 AND RELOCATE SAID UTILITY EASEMENT FROM IT'S FORMER LOCATION AS DESCRIBED ABOVE TO THE LOCATION AS SHOWN HERE ON PAGE 6 OF 7 OF THIS PLAT, IT'S INTENT BEING TO ADJOIN N.E. KATSURA STREET RIGHT OF WAY MARGIN.
- TRACTS 'L' AND 'W' ARE HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION UPON RECORDING OF THIS PLAT.
- TRACT 'E' MAY BE DEDICATED TO THE CITY OF ISSAQUAH IF THE CITY DETERMINES TO ACCEPT OWNERSHIP OF SUCH TRACTS AT A LATER DATE. OWNER OF SUCH TRACTS SHALL BE RESPONSIBLE FOR MAINTENANCE UNLESS OTHERWISE AGREED BY THE CITY AND HOMEOWNERS ASSOCIATION.
- ALL PRIVATE DRAINAGE EASEMENTS TO BE RECORDED BY SEPARATE DOCUMENT AFTER THE RECORDING OF THIS PLAT.

EASEMENT PROVISIONS

- 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 7.00 FOOT WIDE OR 10.00 FOOT WIDE STRIP OF PRIVATE LAND AS SHOWN ON SHEETS 6 AND 7 OF 7 HEREON, TOGETHER WITH THAT 5 FOOT STRIP OF LAND FOR UTILITIES AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 9710091546 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 DEDICATED 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.
- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH, UNDER AND UPON ALL PUBLIC STREETS, ALLEYS, LANES, 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, EXCEPT THAT ROCKERIES, WALKWAYS, AND RETAINING WALLS MAY BE CONSTRUCTED WITHIN EASEMENTS OVER PRIVATE PROPERTY WITH PRIOR APPROVAL OF THE M.D.R.T.
- A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON A 2.00 FOOT WIDE STRIP OF PRIVATE LAND LYING PARALLEL TO AND ADJACENT TO ALL STREET AND TRACT FRONTAGE (I.E. THE OUTER 2' OF THE 7' OR 10' EASEMENT CREATED IN PARAGRAPH 1 ABOVE). THE EASEMENT IS FOR THE PURPOSE OF CITY ACCESS TO ANY PUBLIC IMPROVEMENT WITHIN THE RIGHT-OF-WAY WHICH ADJOINS THE EASEMENT AREA FOR MAINTENANCE, REPAIR, OR REPLACEMENT OF SUCH SIDEWALK. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION AND SHALL INDEMNIFY THE OWNER FOR ANY DAMAGE OR LOSS. NO STRUCTURES (EXCEPT FOR ROCKERIES, AND RETAINING WALLS, WITH PRIOR APPROVAL OF THE M.D.R.T.) SHALL BE INSTALLED NOR PERMANENT OR ON-GOING USE MADE IN THE EASEMENT AREA.



DAVID EVANS  
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3700 Pacific Highway East  
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ISSAQUAH HIGHLANDS

FINAL PLAT OF LOT 'B' CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-99-001-IH

FOR THE REPLAT OF TRACT 'V' AND TO ESTABLISH DIVISIONS 22, 23, AND TRACT 'V'

A PORTION OF THE SOUTH 1/2 OF SECTION 23, T.24N., R.6E., W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

EXISTING LAND DESCRIPTION

THAT PORTION OF DIVISION 21 AND TRACT 'V', FINAL PLAT OF LOT 'A', CITY OF ISSAQUAH LLA-98-001-IH, TO ESTABLISH THE REPLAT OF DIVISION 10 AND TO ESTABLISH DIVISIONS 19, 20 AND 21, ACCORDING TO THE PLAT AS FILED IN VOLUME 187 OF PLATS, PAGES 57 THROUGH 62, UNDER RECORDING NO. 9812142621, 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., LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID DIVISION 21, SAID CORNER BEING ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF TRACT 'K' (PARK DRIVE NE) AS SHOWN ON SHEETS 9 AND 10, ISSAQUAH HIGHLANDS, FINAL PLAT OF DIVISIONS, 1, 2, 3, 9, 10, 12, 13, 15, 16, 17, AND 18, AS RECORDED IN VOLUME 183 OF PLATS, PAGES 88 THROUGH 98, UNDER RECORDING NO. 9712171813, RECORDS OF SAID COUNTY, AND A POINT OF NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST FROM WHICH ITS CENTER BEARS SOUTH 44°06'41" EAST 705.00 FEET DISTANT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND MARGIN THROUGH A CENTRAL ANGLE OF 41°39'02" A DISTANCE OF 512.49 FEET TO A POINT OF TANGENCY; THENCE NORTH 87°32'21" EAST ALONG SAID MARGIN 57.45 FEET TO THE POINT OF BEGINNING OF SAID LINE AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 35.00 FEET; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°27'39" WEST 16.38 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 618.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°10'48" A DISTANCE OF 185.31 FEET; THENCE NORTH 66°56'44" WEST 262.26 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 48.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°03'12" A DISTANCE OF 24.34 FEET TO A POINT OF TANGENCY; THENCE NORTH 37°53'32" WEST 4.76 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE NORTH FROM WHICH ITS CENTER BEARS NORTH 24°53'21" WEST 40.00 FEET DISTANT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 46°27'06" A DISTANCE OF 32.43 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 16.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°19'52" A DISTANCE OF 10.15 FEET TO A POINT OF TANGENCY; THENCE SOUTH 75°13'53" WEST 184.50 FEET TO THE EASTERLY TERMINUS OF NE KATSURA STREET AS SHOWN ON SAID LOT 'A' FINAL PLAT; THENCE NORTH 14°46'07" WEST ALONG THE RIGHT-OF-WAY MARGIN OF SAID NE KATSURA STREET 46.00 FEET; THENCE SOUTH 75°13'53" WEST ALONG SAID MARGIN 82.35 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT 'V' AND THE TERMINUS OF SAID LINE.

(ALSO KNOWN AS REVISED PARCEL 'B' OF BOUNDARY LINE ADJUSTMENT RECORDED APRIL 15, 1999, UNDER RECORDING NO. 9904159004 )

DIVISION 22

THAT PORTION OF PARCEL 'B', CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-99-001-IH, AS SHOWN ON THE RECORD OF SURVEY FILED IN VOLUME 129 OF SURVEYS, PAGES 30 AND 30A, UNDER RECORDING NO. 9904159004, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTH HALF, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF SAID PARCEL 'B,' ALSO BEING THE MOST WESTERLY CORNER OF TRACT 'V' AS SITUATED ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF NE KATSURA STREET AS SHOWN ON SHEET 6 OF 6, ISSAQUAH HIGHLANDS FINAL PLAT OF LOT 'A,' CITY OF ISSAQUAH LLA-98-001-IH TO ESTABLISH THE REPLAT OF DIVISION 10, AND TO ESTABLISH DIVISION 19, 20, AND 21, AS RECORDED IN VOLUME 187 OF PLATS, PAGES 57 THROUGH 62, UNDER RECORDING NO. 9812142621, RECORDS OF SAID COUNTY; THENCE NORTH 75°13'53" EAST ALONG SAID MARGIN 82.35 FEET; THENCE SOUTH 14°46'07" EAST 46.00 FEET; THENCE NORTH 75°13'53" EAST 184.50 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 16.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°19'52" A DISTANCE OF 10.15 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 40.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°27'06" A DISTANCE OF 32.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°04'35" A DISTANCE OF 43.34 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 16.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°26'13" A DISTANCE OF 10.73 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°14'24" A DISTANCE OF 47.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 23°13'53" EAST 39.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 667.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°00'00" A DISTANCE OF 372.52 FEET TO A POINT OF TANGENCY; THENCE NORTH 55°13'53" EAST 73.33 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 22.00 FEET; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°00'00" A DISTANCE OF 30.72 FEET TO A POINT OF TANGENCY; THENCE SOUTH 44°46'07" EAST 56.30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 177.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°21'40" A DISTANCE OF 22.74 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°24'27" EAST 139.81 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 26.00 FEET; THENCE SOUTHEASTERLY AND SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 93°08'20" A DISTANCE OF 42.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 55°43'53" WEST 11.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 618.00 FEET; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°00'44" A DISTANCE OF 442.36 FEET; THENCE NORTH 66°56'44" WEST 262.26 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 48.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°03'12" A DISTANCE OF 24.34 FEET TO A POINT OF TANGENCY; THENCE NORTH 37°53'32" WEST 4.76 FEET TO THE POINT OF BEGINNING.

TRACT 'E'

THAT PORTION OF PARCEL 'B', CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-99-001-IH, AS SHOWN ON THE RECORD OF SURVEY FILED IN VOLUME 129 OF SURVEYS, PAGES 30 AND 30A, UNDER RECORDING NO. 9904159004, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTH HALF, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 'B,' ALSO BEING THE MOST NORTHERLY CORNER OF TRACT 'V', ISSAQUAH HIGHLANDS FINAL PLAT OF LOT 'A,' CITY OF ISSAQUAH LLA98-001-IH, TO ESTABLISH THE REPLAT OF DIVISION 10 AND TO ESTABLISH DIVISIONS 19, 20 AND 21, AS RECORDED IN VOLUME 187 OF PLATS, PAGES 57 THROUGH 62, UNDER RECORDING NO. 9812142621, RECORDS OF SAID COUNTY; THENCE SOUTH 67°55'18" EAST ALONG THE EAST LINE OF SAID TRACT 'V' 80.20 FEET; THENCE SOUTH 63°46'20" EAST ALONG SAID EAST LINE 169.48 FEET, THENCE SOUTH 67°01'38" WEST 278.85 FEET; THENCE SOUTH 36°27'02" WEST 124.13 FEET TO THE WEST LINE OF SAID TRACT 'V'; THENCE NORTH 50°25'26" WEST ALONG SAID WEST LINE 85.07 FEET; THENCE NORTH 09°36'12" WEST ALONG SAID WEST LINE 69.73 FEET; THENCE NORTH 48°59'09" EAST ALONG SAID WEST LINE 116.42 FEET; THENCE NORTH 39°15'38" EAST ALONG SAID WEST LINE 147.74 FEET TO THE POINT OF BEGINNING.

DIVISION 23

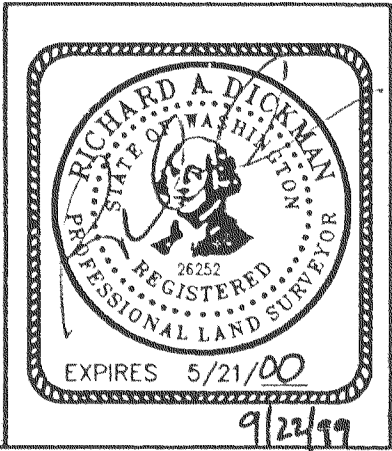
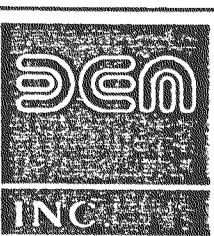
THAT PORTION OF PARCEL 'B', CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-99-001-IH, AS SHOWN ON THE RECORD OF SURVEY FILED IN VOLUME 129 OF SURVEYS, PAGES 30 AND 30A, UNDER RECORDING NO. 9904159004, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTH HALF, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 'B,' ALSO BEING THE MOST WESTERLY CORNER OF TRACT 'V' AS SITUATED ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF NE KATSURA STREET AS SHOWN ON SHEET 6 OF 6, ISSAQUAH HIGHLANDS FINAL PLAT OF LOT 'A,' CITY OF ISSAQUAH LLA-98-001-IH TO ESTABLISH THE REPLAT OF DIVISION 10, AND TO ESTABLISH DIVISION 19, 20, AND 21, AS RECORDED IN VOLUME 187 OF PLATS, PAGES 57 THROUGH 62, UNDER RECORDING NO. 9812142621, RECORDS OF SAID COUNTY; THENCE NORTH 28°34'54" EAST ALONG THE WEST LINE OF SAID TRACT 'V' 449.30 FEET; THENCE NORTH 84°11'24" EAST ALONG SAID WEST LINE 45.74 FEET; THENCE SOUTH 18°05'26" EAST ALONG SAID WEST LINE 8.64 FEET; THENCE NORTH 88°58'39" EAST ALONG SAID WEST LINE 70.62 FEET; THENCE NORTH 34°28'20" EAST ALONG SAID WEST LINE 77.97 FEET; THENCE NORTH 01°50'54" EAST ALONG SAID WEST LINE 39.09 FEET; THENCE NORTH 36°27'02" EAST 124.13 FEET, THENCE NORTH 67°01'38" EAST 278.85 FEET TO THE EAST LINE OF SAID TRACT 'V'; THENCE SOUTH 32°20'25" EAST ALONG SAID EAST LINE 279.70 FEET; THENCE SOUTH 48°13'45" EAST ALONG SAID EAST LINE 115.87 FEET; THENCE SOUTH 32°33'19" EAST ALONG SAID EAST LINE 48.04 FEET; THENCE SOUTH 52°35'33" WEST 89.01 FEET; THENCE NORTH 37°24'27" WEST 180.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 223.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°21'40" A DISTANCE OF 28.65 FEET TO A POINT OF TANGENCY; THENCE NORTH 44°46'07" WEST 47.93 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 16.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°47'59" A DISTANCE OF 9.44 FEET TO A POINT REVERSE CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 55.00 FEET; THENCE NORTHERLY, WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 160°09'30" A DISTANCE OF 153.74 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 16.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°21'31" A DISTANCE OF 12.95 FEET TO A POINT OF TANGENCY; THENCE SOUTH 55°13'53" WEST 41.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 713.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°00'00" A DISTANCE OF 398.22 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23°13'53" WEST 39.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 104.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°00'00" A DISTANCE OF 94.39 FEET TO A POINT OF TANGENCY AND TO THE NORTHERLY PROLONGATION OF SAID MARGIN; THENCE SOUTH 75°13'53" WEST ALONG SAID MARGIN AND PROLONGATION 261.10 FEET TO THE POINT OF BEGINNING.

TRACT 'V' REPLAT

THAT PORTION OF PARCEL 'B', CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-99-001-IH, AS SHOWN ON THE RECORD OF SURVEY FILED IN VOLUME 129 OF SURVEYS, PAGES 30 AND 30A, UNDER RECORDING NO. 9904159004, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTH HALF, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 'B,' ALSO BEING THE SOUTHEAST CORNER OF TRACT 'V', ISSAQUAH HIGHLANDS FINAL PLAT OF LOT 'A,' CITY OF ISSAQUAH LLA-98-001-IH TO ESTABLISH THE REPLAT OF DIVISION 10, AND TO ESTABLISH DIVISION 19, 20, AND 21, AS RECORDED IN VOLUME 187 OF PLATS, PAGES 57 THROUGH 62, UNDER RECORDING NO. 9812142621, AND THE NORTHEAST CORNER OF ROADWAY TRACT 'K' AS SHOWN ON SHEET 9 OF 12, ISSAQUAH HIGHLANDS FINAL PLAT OF DIVISIONS 5, 6, 7, 8, AND 11, AS RECORDED IN VOLUME 181 OF PLATS, PAGES 84 THROUGH 95, UNDER RECORDING NO. 9709170132, RECORDS OF SAID COUNTY, AND A NON-RADIAL INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE SOUTH FROM WHICH ITS CENTER BEARS SOUTH 02°09'45" WEST 705.00 FEET DISTANT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SOUTH LINE OF SAID TRACT 'V' THROUGH A CENTRAL ANGLE OF 04°37'25" A DISTANCE OF 56.89 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°32'21" WEST ALONG SAID SOUTH LINE 676.26 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 35.00 FEET; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°27'39" WEST 16.38 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 572.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°11'32" A DISTANCE OF 580.95 FEET TO A POINT OF TANGENCY; THENCE NORTH 55°43'53" EAST 87.58 FEET; THENCE NORTH 37°24'27" WEST 35.86 FEET; THENCE NORTH 52°35'33" EAST 89.01 FEET TO THE EAST LINE OF SAID TRACT 'V'; THENCE SOUTH 32°33'19" EAST ALONG SAID EAST LINE 150.65 FEET; THENCE SOUTH 45°33'03" EAST ALONG SAID EAST LINE 119.46 FEET; THENCE SOUTH 46°18'20" EAST ALONG SAID EAST LINE 144.56 FEET; THENCE SOUTH 31°20'37" EAST ALONG SAID EAST LINE 84.17 FEET; THENCE SOUTH 15°35'08" EAST ALONG SAID EAST LINE 71.41 FEET; THENCE SOUTH 28°56'22" EAST ALONG SAID EAST LINE 72.40 FEET; THENCE SOUTH 48°03'04" EAST ALONG SAID EAST LINE 79.62 FEET; THENCE SOUTH 19°32'00" WEST ALONG SAID EAST LINE 87.04 FEET TO THE POINT OF BEGINNING.

	 <b>DAVID EVANS AND ASSOCIATES,</b> 415 - 118TH AVENUE S.E. BELLEVUE, WA. 98005-3518 (425) 519-6500 3700 Pacific Highway East TACOMA, WA. 98424 (253-922-9780)	VOL./PAGE
9/24/99	SHEET <b>3</b> OF <b>7</b>	

# ISSAQUAH HIGHLANDS

## FINAL PLAT OF LOT 'B' CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-99-001-IH

### FOR THE REPLAT OF TRACT 'V' AND TO ESTABLISH DIVISIONS 22, 23, AND TRACT 'V'

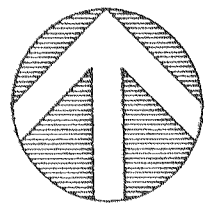
A PORTION OF THE SOUTH 1/2 OF SECTION 23, T.24N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

#### CURVE TABLE

No.	Radius	Delta	Length	Tangent
C1	127.00'	52°00'00"	115.26'	61.94'
C2	200.00'	07°21'40"	25.69'	12.87'
C3	40.00'	36°04'14"	25.18'	13.02'
C4	705.00'	04°37'24"	56.89'	28.46'
C5	35.00'	90°00'00"	54.98'	35.00'
C6	48.00'	29°03'12"	24.34'	12.44'
C7	40.00'	108°31'41"	75.77'	55.59'
C8	16.00'	36°19'52"	10.15'	5.25'
C9	16.00'	38°26'13"	10.73'	5.58'
C10	223.00'	07°21'40"	28.65'	14.34'
C11	16.00'	33°47'59"	9.44'	4.86'
C12	55.00'	40°31'32"	38.90'	20.30'
C13	55.00'	48°21'35"	46.42'	24.69'
C14	55.00'	71°16'23"	68.42'	39.43'
C15	16.00'	46°21'31"	12.95'	6.85'
C16	713.00'	02°21'47"	29.41'	14.71'
C17	713.00'	05°35'31"	69.59'	34.82'
C18	713.00'	07°47'31"	96.96'	48.56'
C19	713.00'	08°03'45"	100.33'	50.25'
C20	713.00'	06°28'39"	80.61'	40.35'
C21	713.00'	01°42'47"	21.32'	10.66'
C22	104.00'	17°56'29"	32.57'	16.42'
C23	104.00'	34°03'31"	61.82'	31.85'
C24	618.00'	04°16'22"	46.09'	23.05'
C25	26.00'	93°08'20"	42.27'	27.46'
C26	22.00'	80°00'00"	30.72'	18.46'
C27	177.00'	02°48'43"	8.69'	4.34'
C28	177.00'	04°32'57"	14.05'	7.03'
C29	667.00'	01°05'50"	12.77'	6.39'
C30	618.00'	07°00'00"	75.50'	37.80'
C31	667.00'	06°28'40"	75.41'	37.74'
C32	618.00'	01°40'11"	18.01'	9.01'
C33	667.00'	06°37'22"	77.10'	38.59'
C34	618.00'	07°02'09"	75.89'	37.99'
C35	667.00'	01°32'58"	18.04'	9.02'
C36	667.00'	06°26'46"	75.04'	37.56'
C37	667.00'	06°30'18"	75.73'	37.90'
C38	618.00'	06°57'28"	75.05'	37.57'
C39	667.00'	03°18'06"	38.43'	19.22'
C40	150.00'	05°05'13"	13.32'	6.66'
C41	40.00'	26°00'21"	18.16'	9.24'
C42	618.00'	01°40'24"	18.05'	9.03'
C43	30.00'	29°03'12"	15.21'	7.77'
C44	39.00'	29°03'12"	19.78'	10.11'
C45	150.00'	13°09'11"	34.43'	17.29'
C46	618.00'	01°41'00"	18.16'	9.08'
C47	40.00'	46°27'06"	32.43'	17.17'
C48	618.00'	06°58'06"	75.16'	37.63'
C49	618.00'	02°04'31"	22.39'	11.19'
C50	618.00'	01°40'33"	18.07'	9.04'
C51	667.00'	02°10'35"	25.34'	12.67'

#### SECTION SUBDIVISION

NOTE:  
SECTION SUBDIVISION PER OSTERGAARD-ROBINSON AND ASSOCIATES (OR)  
RECORD OF SURVEY RECORDED IN VOLUME 106 OF SURVEYS, PAGES 237A-H.  
THIS PLAT ROTATED 00° 00' 08" 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.



N.T.S.

IRON PIPE 4 3/8" BELL  
END UP WITH-2 HUB  
PLUG WITH TACK

FD. 1" IRON PIPE WITH  
CAP LS #11333  
9-1-95

FD. 4"x4" CONC. MON.  
DISK WITH 1-3/4"  
BRASS DISC WITH  
PUNCH MARK 11-21-90

FD. 2 1/2" IRON PIPE WITH  
3" BRASS DISK "ESC"  
12-05-90

CONC MON WITH 3"  
BRASS DISC 1-15-91

FD. 2" IRON PIPE WITH  
3" BRASS DISK AND  
CHISELED X 1-12-91

2" GALV PIPE WITH  
3" BRASS DISC

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

#### LOT AREA TABLE

Div-Lot	Area	Acreage
22-1	4,164 S.F.	0.10 ACRES
22-2	3,485 S.F.	0.08 ACRES
22-3	3,485 S.F.	0.08 ACRES
22-4	3,485 S.F.	0.08 ACRES
22-5	3,511 S.F.	0.08 ACRES
22-6	4,142 S.F.	0.10 ACRES
22-7	3,468 S.F.	0.08 ACRES
22-8	3,075 S.F.	0.07 ACRES
22-9	3,315 S.F.	0.08 ACRES
22-10	3,075 S.F.	0.07 ACRES
22-11	3,075 S.F.	0.07 ACRES
22-12	4,260 S.F.	0.10 ACRES
22-13	4,656 S.F.	0.11 ACRES
22-14	3,075 S.F.	0.07 ACRES
22-15	3,075 S.F.	0.07 ACRES
22-16	3,075 S.F.	0.07 ACRES
22-17	3,075 S.F.	0.07 ACRES
22-18	3,616 S.F.	0.08 ACRES
22-19	3,625 S.F.	0.08 ACRES
22-20	3,082 S.F.	0.07 ACRES
22-21	3,082 S.F.	0.07 ACRES
22-22	3,082 S.F.	0.07 ACRES
22-23	3,082 S.F.	0.07 ACRES
22-24	4,681 S.F.	0.11 ACRES
22-25	4,557 S.F.	0.10 ACRES

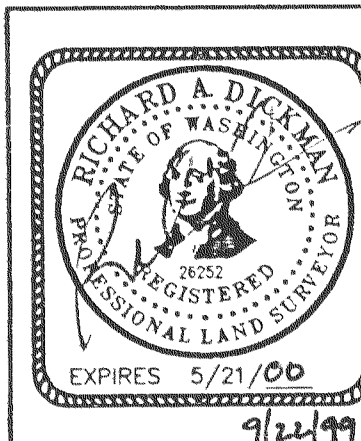
#### LINE TABLE

Div-Lot	Area	Acreage
22-26	3,075 S.F.	0.07 ACRES
22-27	3,075 S.F.	0.07 ACRES
22-28	3,075 S.F.	0.07 ACRES
22-29	3,075 S.F.	0.07 ACRES
22-30	3,675 S.F.	0.08 ACRES
23-1	5,473 S.F.	0.13 ACRES
23-2	5,101 S.F.	0.12 ACRES
23-3	4,460 S.F.	0.10 ACRES
23-4	4,676 S.F.	0.11 ACRES
23-5	5,382 S.F.	0.12 ACRES
23-6	13,748 S.F.	0.32 ACRES
23-7	12,887 S.F.	0.30 ACRES
23-8	14,200 S.F.	0.33 ACRES
23-9	13,873 S.F.	0.32 ACRES
23-10	14,272 S.F.	0.33 ACRES
23-11	19,273 S.F.	0.44 ACRES
23-12	20,023 S.F.	0.46 ACRES
23-13	15,524 S.F.	0.36 ACRES
23-14	16,342 S.F.	0.38 ACRES
23-15	15,160 S.F.	0.35 ACRES
TRACT 'E'	51,663 S.F.	1.19 ACRES
TRACT 'W'	17,623 S.F.	0.40 ACRES
TRACT 'V'	333,675 S.F.	7.66 ACRES
TRACT 'L'	16,358 S.F.	0.38 ACRES

No.	Bearing	Distance
L1	N23°13'53"E	39.52'
L2	S02°27'39"E	2.26'
L2	S02°27'39"E	43.38'
L3	S37°53'32"E	43.73'
L4	N84°11'24"E	45.74'
L5	S18°05'26"E	8.64'
L6	N02°27'39"W	16.38'
L7	S48°13'45"E	12.36'
L8	S32°20'25"E	18.40'
L9	N44°46'07"W	31.69'
L10	N44°46'07"W	16.24'
L11	S44°46'07"E	2.79'
L12	N55°43'53"E	11.52'
L13	N55°13'53"E	5.48'
L14	S44°46'07"E	11.55'
L15	N44°46'07"W	13.12'
L20	S37°53'32"E	4.76'
L21	N26°53'49"E	21.07'
L22	N23°13'53"E	5.36'

#### LAND USE TABLE

PARCEL	USAGE	OWNERSHIP
TRACT 'E'	OPEN SPACE	GRAND RIDGE PARTNERSHIP
TRACT 'L'	OPEN SPACE	ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION
TRACT 'W'	OPEN SPACE	ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION



DAVID EVANS  
AND ASSOCIATES, INC.

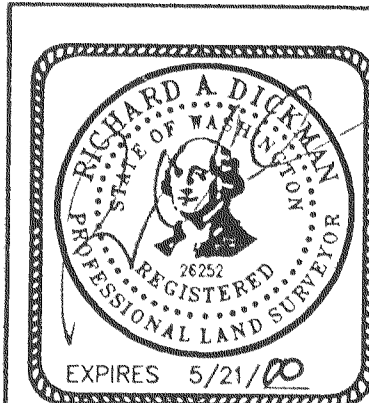
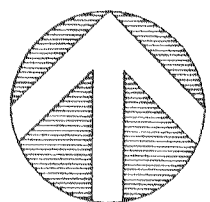
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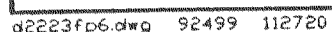


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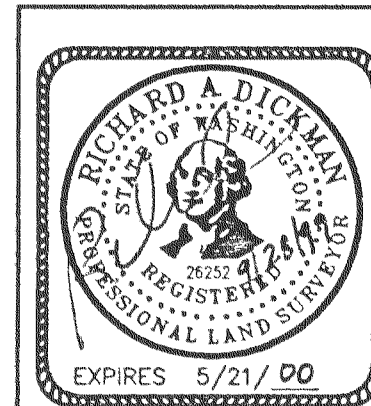
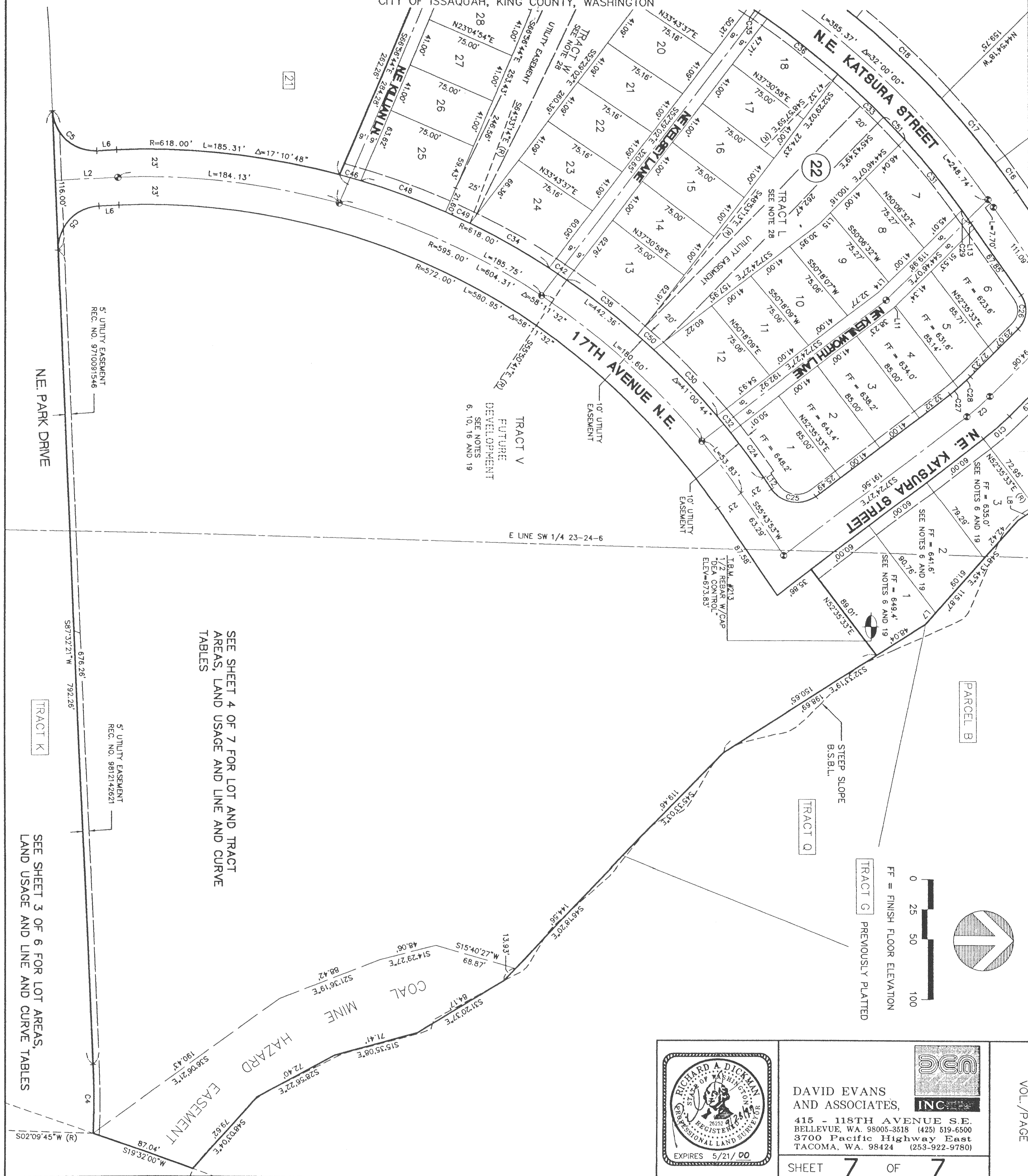


# ISSAQUAH HIGHLANDS

## FINAL PLAT OF LOT 'B' CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA-99-001-IH

### FOR THE REPLAT OF TRACT 'V' AND TO ESTABLISH DIVISIONS 22, 23, AND TRACT 'V'

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