149/66

I-90 CORPORATE CENTER

149/66

SW 1/4 & SW 1/4 SE 1/4 SECTION 21, TOWNSHIP 24 N, RANGE 6 E, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF THE WEST 784.80 FEET OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTHERLY AND EASTERLY OF PRIMARY STATE HIGHWAY NO. 2 "I-90" AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 704592;
EXCEPT THAT PORTION WITHIN DRAINAGE DISTRICT NO. 4, AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 115812;
EXCEPT PORTION WITHIN 212TH AVENUE SOUTHEAST;
AND EXCEPT THE NORTH 30 FEET AS CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 5101346.

PARCEL B:

ALL THAT PORTION OF DISINCORPORATED DRAINAGE DISTRICT NO. 4, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 40 FEET WIDE THROUGH THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, THE CENTERLINE OF WHICH BEGINS AT A POINT 357 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; RUNNING THENCE NORTH 39° 32' 30" W, 549 FEET;

ALSO

A STRIP OF LAND 42 FEET WIDE RUNNING THROUGH THE ABOVE DESCRIBED TRACT, ON THE FOLLOWING DESCRIBED CENTERLINE:

CONTINUING FROM THE ABOVE DESCRIBED TRACT, NORTH 55° 41' 20" WEST, 1055 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 45 FEET SOUTH OF THE NORTHWEST CORNER THEREOF;
EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED STRIP OF LAND AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 704592.

PARCEL C:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST W.M., IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF PRIMARY STATE HIGHWAY NO. 2 (I-90), AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 704592;
EXCEPT THE WEST 784.80 FEET THEREOF;
EXCEPT PORTION LYING WITHIN THE DRAINAGE DISTRICT NO. 4, AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 115812;
AND EXCEPT THE NORTH 30 FEET AS CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 5101346.

PARCEL D, TRACT A:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. IN KING COUNTY, WASHINGTON, AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH ON THE WESTERLY LINE THEREOF 660 FEET;
THENCE EASTERLY 744 FEET;
THENCE SOUTHERLY 306 FEET TO A LINE PARALLEL WITH AND 354 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION;
THENCE EASTERLY ALONG SAID PARALLEL LINE 550 FEET, MORE OR LESS TO A POINT ON A LINE PARALLEL WITH AND 16 FEET WEST OF THE EASTERLY LINE OF SAID SUBDIVISION;
THENCE SOUTHERLY ALONG SAID PARALLEL LINE 354 FEET TO THE SOUTH LINE OF SAID SUBDIVISION;
THENCE WESTERLY ALONG SAID SOUTH LINE 1294 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;
EXCEPT ANY PORTION THEREOF LYING WITHIN THE EAST 566 FEET OF THE NORTH 306 FEET OF THE SOUTH 660 FEET OF SAID SUBDIVISION;
EXCEPT ANY PORTION THEREOF LYING WITHIN THE NORTH HALF OF SAID SUBDIVISION;
EXCEPT THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY;
EXCEPT COUNTY ROADS;
AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE EASTERLY ALONG SOUTH LINE OF SAID SUBDIVISION 520 FEET, MORE OR LESS, TO CENTERLINE OF ISSAQUAH CREEK;
THENCE NORTHWESTERLY ALONG SAID CENTERLINE 18 FEET, MORE OR LESS, TO A POINT ON SAID CENTERLINE LYING 18 FEET NORTH OF SOUTH LINE OF SAID SUBDIVISION AND THE TRUE POINT OF BEGINNING; THENCE EASTERLY ALONG A LINE PARALLEL WITH AND 18 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION 330 FEET;
THENCE NORTH 132 FEET;
THENCE WESTERLY ALONG A LINE PARALLEL TO AND 150 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION OF THE CENTERLINE OF ISSAQUAH CREEK;
THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE TRUE POINT OF BEGINNING;
AND EXCEPT THAT PORTION OF SAID PARCEL A, LYING SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 150 FEET NORTHERLY AND OPPOSITE HIGHWAY ENGINEER'S STATION LL 767+00 P.C. ON THE LL LINE SURVEY OF PRIMARY STATE HIGHWAY NO. 2 "SR 90" LAKE SAMMAMISH TO EAST ISSAQUAH INTERCHANGE;
THENCE SOUTHEASTERLY, PARALLEL WITH SAID SURVEY LINE TO A POINT 150 FEET NORTHEASTERLY AND OPPOSITE HIGHWAY ENGINEER'S STATION LL 775+00 P.O.C.;
THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO A POINT 200 FEET NORTHEASTERLY AND OPPOSITE HIGHWAY ENGINEER'S STATION LL 779+16.81 P.T., ON SAID SURVEY LINE, AND END OF THIS LINE DESCRIPTION, AS SHOWN IN VOLUME 3 OF HIGHWAY PLATS, PAGES 181 AND 182, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL D, TRACT B:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

BEGINNING 16 FEET WEST AND 354 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE WESTERLY ON A LINE PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION 145.5 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING WESTERLY ON SAID PARALLEL LINE 404.5 FEET;
THENCE NORTH 306 FEET;
THENCE EAST 200 FEET;
THENCE SOUTH 75 FEET;
THENCE EAST 204.5 FEET;
THENCE SOUTH 231 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT ANY PORTION THEREOF LYING NORTHEASTERLY OF THE CENTERLINE OF CREEK;
EXCEPT COUNTY ROAD.

PARCEL D, TRACT C:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SUBDIVISION 520 FEET, MORE OR LESS, TO THE CENTERLINE OF ISSAQUAH CREEK;
THENCE NORTHWESTERLY ALONG SAID CENTERLINE 18 FEET, MORE OR LESS TO A POINT ON SAID CENTERLINE LYING 18 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION AND THE TRUE POINT OF BEGINNING;
THENCE EASTERLY ALONG A LINE PARALLEL WITH AND 18 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION, 330 FEET;
THENCE NORTH 132 FEET;
THENCE WESTERLY ALONG A LINE PARALLEL TO AND 150 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION TO THE CENTERLINE OF ISSAQUAH CREEK;
THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE TRUE POINT OF BEGINNING;
EXCEPT THAT PORTION DEEDED TO THE STATE OF WASHINGTON FOR STATE HIGHWAY NO. 2, AS RECORDED IN KING COUNTY ON JANUARY 19, 1965 UNDER RECORDING NO. 5834396;
AND EXCEPT PORTION CONVEYED TO KING COUNTY SUPERIOR COURT CAUSE NO. 688885 FOR PRIMARY STATE HIGHWAY NO. 2.

PARCEL D, TRACT D:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE NORTH ON A QUARTER SECTION LINE 354 FEET;
THENCE WEST 16 FEET TO THE WEST MARGIN OF THE ROAD;
THENCE WEST PARALLEL TO SECTION LINE 550 FEET;
THENCE NORTH 306 FEET;
THENCE EAST 200 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 75 FEET;
THENCE EAST 120 FEET, MORE OR LESS, TO THE CENTER OF THE CREEK;
THENCE NORTHERLY FOLLOWING THE CENTERLINE OF THE CREEK TO A POINT EAST OF THE TRUE POINT OF BEGINNING;
THENCE WEST TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCEL D LYING NORTHERLY AND EASTERLY FROM THE ANNEXATON BOUNDARY SET FORTH IN ISSAQUAH CITY ORDINANCE NO. 1144, PASSED AND ADOPTED SEPTEMBER 17, 1973.

PARCEL E:

A STRIP OF LAND 30 FEET WIDE THROUGH THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, THE CENTERLINE OF WHICH BEGINS ON THE NORTH LINE OF SAID TRACT 495 FEET WEST OF THE NORTHEAST CORNER THEREOF;
RUNNING THENCE SOUTH 1° 19' 34" EAST 1320 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 442 FEET WEST OF THE SOUTHEAST CORNER THEREOF;

ALSO

A STRIP OF LAND 30 FEET WIDE THROUGH THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY WASHINGTON, A CENTERLINE OF WHICH BEGINS ON THE NORTH LINE OF SAID TRACT 442 FEET WEST OF THE NORTHEAST CORNER THEREOF;
RUNNING THENCE SOUTH 1° 19' 34" EAST, 1320 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 405 FEET WEST OF THE SOUTHEAST CORNER THEREOF;

EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACT LYING WITHIN A STRIP OF LAND 40 FEET WIDE THROUGH THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, THE CENTERLINE OF WHICH BEGINS AT A POINT 357 FEET NORTH OF THE SOUTHEAST CORNER THEREOF;
RUNNING THENCE NORTH 39° 32' 30" WEST 549 FEET;

ALSO

A STRIP OF LAND 42 FEET RUNNING THROUGH THE ABOVE DESCRIBED TRACT, ON THE FOLLOWING DESCRIBED CENTERLINE, CONTINUING FROM THE ABOVE DESCRIBED POINT, NORTH 55° 41' 20" WEST 1055 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 45 FEET SOUTH OF THE NORTHWEST CORNER THEREOF;
EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACT LYING SOUTHERLY OF THE NORTHERLY MARGIN OF THAT PORTION OF LAND AS CONDEMNED IN SUPERIOR COURT CAUSE NO. 704592.

ALL SITUATE IN THE CITY OF ISSAQUAH, COUNTY OF KING, STATE OF WASHINGTON.

MICHAEL FOLEY
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL LAND SURVEYOR

11-11-89

NOTES

1. EQUIPMENT AND PROCEDURES. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING TOPCON GTS-3 TOTAL-STATIONS.
2. DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. DATA SHOWN WITHIN PARENTHESES (...) ARE RECORD DATA AS NOTED.
4. (J) REFERS TO THAT RECORD OF SURVEY MADE BY JONES ASSOCIATES, INC., FILED JANUARY 7, 1975 IN BOOK 3 OF SURVEYS AT PAGES 272, 272A, 272B
5. (L) REFERS TO THAT RECORD OF SURVEY MADE BY LANDESIGN, FILED AUGUST 7, 1984 IN BOOK 41 OF SURVEYS AT PAGES 82, 82A.
6. NON-LOCATABLE EASEMENTS. THE FOLLOWING RECORDED EASEMENTS, BY THEIR NATURE OR BY THEIR UNSPECIFIED LOCATION, CANNOT BE DIRECTLY PLOTTED ON THIS PLAT;

   REFERENCE IS MADE TO THE RECORD FOR FURTHER PARTICULARS:
   A. 16' WIDE ROADWAY EASEMENT OVER A PORTION OF THE SW 1/4 SE 1/4 SEC. 21, T 24 N, R 6 E, W.M., RECORDING NO. 199719, DECEMBER 4, 1900
   B. RIGHT TO MAKE SLOPES FOR CUTS AND FILLS ALONG SE 56TH STREET, RECORDING NO. 5101346
   C. BANK PROTECTION, MAINTENANCE, ACCESS ALONG THE LEFT BANK OF ISSAQUAH (CREEK) RIVER, RECORDING NO. 5313045, AUGUST 2, 1961
   D. BANK PROTECTION, FLOOD CONTROL EASEMENT AND ACCESS, RECORDING NO. 5627092, AUGUST 21, 1963
   E. RELINQUISHMENT OF CERTAIN RIGHTS CONCERNING STATE HIGHWAY (I-90) RECORDING NO. 5834396, JANUARY 19, 1965; RECORDING NO. 6226193, AUGUST 29, 1967; KING COUNTY SUPERIOR COURT CAUSE NO. 688885, MAY 1, 1968; KING COUNTY SUPERIOR COURT CAUSE NO. 704592, JULY 29, 1969
7. NO BUILDING OR STRUCTURE MAY BE CONSTRUCTED ON LOTS 6 THROUGH 13 INCLUSIVE UNLESS A FLOOD HAZARD PERMIT HAS BEEN ISSUED BY THE CITY OF ISSAQUAH, OR THE CITY OF ISSAQUAH HAS DETERMINED THAT NO FLOOD HAZARD PERMIT IS REQUIRED.
8. LOTS 1, 2 AND 30 ARE SUBJECT TO AN EMERGENCY VEHICLE ACCESS EASEMENT IN FAVOR OF THE CITY OF ISSAQUAH; THE LOCATION AND RELOCATION FROM TIME TO TIME OF SAID EASEMENT SHALL BE AS APPROVED BY THE CITY OF ISSAQUAH.

BASIS OF BEARINGS

BEARINGS FOR THIS PLAT ARE BASED ON THE BEARING "S 88° 30' 02" E" TAKEN BETWEEN FOUND MONUMENTS IN SE 56TH STREET AS SHOWN HEREON AND AS SAID BEARING AND MONUMENTS ARE SHOWN ON THAT RECORD OF SURVEY FILED IN BOOK 41 OF SURVEYS AT PAGES 82 AND 82A, RECORDS OF KING COUNTY, WASHINGTON.

LEGEND

—— — — ——	BOUNDARY OF LAND PLATTED HEREON
—X—X—X—	EXISTING FENCE
●	POINT FOUND AS NOTED
○	SET 5/8"X24" REBAR WITH PLASTIC CAP WITNESSED WITH A 2"X2" WHITE LOT STAKE
◎	SET 2"X30" SPLIT BASE AL. PIPE WITH 3-1/4" AL. CAP BERNSTEN MONUMENT. WITNESSED WITH A 6-FT. STEEL FENCE POST.
△	SET 16" PYRAMID CONCRETE MONUMENT (6" SQ. BASE, 4" SQ. TOP) WITH 1-3/4" BRASS CAP IN STANDARD KING CO. MONUMENT CASE
▲	FOUND CONCRETE WSDOT MONUMENT UNLESS O/W NOTED

HDA
Horton Dennis & Associates, Inc.
Consulting Engineers and Surveyors
KIRKLAND, WASHINGTON • 822-2525

DATE 11-13-89

SHEET 2 OF 6