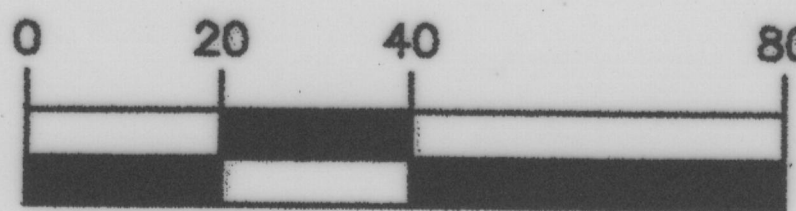


ICHIJO SUN RIDGE FINAL PLAT

A PORTION OF THE SW 1/4, OF THE NW 1/4, SECTION 26, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
 CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SCALE: 1" = 40'



BASIS OF BEARINGS

N04°18'53"W, BETWEEN MONUMENTS IN 14TH PLACE NORTHEAST FOUND AT THE INTERSECTION WITH N.E. FALLS DRIVE AND THE POINT OF CURVATURE TO THE NORTH AS SHOWN ON THE PLAT OF FOREST RIDGE AT ISSAQUAH HIGHLANDS.

LEGEND

C.A.T. CRITICAL AREAS TRACT

- FOUND 1/2" REBAR AND YELLOW PLASTIC CAP STAMPED "CORE 41299" AT PROPERTY CORNER, UNLESS OTHERWISE NOTED.
- SET 1/2" REBAR AND YELLOW PLASTIC CAP STAMPED "CORE 41299" AT PROPERTY CORNER.
- ✱ SET TACK IN LEAD WITH WASHER STAMPED "CORE 41299" IN LIEU OF FRONT CORNERS AT ALL POINTS ALONG PUBLIC RIGHT-OF-WAY, 8.75' OFFSET FOR ROADS AND 1.00' OFFSET FOR ALLEYS AND WOONERFS.
- ⊕ SET MONUMENT PER CITY OF ISSAQUAH STANDARDS.
- ⊕ FOUND 4"x4" CONCRETE MONUMENT WITH BRASS DISC STAMPED "CORE LS 41299" IN STANDARD CITY OF ISSAQUAH CASE.
- Ⓛ SEE CORRESPONDING NOTE ON SHEET 2.

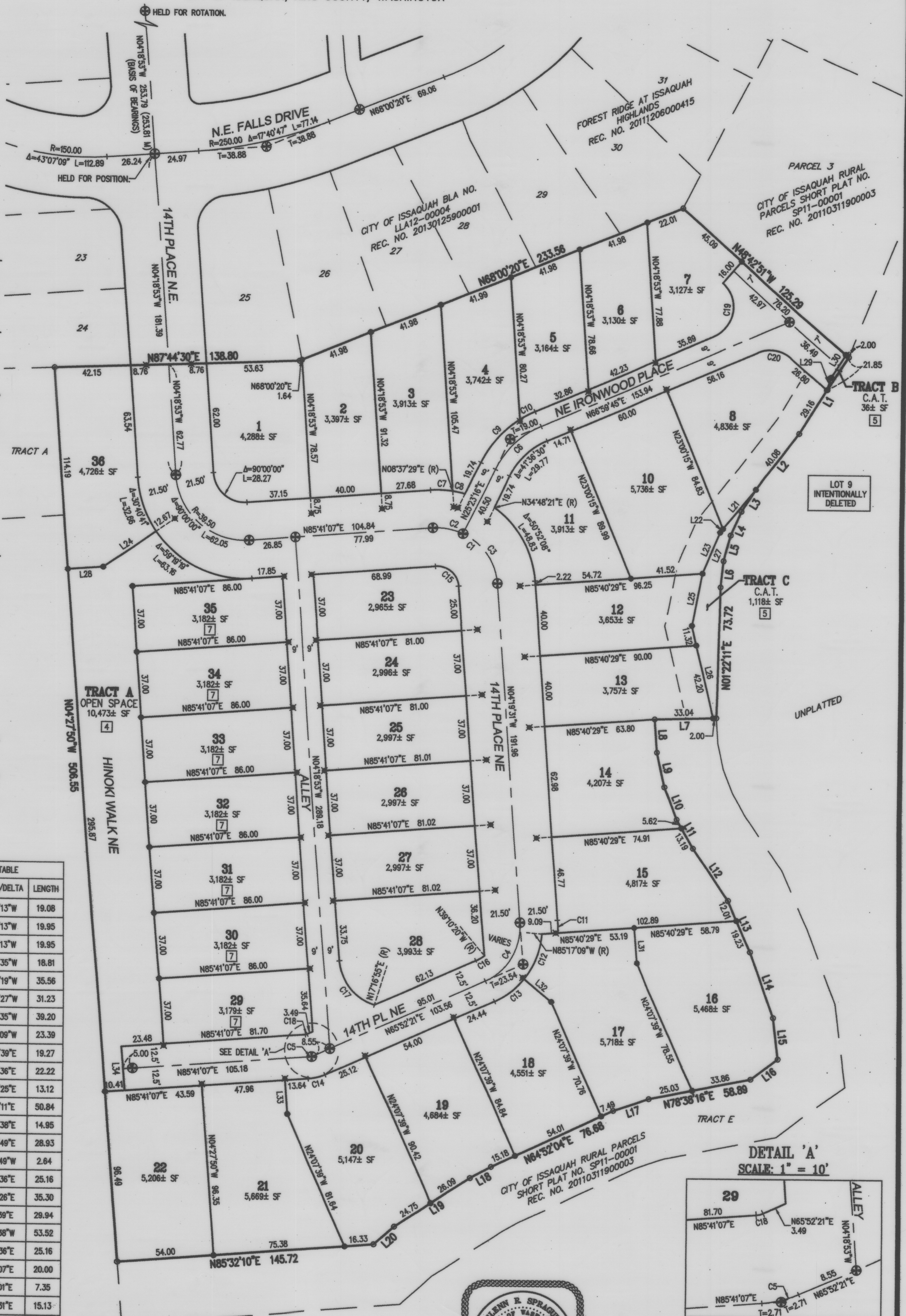
NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE SUBDIVISION GUARANTEE NO. 2220662, DATED MARCH 3, 2014. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN FEBRUARY, 2014.
3. PROPERTY AREA = 186,686± SF (4.29± AC). AREA DEDICATED AS PUBLIC RIGHT-OF-WAY = 41,815± SF (0.96± AC).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
C1	33.50	89°59'22"	52.62
C2	33.50	29°42'08"	17.37
C3	33.50	60°17'13"	35.25
C4	33.50	70°11'52"	41.04
C5	15.50	19°48'47"	5.36
C6	50.00	41°36'30"	36.31
C7	55.00	12°56'22"	12.42
C8	55.00	7°20'41"	7.05
C9	58.00	32°12'35"	33.17
C10	59.00	9°23'58"	9.68
C11	55.00	7°33'03"	7.25
C12	46.00	34°35'37"	27.77
C13	46.00	26°33'53"	21.33
C14	28.00	19°48'47"	9.68
C15	12.00	89°59'22"	18.85
C16	21.00	15°02'40"	5.51
C17	28.00	68°24'12"	33.43
C18	3.00	19°48'47"	1.04
C19	18.00	115°42'36"	36.35
C20	18.00	64°17'24"	20.20
L1		N31°03'31"E	51.01
L2		N37°26'29"E	40.08
L3		N32°11'17"E	14.84
L4		N23°44'21"E	14.84
L5		N15°13'45"E	14.84
L6		N06°43'10"E	14.84
L7		N88°32'24"E	35.04

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
L8		N04°17'13"W	19.08
L9		N12°45'13"W	19.95
L10		N21°13'13"W	19.95
L11		N29°41'35"W	18.81
L12		N34°27'19"W	35.56
L13		N23°46'27"W	31.23
L14		N19°30'35"W	39.20
L15		N06°41'09"W	23.39
L16		N52°55'39"E	19.27
L17		N71°46'36"E	22.22
L18		N60°45'26"E	13.12
L19		N56°44'11"E	50.84
L20		N47°29'38"E	14.95
L21		N38°55'49"E	28.93
L22		S38°55'49"W	2.64
L23		N23°47'36"E	25.16
L24		N55°00'26"E	35.30
L25		N11°16'39"E	29.94
L26		N13°35'38"W	53.52
L27		N23°47'36"E	25.16
L28		N85°41'07"E	20.00
L29		N15°31'01"E	7.35
L30		N31°03'31"E	15.13
L31		N04°19'31"W	20.00
L32		N50°41'32"W	20.11
L33		N04°18'53"W	19.35
L34		N04°18'53"W	25.00

CITY FILE NO. FP14-00001



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