

Instrument Number: 20251210000767 Book: PLAT Vol: 308 Page: 89 Document: PLAT
Record Date: 12/10/2025 2:04 PM Rec: S423.50 In King County, WA

HIGH STREET COLLECTION AT ISSAQUAH HIGHLANDS, PHASE 1

A PLAT COMMUNITY
A PORTION OF THE ~~NE 1/4~~ ^{NW 1/4, SW 1/4, SE 1/4} of the
SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL. / PG.
308 / 89

DEDICATION/DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, AS OWNERS IN FEE SIMPLE OF THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE FOR PUBLIC USE TO THE CITY OF ISSAQUAH PUBLIC ROADS TRACTS C, D, E, AND F WHICH ARE SHOWN HEREON, AND ALSO THE RIGHT TO MAKE NECESSARY SLOPES FOR DUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THE FACE OF THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE PUBLIC ROADS TRACTS 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.

FURTHER, WE WAIVE FOR OURSELVES, OUR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS SUBDIVISION BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS, THIS 4th DAY OF NOVEMBER 2025

BY: [Signature]
IHFC COMMERCIAL, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY
PRINTED NAME: Derek Straight
TITLE: Authorized Agent

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF King }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Derek Straight IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Authorized Agent OF IHFC COMMERCIAL, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: NOV. 4th 2025

[Signature]
PRINTED NAME: Molly Peterson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Edmonds, WA
MY APPOINTMENT EXPIRES 3/1/2028

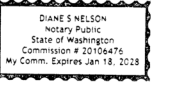


SURVEYOR'S ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF King }

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON Nov. 4, 2025 BY KENNETH W. SHIPLEY.

[Signature]
PRINTED NAME: Diane S. Nelson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY APPOINTMENT EXPIRES Jan 18, 2028



CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS 6th DAY OF November 2025

[Signature]
COMMUNITY PLANNING AND DEVELOPMENT MANAGER

EXAMINED AND APPROVED THIS 7th DAY OF NOVEMBER 2025

[Signature]
ENGINEERING MANAGER

EXAMINED AND APPROVED THIS 6th DAY OF November 2025

[Signature]
CDD PLANNING

CITY OF ISSAQUAH FINANCE DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT ALL ASSESSMENTS AND DELINQUENT ASSESSMENTS FOR WHICH THE PROPERTY HEREIN DEDICATED FOR PUBLIC USE MAY BE LIABLE AS OF THE DATE OF CERTIFICATION HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED.

THIS 17th DAY OF November 2025

[Signature]
CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 18th DAY OF November 2025

[Signature] ATTEST: [Signature]
MAYOR, CITY OF ISSAQUAH CLERK OF THE CITY OF ISSAQUAH

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 25th DAY OF NOVEMBER 2025

[Signature] [Signature]
JOHN WILSON DEPUTY KING COUNTY ASSESSOR

TAX PARCEL NUMBER: 272406-9208

KING COUNTY 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 TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE ARE PAID IN FULL.

THIS 20th DAY OF NOVEMBER 2025

[Signature] [Signature]
MANAGER, FINANCE DIVISION DEPUTY

RECORDING CERTIFICATE

FILED FOR RECORD THIS 10th DAY OF DECEMBER 2025 AT 2:00 IN BOOK 308 OF PLAT AT PAGE 89-95 AT THE REQUEST OF: KENNETH W SHIPLEY

[Signature]
COUNTY CLERK

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF HIGH STREET COLLECTION AT ISSAQUAH HIGHLANDS, PHASE 1 CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF IHFC COMMERCIAL, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY ON NOVEMBER 4, 2025, AND SAID SURVEY WAS BASED UPON AN ACTUAL SURVEY OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED; THAT THE COURSES AND DISTANCES SHOWN HEREON ARE CORRECT; THAT (1) MONUMENTS AS DESCRIBED AND SHOWN HEREON, UNLESS STATED OTHERWISE HEREON, WILL BE SET AT ALL LOT CORNERS AS SHOWN; (2) MONUMENTS AS DESCRIBED AND SHOWN HEREON AS "SET" HAVE BEEN SET AS SHOWN; AND (3) ALL MONUMENTS DESCRIBED AND SHOWN HEREON THAT ARE SHOWN "TO BE SET" WITHIN THE RIGHT-OF-WAY, WITHIN AND WITHOUT THE BOUNDARY OF THIS SUBDIVISION, WILL BE SET AFTER THE STREET IS PAVED.



[Signature]
KENNETH W. SHIPLEY, PLS
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 38488

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF _____ THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ M, AND RECORDED IN VOL. _____ OF PLATS, PAGE _____, RECORDS OF KING COUNTY, WASHINGTON.

AUDITOR, KING COUNTY

RECORDING NO. _____
PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON.

JOB NO. 16205 SHEET 1 OF 7

SHEET INDEX

- 1 TITLE SHEET
- 2 ADDITIONAL NOTES/EASEMENT NOTES
- 3 EXISTING BOUNDARY EXHIBIT/NOTES
- 4 PLAT MAP
- 5 PLAT MAP
- 6 PLAT MAP
- 7 PLAT MAP

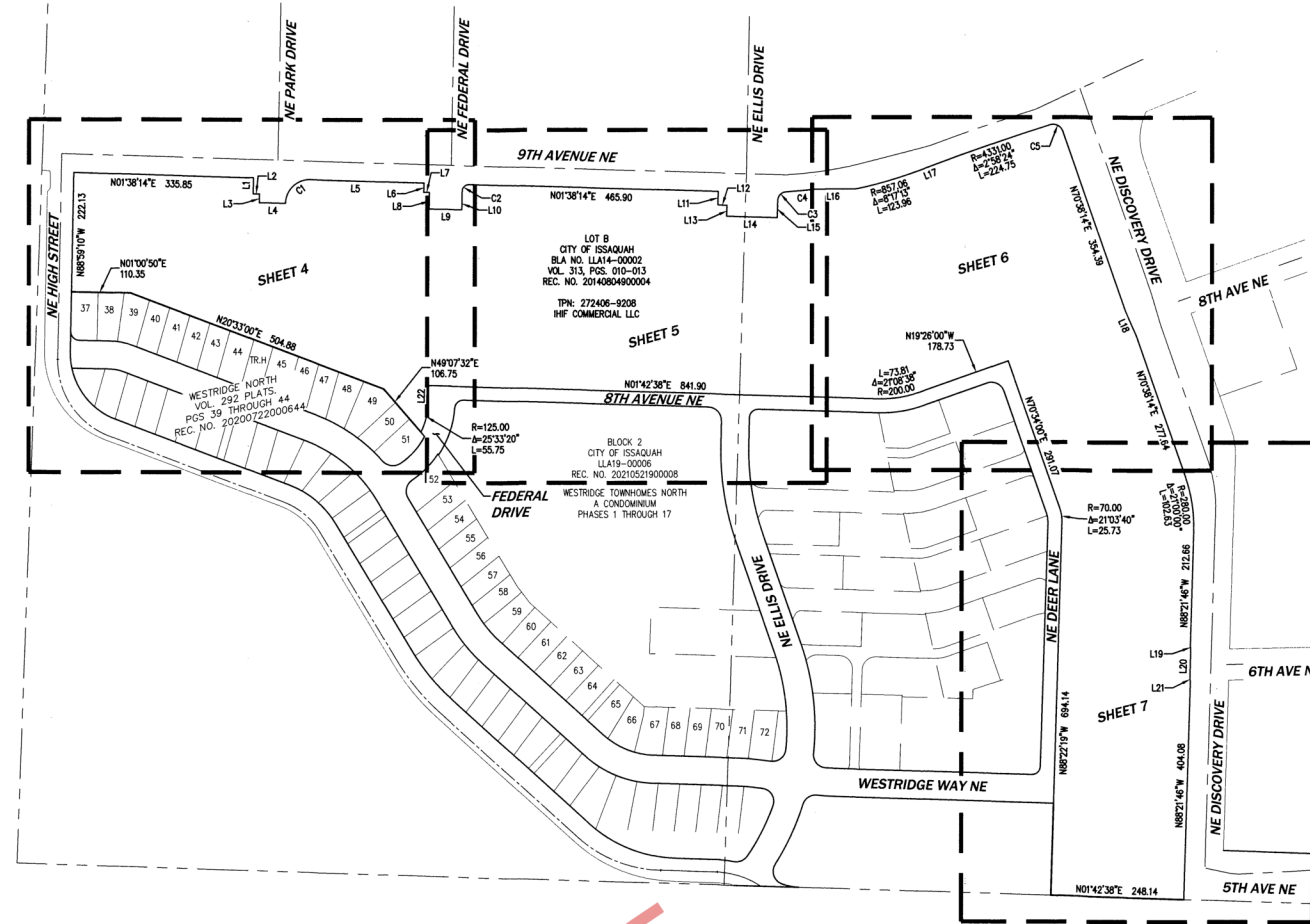
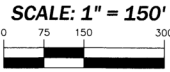
CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

FILE NO. FP25-00001

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KING COUNTY, WA

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A PLAT COMMUNITY
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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



LINE #	BEARING	LENGTH
L1	N88°59'08"W	29.80
L2	N01°00'52"E	11.85
L3	N88°59'08"W	16.38
L4	N00°58'43"E	49.00
L5	N01°38'14"E	212.05
L6	N88°59'08"W	17.21
L7	N01°00'52"E	10.48
L8	N88°59'11"W	30.84
L9	N01°00'49"E	61.00
L10	N88°59'11"W	34.64
L11	N88°21'46"W	25.13
L12	N01°38'14"E	17.08
L13	N88°21'46"W	20.22
L14	N01°38'14"E	94.47
L15	N88°21'46"W	32.36
L16	N00°14'43"W	74.78
L17	N20°20'49"W	34.56
L18	N66°02'07"E	49.86
L19	N86°26'34"E	11.05
L20	N88°21'46"W	49.00
L21	N85°17'49"E	9.06
L22	N88°54'45"W	33.30

CURVE #	RADIUS	DELTA	LENGTH
C1	45.00	90°37'22"	71.17
C2	12.50	90°37'25"	19.77
C3	16.00	85°10'58"	23.79
C4	837.00	3°46'55"	55.25
C5	19.07	85°52'30"	28.58

Unofficial



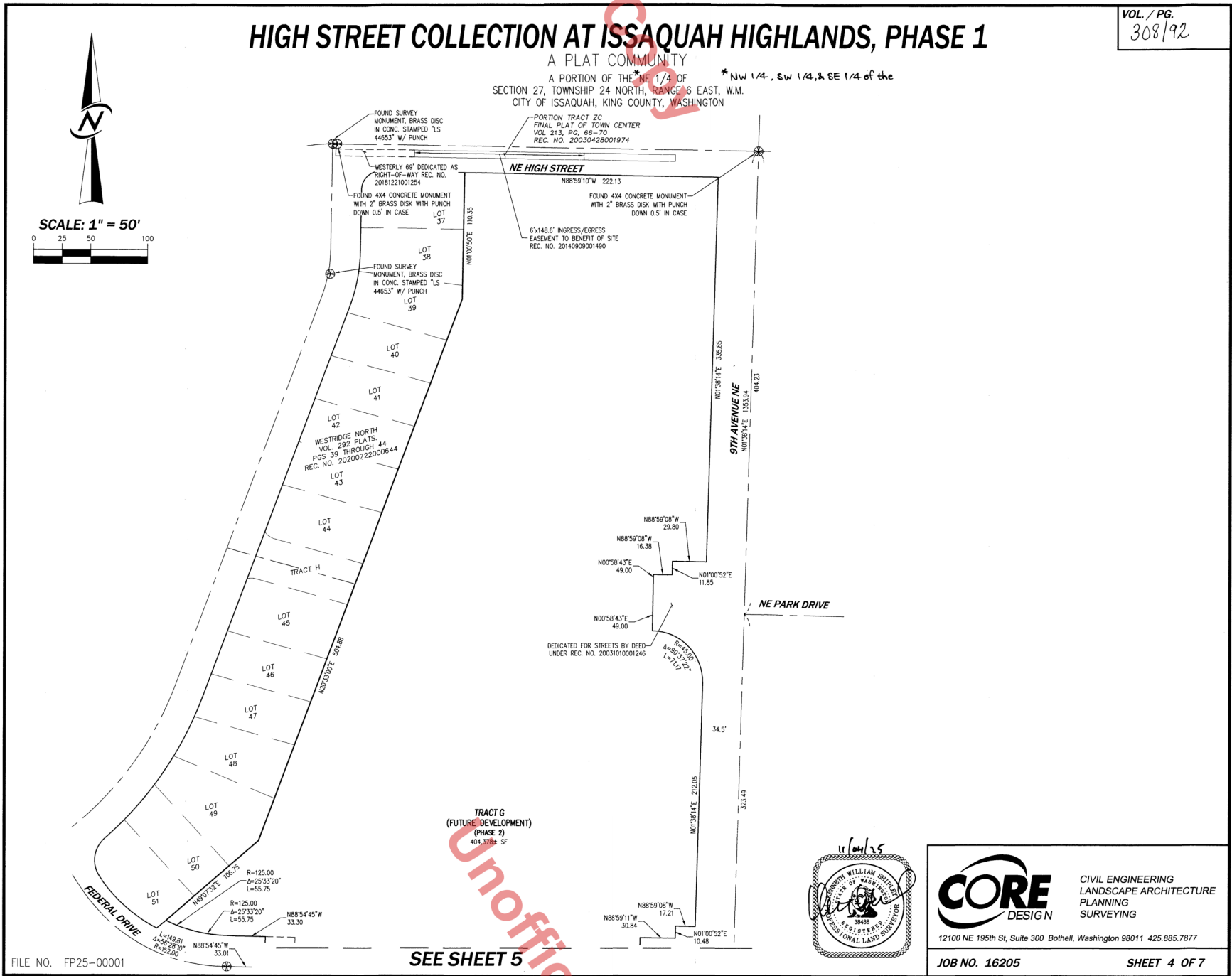
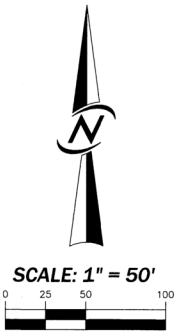
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A PLAT COMMUNITY

A PORTION OF THE ^N1/4 OF ^E1/4 OF *NW 1/4, SW 1/4, & SE 1/4 of the
SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



TRACT G
(FUTURE DEVELOPMENT)
(PHASE 2)
404.376± ±3'

SEE SHEET 5



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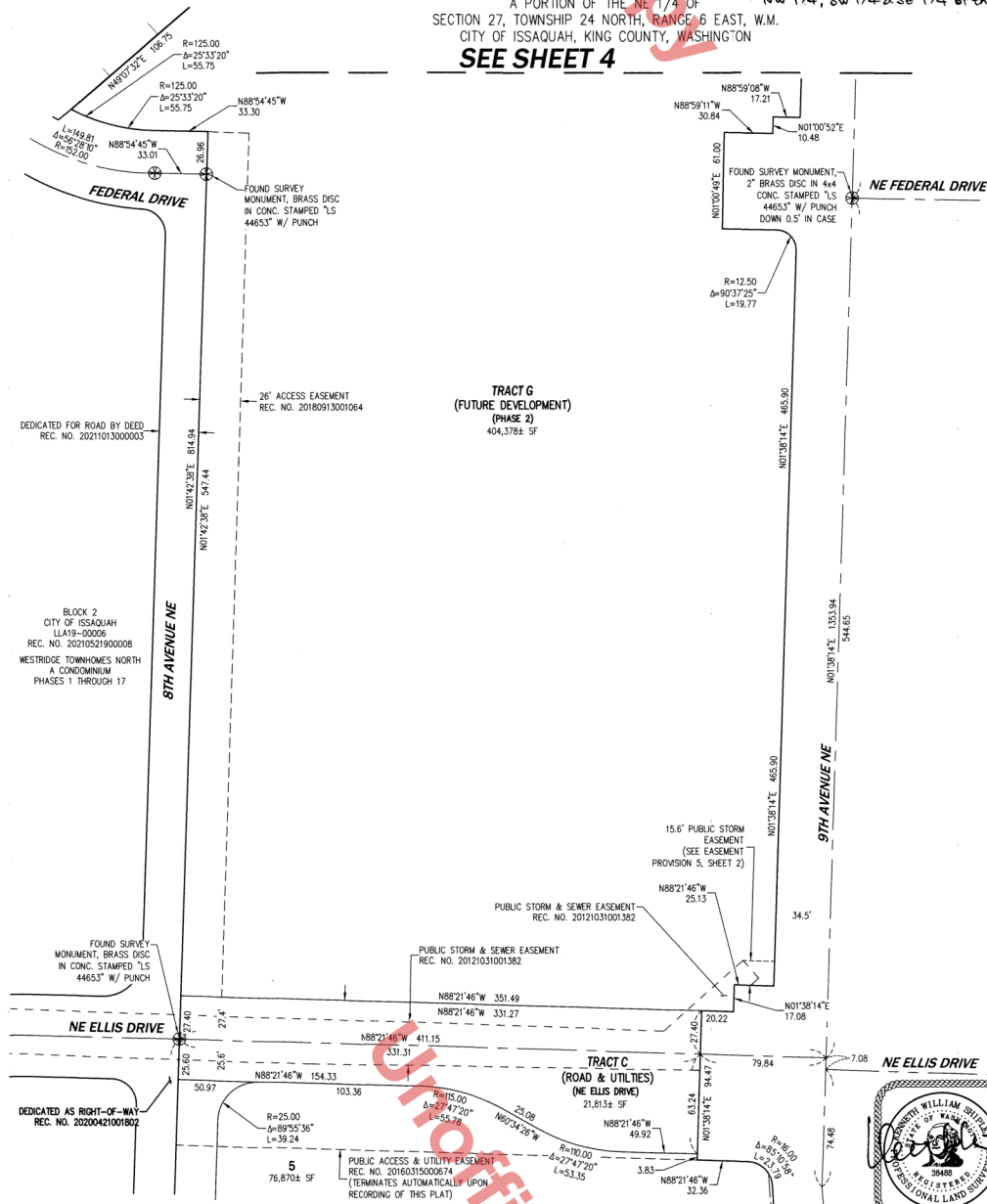
JOB NO. 16205 SHEET 4 OF 7

HIGH STREET COLLECTION AT ISSAQUAH HIGHLANDS, PHASE 1

A PLAT COMMUNITY

A PORTION OF THE NE 1/4 OF * NW 1/4, SW 1/4 & SE 1/4 of the
SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 4



DEDICATED FOR ROAD BY DEED
REC. NO. 2021013000003

BLOCK 2
CITY OF ISSAQUAH
14119-00006
REC. NO. 202105219000008
WESTRIDGE TOWNHOMES NORTH
A CONDOMINIUM
PHASES 1 THROUGH 17

**TRACT G
(FUTURE DEVELOPMENT)
(PHASE 2)**
404,378± SF

15.6' PUBLIC STORM
EASEMENT
(SEE EASEMENT
PROVISION 5, SHEET 2)

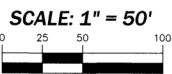
PUBLIC STORM & SEWER EASEMENT
REC. NO. 20121031001382

PUBLIC STORM & SEWER EASEMENT
REC. NO. 20121031001382

FOUND SURVEY
MONUMENT, BRASS DISC
IN CONC. STAMPED "LS
44653" W/ PUNCH

DEDICATED AS RIGHT-OF-WAY
REC. NO. 20200421001802

PUBLIC ACCESS & UTILITY EASEMENT
REC. NO. 20160315000674
(TERMINATES AUTOMATICALLY UPON
RECORDING OF THIS PLAT)



FILE NO. FP25-00001

SEE SHEET 6



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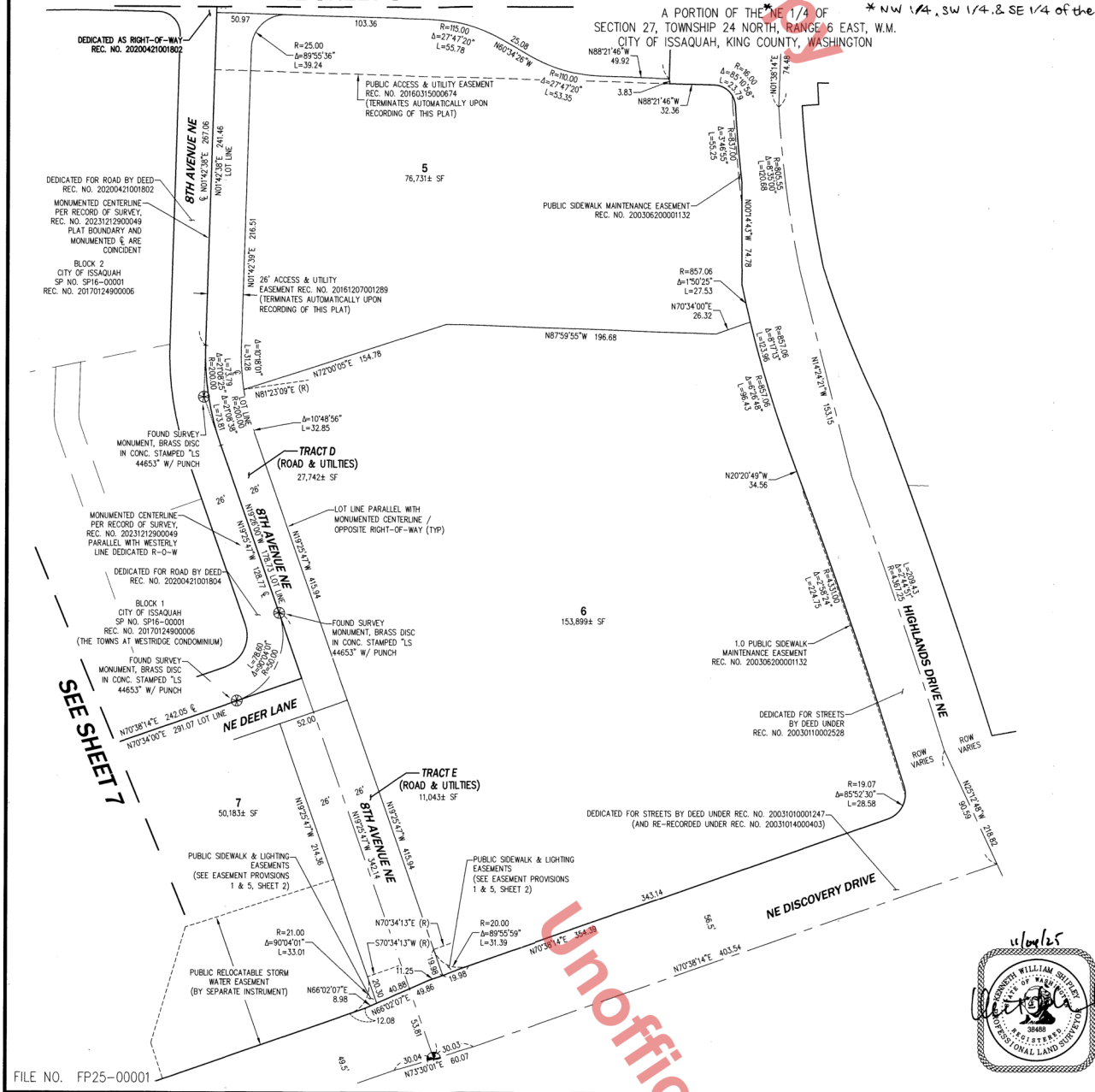
JOB NO. 16205

SHEET 5 OF 7

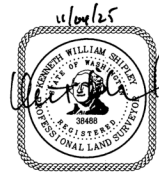
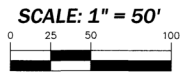
HIGH STREET COLLECTION AT ISSAQUAH HIGHLANDS, PHASE 1

SEE SHEET 5

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SEE SHEET 7



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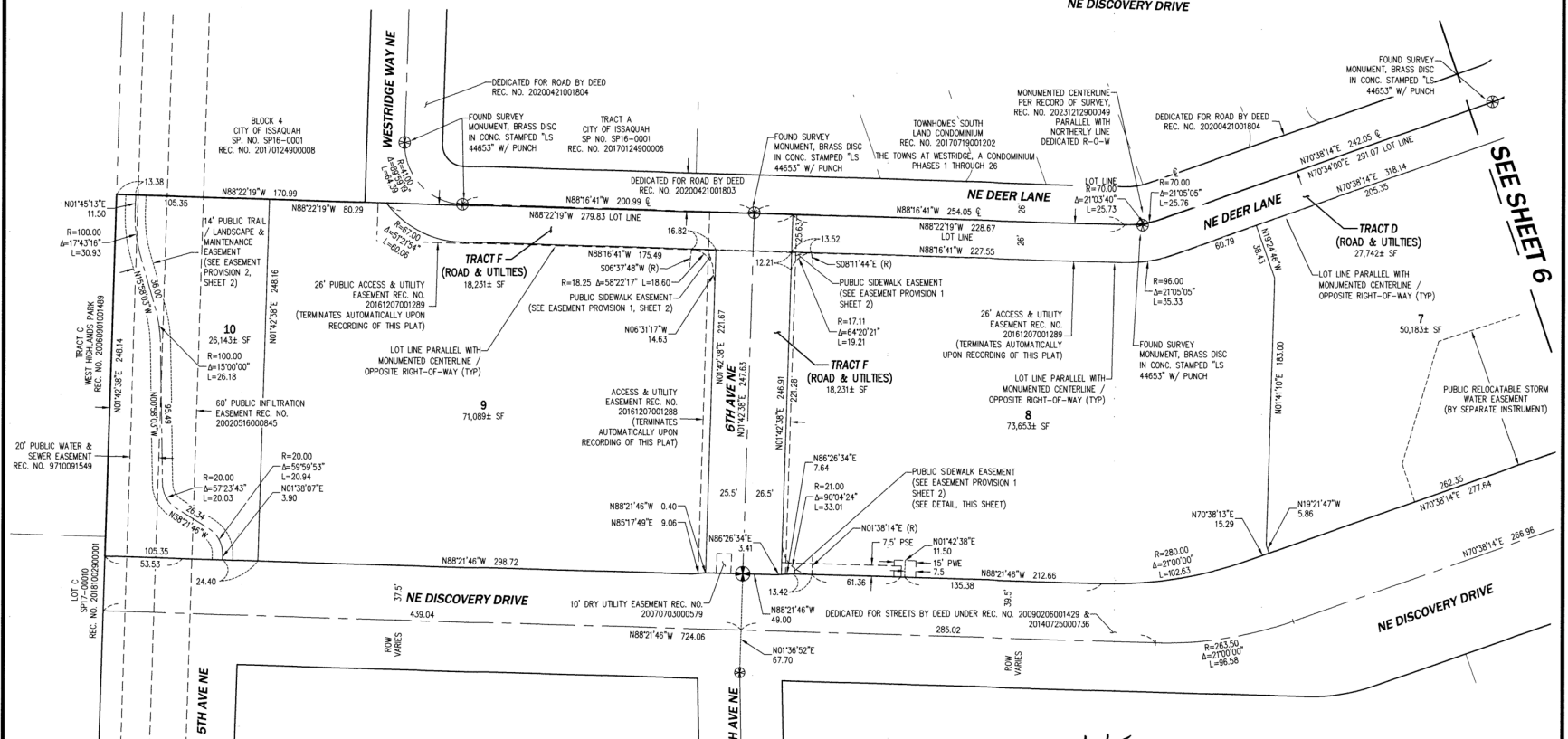
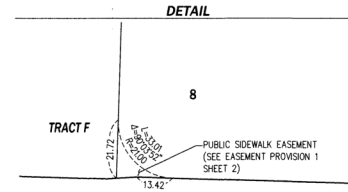
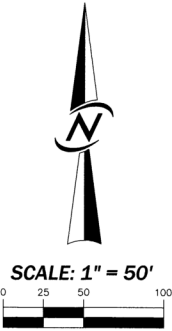
JOB NO. 16205 SHEET 6 OF 7

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- LEGEND**
- PWE PUBLIC WATER EASEMENT (SEE EASEMENT PROVISION 3, SHEET 2)
 - PSE PUBLIC SEWER EASEMENT (SEE EASEMENT PROVISION 4, SHEET 2)



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