

149/65

I-90 CORPORATE CENTER

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

149/65

89/11/29	#1591
RECD F	25.00
REC FEE	2.00
REV S	26.00
CASHSL	***53.00
	55

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE CITY OF ISSAQUAH ALL ROADS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON; AND DEDICATE TO THE CITY OF ISSAQUAH FREE AND CLEAR OF ALL ENCUMBRANCES, EXCEPT AS SHOWN HEREON, THE LAND DESIGNATED AS "TRACT C" AS SHOWN HEREON; AND DEDICATE TO THE CITY OF ISSAQUAH A PUBLIC RECREATION EASEMENT AND TRAIL EASEMENT, AS LAST TWO SAID EASEMENTS ARE DESIGNATED "EASEMENT R" AS SHOWN HEREON; AND DEDICATE ALL EASEMENTS FOR PUBLIC UTILITIES IN FAVOR OF THE CITY OF ISSAQUAH AND GRANT TO THE CITY OF ISSAQUAH AUTHORITY TO ASSIGN LAST SAID EASEMENTS TO OTHER PUBLIC UTILITIES AT ITS DISCRETION.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

I-90 ASSOCIATES LIMITED PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP, BY ICC PROPERTY ASSOCIATES, ITS GENERAL PARTNER, BY PARKLAND DEVELOPMENT CORPORATION, ITS CORPORATE GENERAL PARTNER

P.L. Sligh, Jr.
P.L. SLIGH, JR.
PRESIDENT

SECURITY PACIFIC COMMERCIAL MORTGAGE COMPANY, A WASHINGTON CORPORATION, SUCCESSOR IN INTEREST TO RAINIER COMMERCIAL MORTGAGE COMPANY

Duane O. Ross
DUANE O. ROSS
VICE-PRESIDENT

PICKERING PARK ASSOCIATES, A WASHINGTON LIMITED PARTNERSHIP, BY PICKERING PARK, INC., ITS CORPORATE GENERAL PARTNER

P.L. Sligh, Jr.
P.L. SLIGH, JR.
PRESIDENT

CORPORATION ACKNOWLEDGEMENT

STATE OF WASHINGTON) SS
COUNTY OF KING)

THIS IS TO CERTIFY THAT ON THIS 27th DAY OF November, 1989, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED DUANE O. ROSS KNOWN TO ME TO BE THE VICE-PRESIDENT OF SECURITY PACIFIC COMMERCIAL MORTGAGE COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Mary K. Hammerster
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
My commission expires 12-12-92

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 TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, EASEMENTS, "TRACT C", OR FOR OTHER PUBLIC USES, ARE

PAID IN FULL THIS 27th DAY OF November, 1989, A.D.

James R. Blake
FINANCE DIRECTOR, CITY OF ISSAQUAH

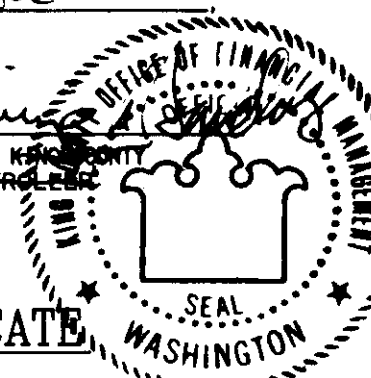
COMPTROLLER'S CERTIFICATE

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, EASEMENTS, "TRACT C", OR FOR OTHER PUBLIC USES ARE PAID IN FULL THIS

27th DAY OF November, 1989, A.D.

D. La Dalich
KING COUNTY COMPTROLLER
FINANCE Mgr.

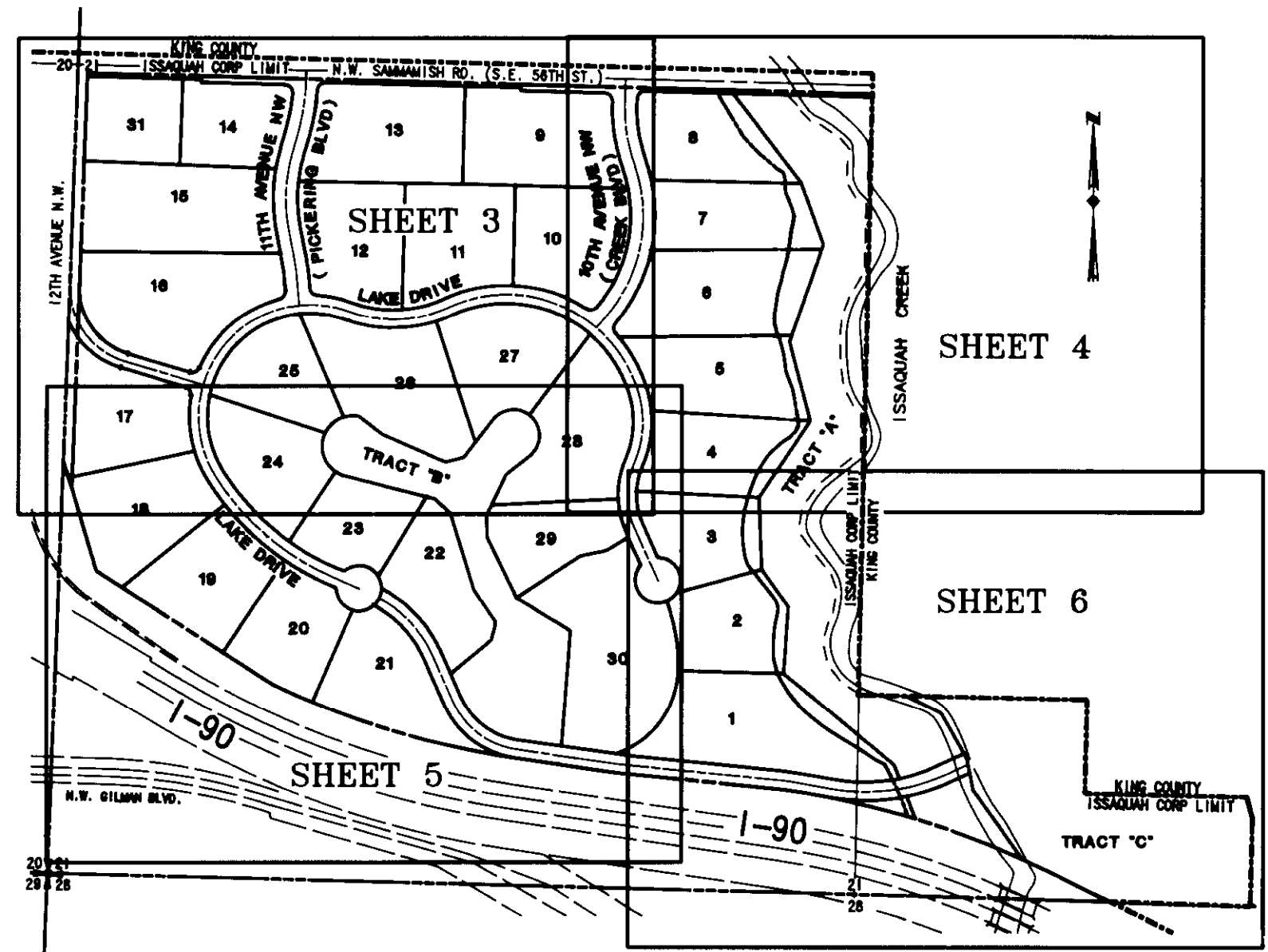
W. J. ...
DEPUTY KING COUNTY
COMPTROLLER



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE EXTERIOR BOUNDARIES OF THIS PLAT OF I-90 CORPORATE CENTER ARE AS ESTABLISHED BY SURVEYS FILED IN BOOK 4 OF SURVEYS AT PAGES 279, 279A, 279B, 279C; BOOK 5 OF SURVEYS AT PAGE 3; BOOK 41 OF SURVEYS AT PAGES 82, 82A; AND BOOK 61 OF SURVEYS AT PAGE 229; I FURTHER CERTIFY THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; THAT THE LOT/TRACT CORNERS HAVE BEEN STAKED CORRECTLY ON THE GROUND; THAT THE MONUMENTS WILL BE SET AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

Michael E. Foster
DATE: 11-11-89
MICHAEL E. FOSTER
PROFESSIONAL LAND SURVEYOR
STATE OF WASHINGTON
CERTIFICATE NO. 21356



SHEET INDEX MAP

400 200 0 400 800
SCALE IN FEET

CORPORATION ACKNOWLEDGEMENT

STATE OF WASHINGTON) SS
COUNTY OF KING)

THIS IS TO CERTIFY THAT ON THIS 27th DAY OF November, 1989, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED P.L. SLIGH, JR., KNOWN TO ME TO BE THE PRESIDENT OF PARKLAND DEVELOPMENT CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Maureen A. Wood
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
My commission expires 8-20-90



CORPORATION ACKNOWLEDGEMENT

STATE OF WASHINGTON) SS
COUNTY OF KING)

THIS IS TO CERTIFY THAT ON THIS 27th DAY OF November, 1989, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED P.L. SLIGH, JR., KNOWN TO ME TO BE THE PRESIDENT OF PICKERING PARK, INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Maureen A. Wood
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
My commission expires 8-20-90

APPROVALS

EXAMINED AND APPROVED THIS 27th DAY OF November, 1989, A.D.

R. P. ...
DIRECTOR OF PUBLIC WORKS
CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 28th DAY OF November, 1989, A.D.

Don McMein CHAIRMAN
DEVELOPMENT COMMISSION
Marjorie K. Levy SECRETARY
DEVELOPMENT COMMISSION

EXAMINED AND APPROVED THIS 27th DAY OF November, 1989, A.D.

R. J. ...
DIRECTOR OF DEVELOPMENT REVIEW
CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 27th DAY OF Nov., 1989, A.D.

Clay Culvey MAYOR, CITY OF ISSAQUAH
Linda Riedel ATTEST
CITY CLERK

EXAMINED AND APPROVED THIS 27th DAY OF November, 1989, A.D.

John Caspita DATE: 11/27/89
CITY ENGINEER
CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 29 DAY OF Nov, 1989, A.D.

Ruth Rooda KING COUNTY ASSESSOR
J. ... DEPUTY KING COUNTY ASSESSOR

RECORDING CERTIFICATE: 89/129/591

FILED FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH THIS 29th DAY OF Nov., 1989, AT 03 MINUTES PAST 4 P.M., IN VOLUME 149 OF PLATS AT PAGES 65-70, RECORDS OF KING COUNTY, WASHINGTON,

DIVISION OF RECORDS AND ELECTIONS.
MANAGER JANE HAGUE
SUPERINTENDENT OF RECORDS *Carolyn Allgood*



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

DATE 11-13-89
SHEET 1 OF 6

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 ANNEXATION 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.



NOTES

- EQUIPMENT AND PROCEDURES. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING TOPCON GTS-3 TOTAL-STATIONS.
- DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- DATA SHOWN WITHIN PARENTHESES (...) ARE RECORD DATA AS NOTED.
- (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
- (L) REFERS TO THAT RECORD OF SURVEY MADE BY LANDESIGN, FILED AUGUST 7, 1984 IN BOOK 41 OF SURVEYS AT PAGES 82, 82A.
- 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
- 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.
- 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

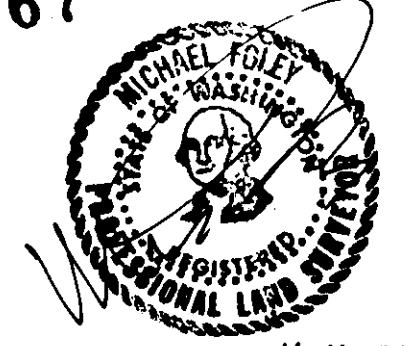
- BOUNDARY OF LAND PLATTED HEREON
- X---X---X--- EXISTING FENCE
- POINT FOUND AS NOTED
- SET 5/8"x24" REBAR WITH PLASTIC CAP WITNESSED WITH A 2"x2" WHITE LOT STAKE
- ⊙ SET 2"x30" SPLIT BASE AL. PIPE WITH 3-1/4" AL. CAP BERNSTEIN MONUMENT. WITNESSED WITH A 6-FT. STEEL FENCE POST.
- △ SET 16" PYRAMID CONCRETE 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



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

DATE 11-13-89
SHEET 2 OF 6

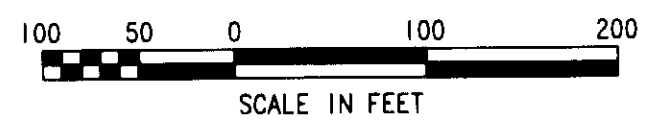
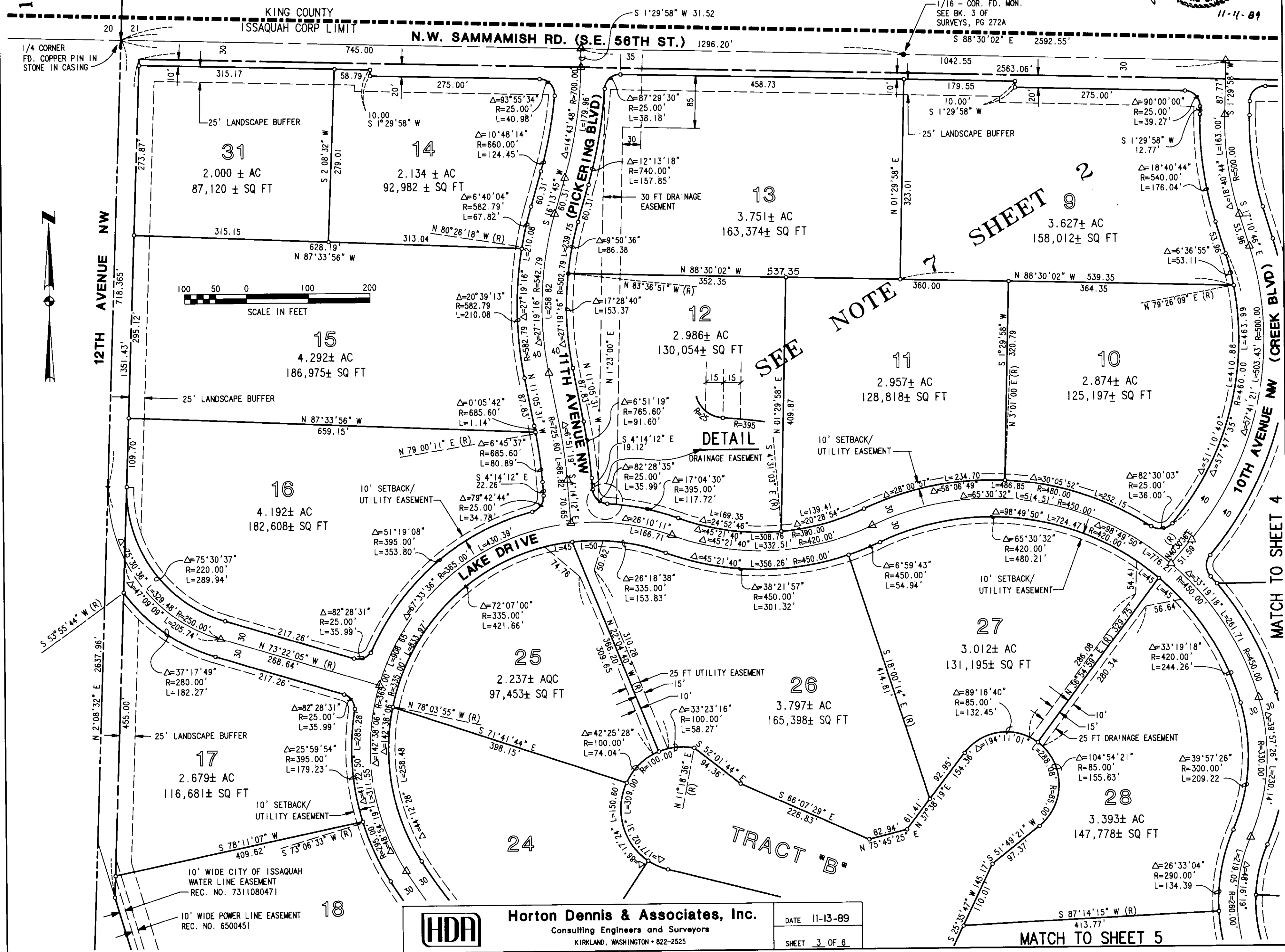
149/67



I-90 CORPORATE CENTER

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

149/67



SEE NOTE 7

SEE NOTE 7

DETAIL

TRACT "B"



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

DATE 11-13-89
SHEET 3 OF 6

MATCH TO SHEET 5

MATCH TO SHEET 4

SHEET 9

149/69

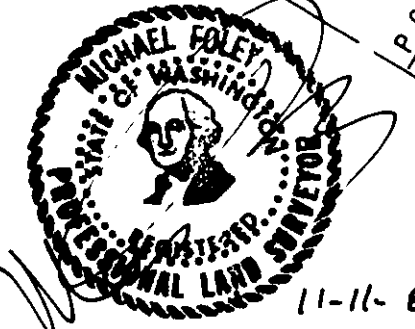
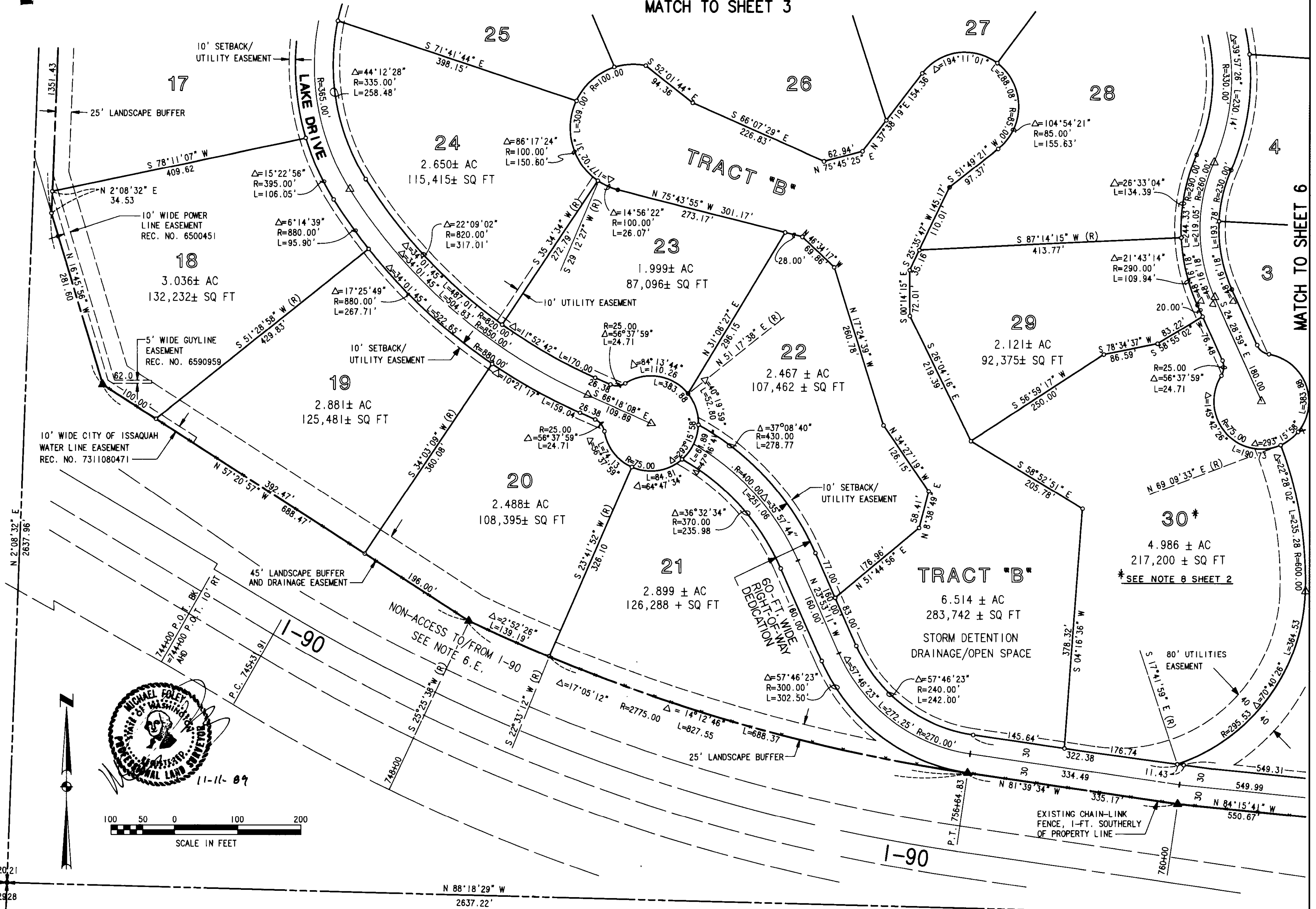
149/69

I-90 CORPORATE CENTER

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

MATCH TO SHEET 3

MATCH TO SHEET 6



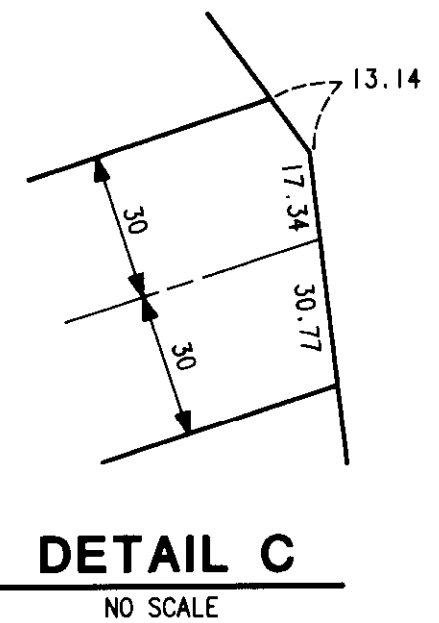
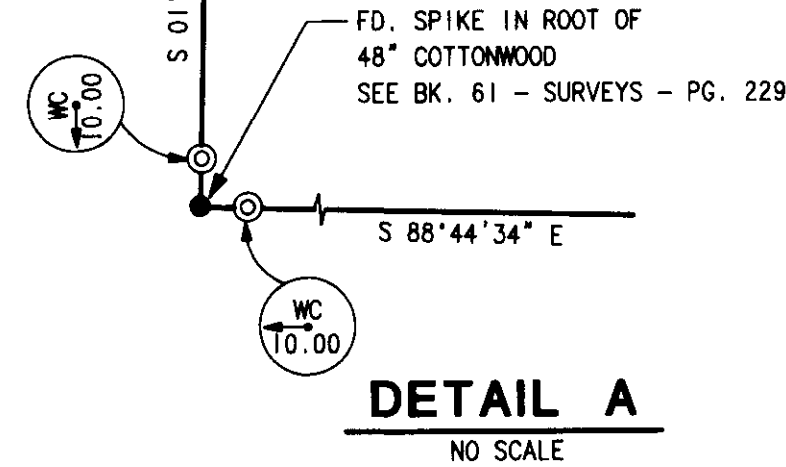
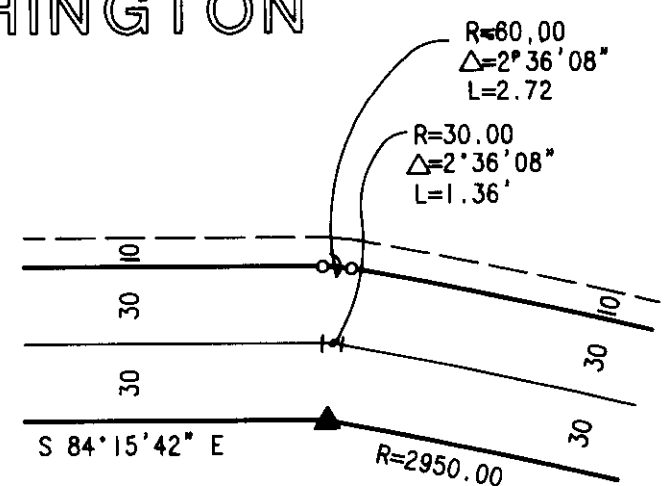
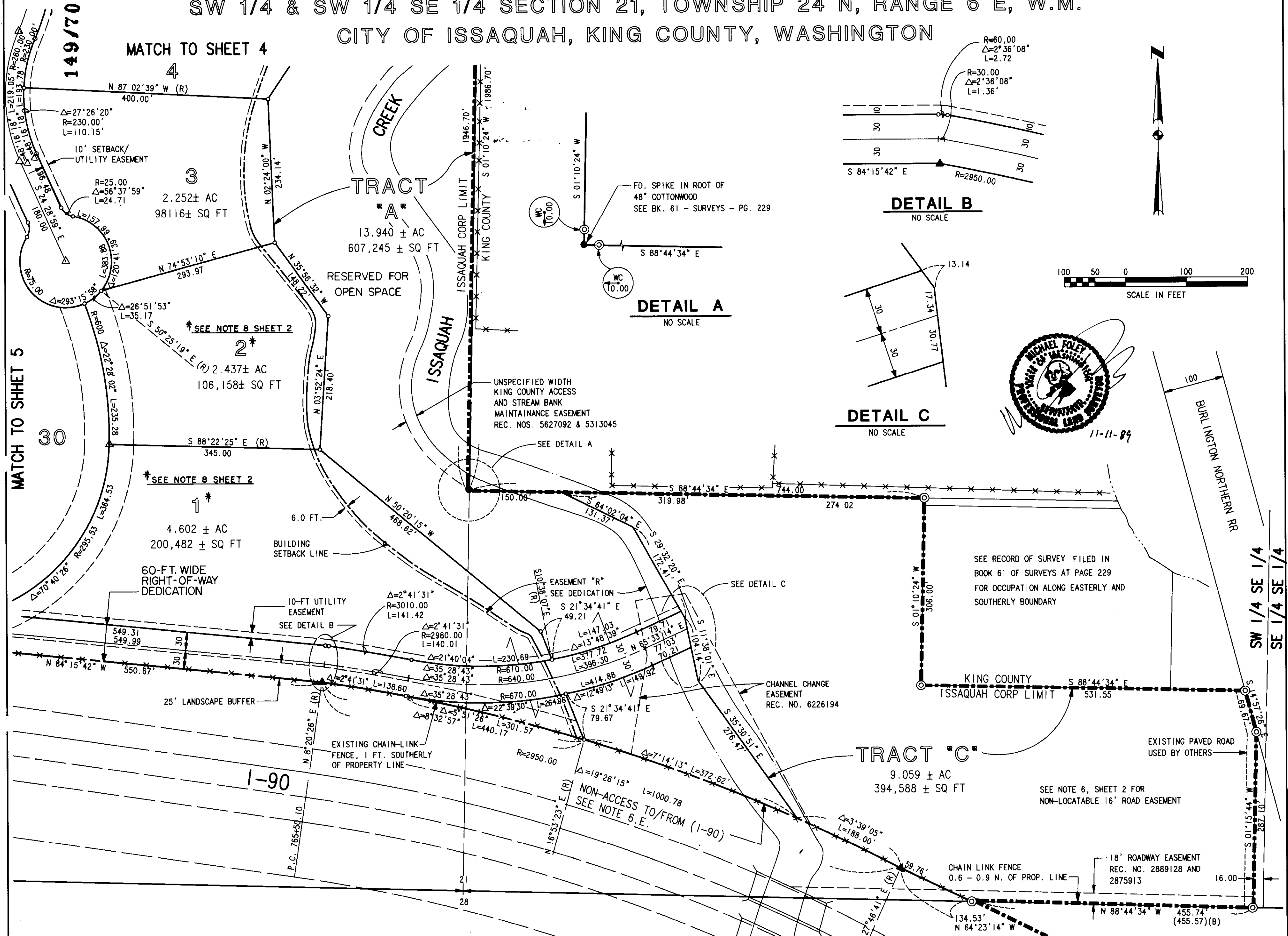
Horton Dennis & Associates, Inc.
 Consulting Engineers and Surveyors
 KIRKLAND, WASHINGTON • 822-2525

DATE 11-13-89
 SHEET 5 OF 6

I-90 CORPORATE CENTER

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

149/70



SEE RECORD OF SURVEY FILED IN BOOK 61 OF SURVEYS AT PAGE 229 FOR OCCUPATION ALONG EASTERLY AND SOUTHERLY BOUNDARY

TRACT "C"
9.059 ± AC
394,588 ± SQ FT

SEE NOTE 6, SHEET 2 FOR NON-LOCATABLE 16' ROAD EASEMENT

ISSAQUAH LOT LINE ADJUSTMENT
LLA-94-09
KING COUNTY, WASHINGTON

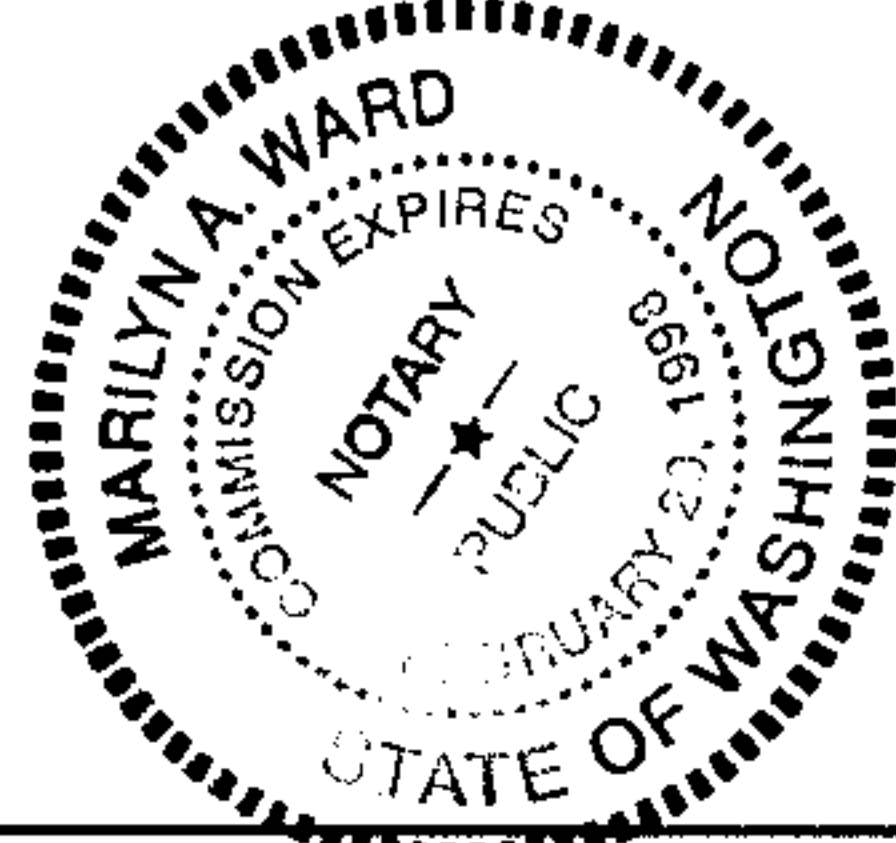
DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A BOUNDARY LINE ADJUSTMENT THEREOF PURSUANT TO RCW 58.17.040 AND DECLARE THIS ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

190 ASSOCIATES LIMITED PARTNERSHIP
BY: ICC Property Associates Limited Partnership
Its General Partner
BY: Parkland Development Corporation

P. Langston Sligh, Jr.
P. Langston Sligh, Jr.
Its President

State of Washington
County of King
I certify that I know or have satisfactory evidence that P. Langston Sligh, Jr. signed this instrument and acknowledged it to be (his) free and voluntary act for the uses and purposes mentioned in the instrument.



Signature of Marilyn A. Ward
Notary Public
Dated 01-17-95
My appointment expires 02-20-98

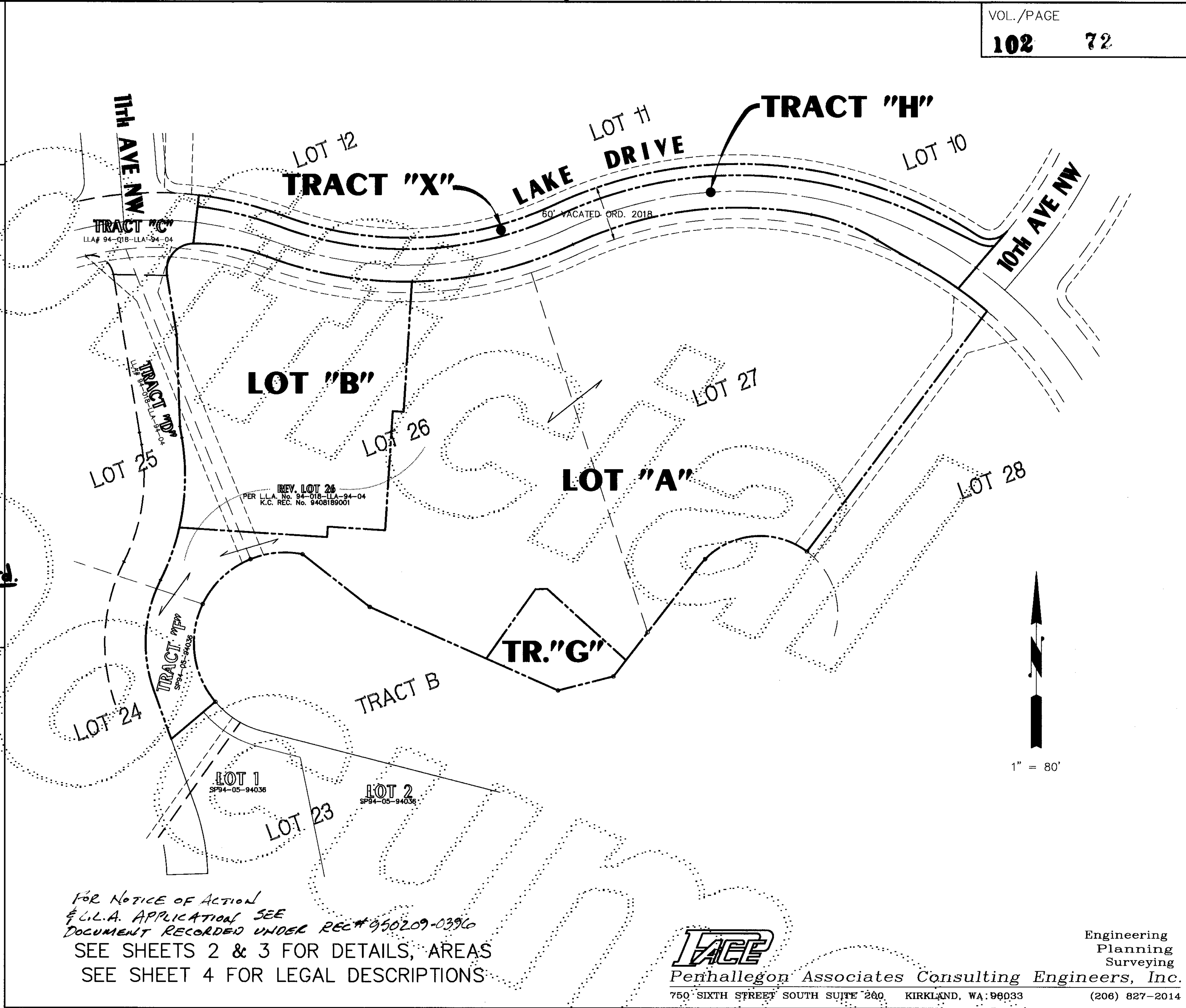
APPROVALS

Issaquah Planning Department:
Examined and approved this 3 day of February 1995
Janette Sarnak-McKague
Planning Manager

Issaquah Department of Public Works:
Examined and approved this 3 day of February 1995
Chad B. Fambles
Director

King County Department of Assessments:
Examined and approved this 9 day of FEB 1995
SCOTT NORBE
Assessor

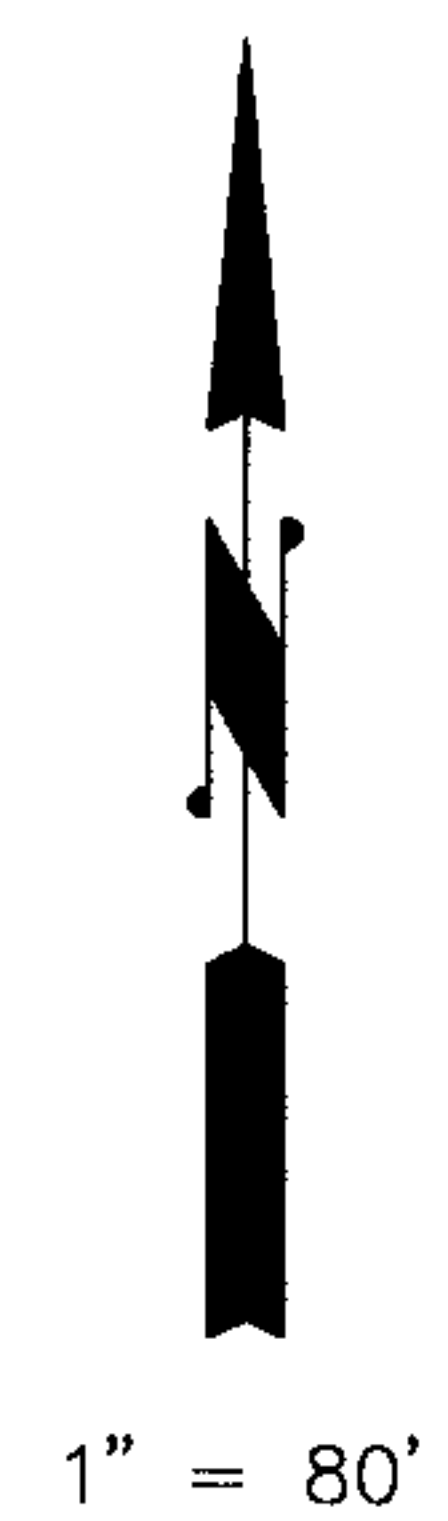
Deputy Assessor J. Martin
SW 1/4 Z1-24-6 355750-0100-0110-0120-0242-
KING COUNTY RECORDING NO. 0260-0270



FOR NOTICE OF ACTION
& L.L.A. APPLICATION SEE
DOCUMENT RECORDED UNDER REC# 950209-0396
SEE SHEETS 2 & 3 FOR DETAILS, AREAS
SEE SHEET 4 FOR LEGAL DESCRIPTIONS

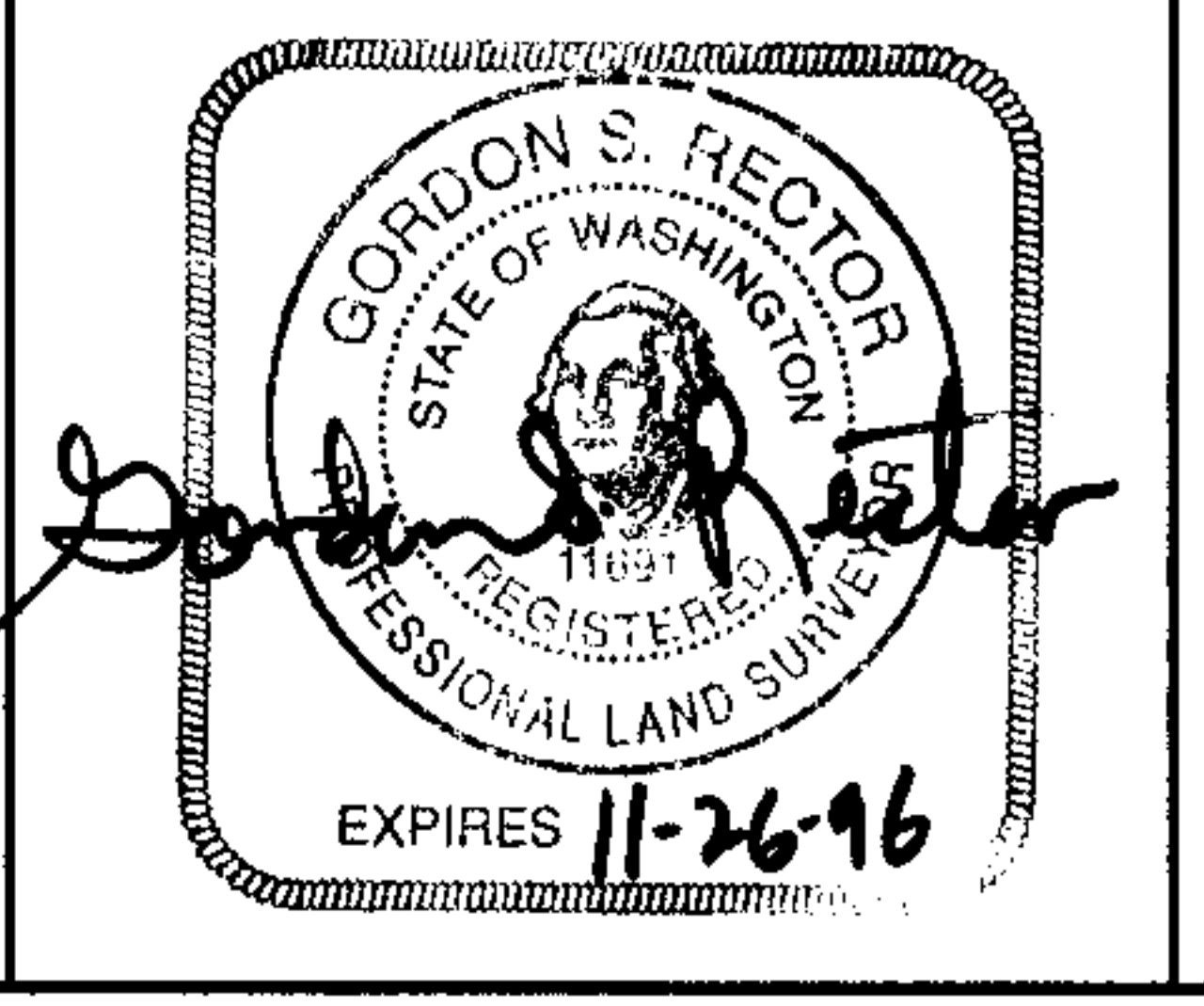


Engineering Planning Surveying
Penhallegon Associates Consulting Engineers, Inc.
750 SIXTH STREET SOUTH SUITE 200 KIRKLAND, WA 98033 (206) 827-2014



RECORDER'S CERTIFICATE
filed for record this 9th day of Feb, 1995 at AM
in book 22-0444 at page 22, 23 at the request of
Gordon S. Recler
Mgr. Carolee Aleman
Supt. of Records

LAND SURVEYOR'S CERTIFICATE
This BOUNDARY LINE ADJUSTMENT correctly represents a survey made by me or under my direction in conformance with state and county statutes.
in January 1995
Gordon S. Recler
Certificate No. 11691

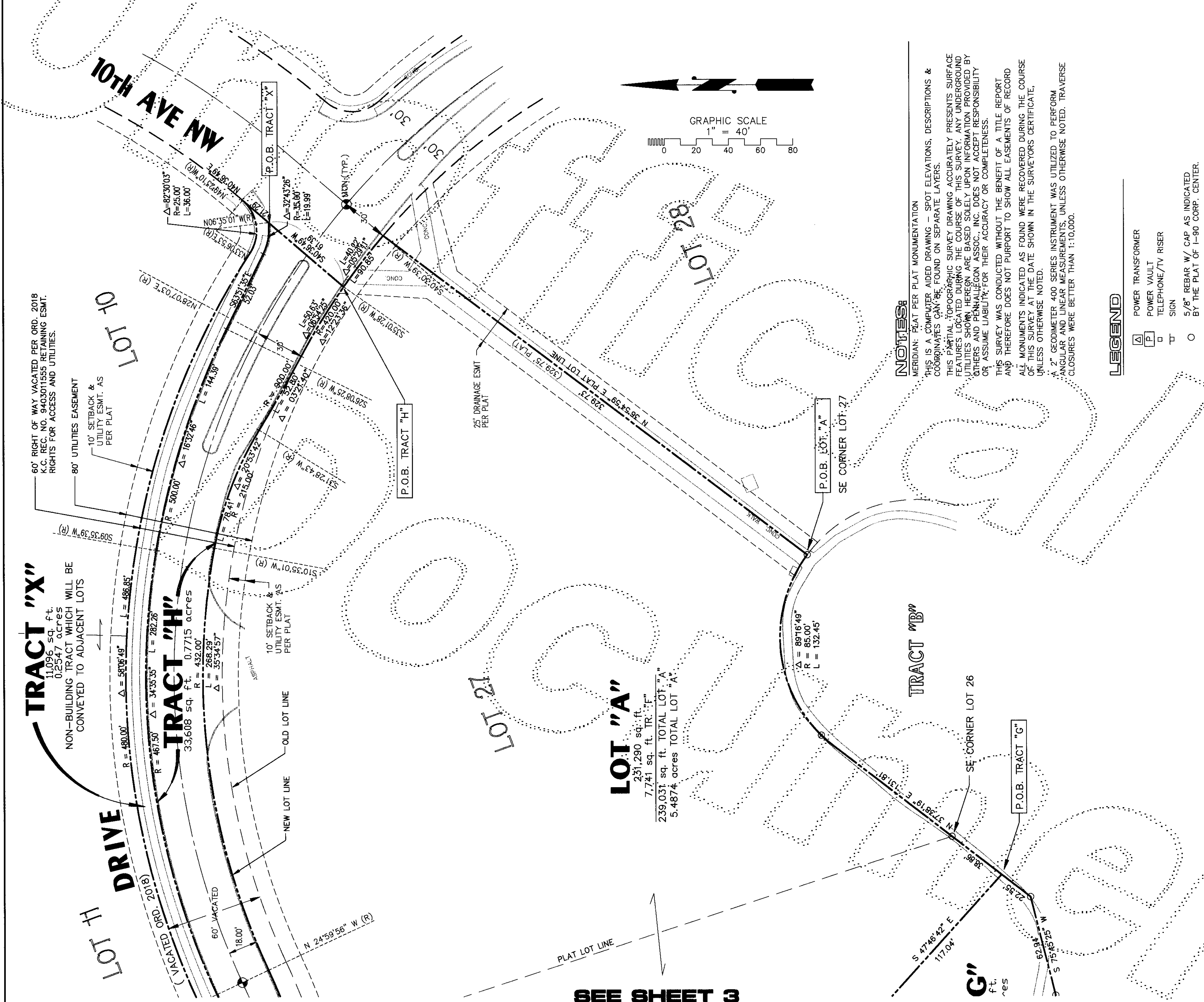


APPROVAL NOTES:
THIS REQUEST QUALIFIES FOR EXEMPTION UNDER KCC 19.08.112. IT DOES NOT GUARANTEE THAT THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPARATE INSTRUMENT.

LOT LINE ADJUSTMENT FOR I-90 ASSOCIATES LIMITED PARTNERSHIP AT I-90 CORPORATE CENTER			PRICE COSTCO - L.L.A.		
STREET RESTRICTIONS: PRIVATE STREETS TO BE OWNED AND MAINTAINED IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO PICKERING PLACE RECORDED UNDER KING COUNTY RECORDING NUMBER 9311161931.			SCALE: 1 inch = 80 feet		
APPROVAL NOTES: THIS REQUEST QUALIFIES FOR EXEMPTION UNDER KCC 19.08.112. IT DOES NOT GUARANTEE THAT THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPARATE INSTRUMENT.			PORTION OF: NW & SW 1/4 of SW 1/4, S. 21 T. 24 N. R. 6 E., W.M.		
DWN. BY DERSHAM	DATE 01/13/95	JOB NO. 94885.00	SHEET 1 OF 4		
PLAT CK.	SCALE 1" = 80'	SHEET			

190\LLA-COST.DWG 1/13/95

VOL./PAGE



NOTES:
 MERIDIAN: PLAT PER PLAT MONUMENTATION
 THIS IS A COMPUTER AIDED DRAWING - SPOT ELEVATIONS, DESCRIPTIONS & COORDINATES CAN BE FOUND ON SEPARATE LAYERS.
 THIS PARTIAL TOPOGRAPHIC SURVEY DRAWING ACCURATELY PRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND PENHALLEGON ASSOC., INC. DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THEIR ACCURACY OR COMPLETENESS.
 THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD ALL MONUMENTS INDICATED AS FOUND WERE RECOVERED DURING THE COURSE OF THIS SURVEY AT THE DATE SHOWN IN THE SURVEYORS CERTIFICATE, UNLESS OTHERWISE NOTED.
 A 2" GEODIMETER 400 SERIES INSTRUMENT WAS UTILIZED TO PERFORM ANGULAR AND LINEAR MEASUREMENTS, UNLESS OTHERWISE NOTED. TRAVERSE CLOSURES WERE BETTER THAN 1:10,000.

- LEGEND**
- POWER TRANSFORMER
 - POWER VAULT
 - TELEPHONE/TV RISER
 - SIGN
 - 5/8" REBAR W/ CAP AS INDICATED BY THE PLAT OF I-90 CORP. CENTER.
 - CASED MONUMENTS AS INDICATED BY THE PLAT OF I-90 CORP. CENTER.
 - CENTER LINES
 - PROPERTY LINES
 - RIGHT-OF-WAY LINES
 - PLATTED LOT LINES
 - EASEMENT LINES
 - EXISTING CURB LINES

TRACT "X"
 11,096 sq. ft.
 0.2547 acres
 NON-BUILDING TRACT WHICH WILL BE CONVEYED TO ADJACENT LOTS

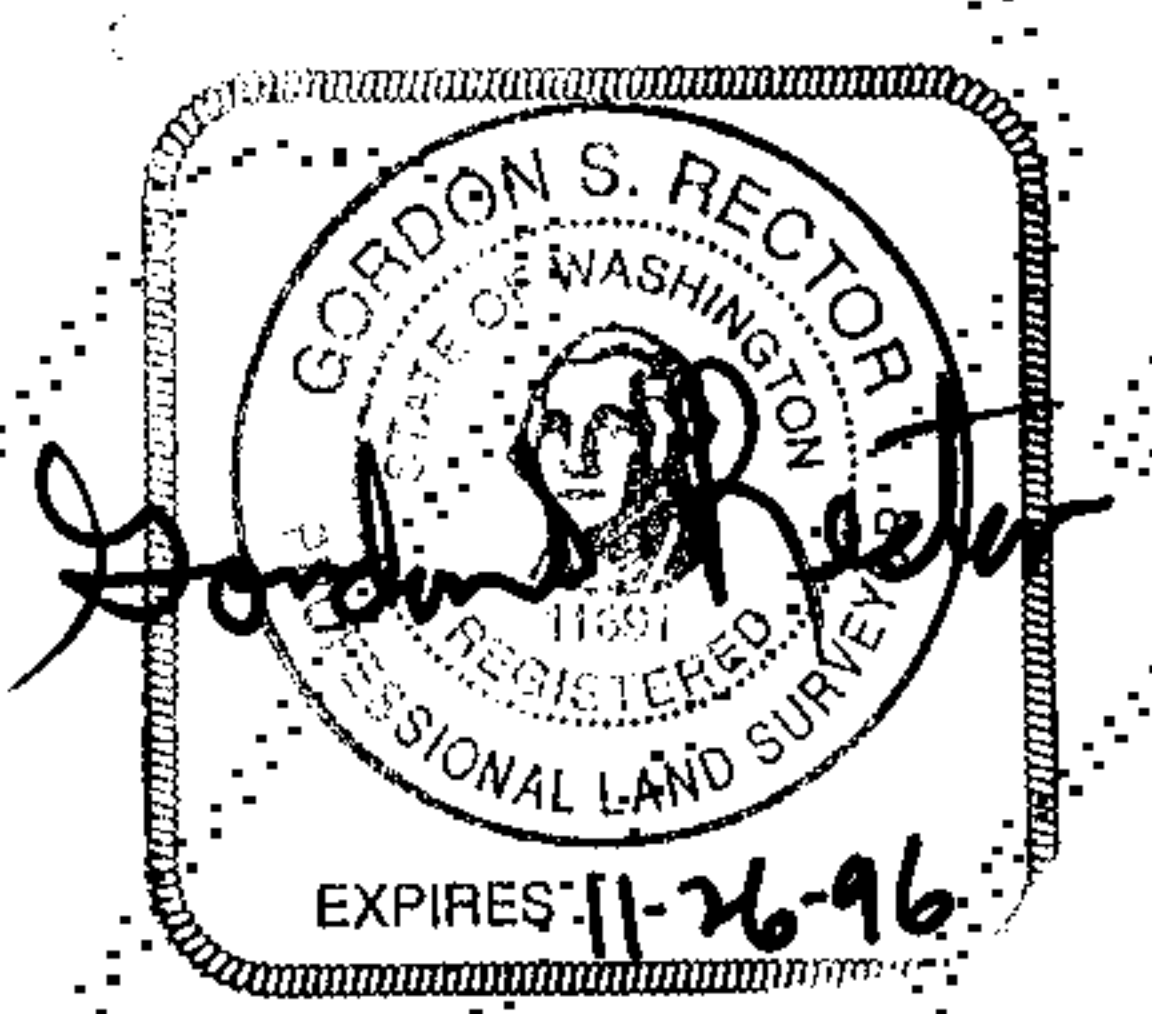
TRACT "H"
 33,608 sq. ft.
 0.7715 acres

LOT "A"
 231,290 sq. ft.
 7,741 sq. ft. TR. "F"
 239,031 sq. ft. TOTAL LOT "A"
 5.4874 acres TOTAL LOT "A"

TRACT "B"

TRACT "G"

SEE SHEET 3

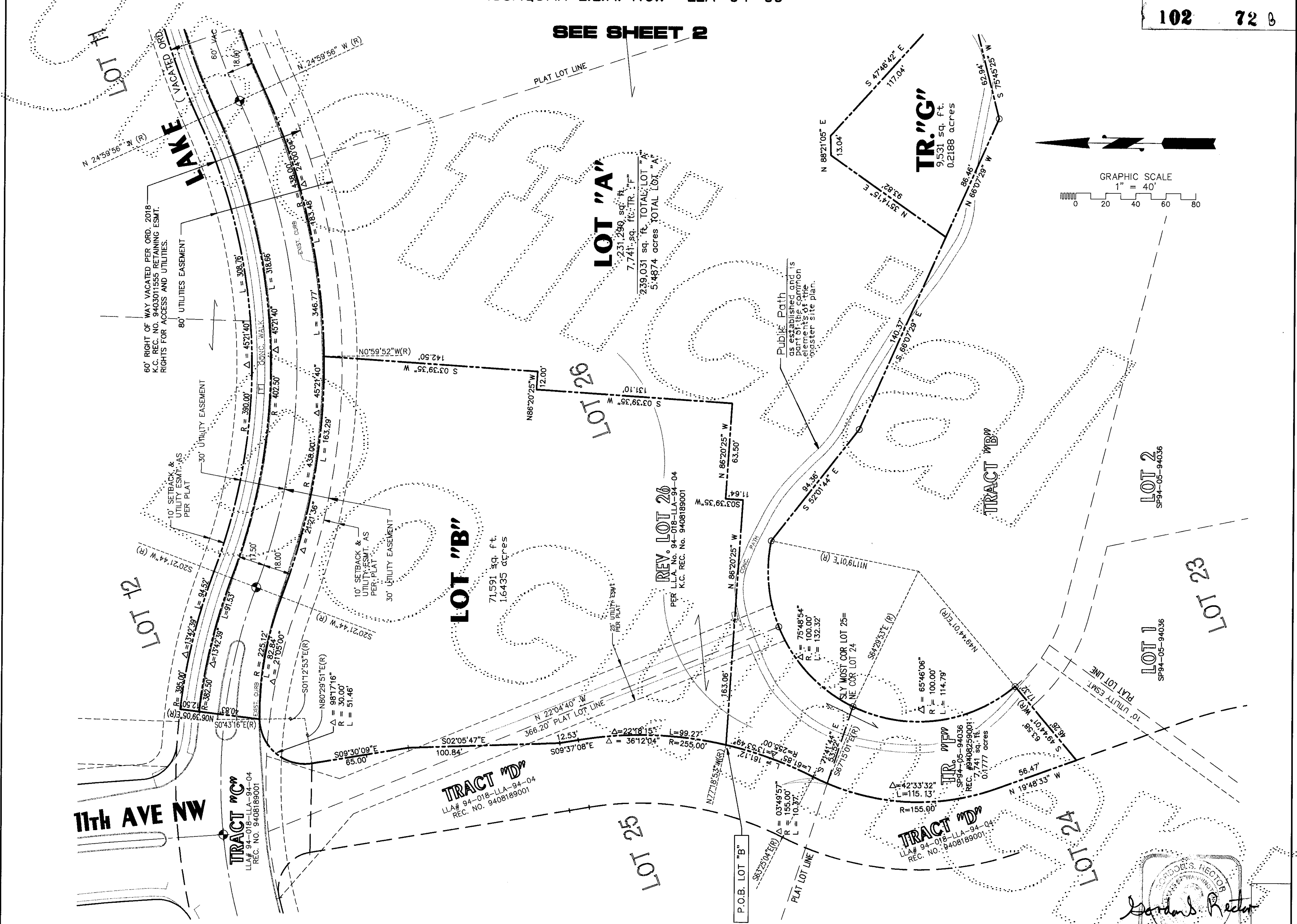
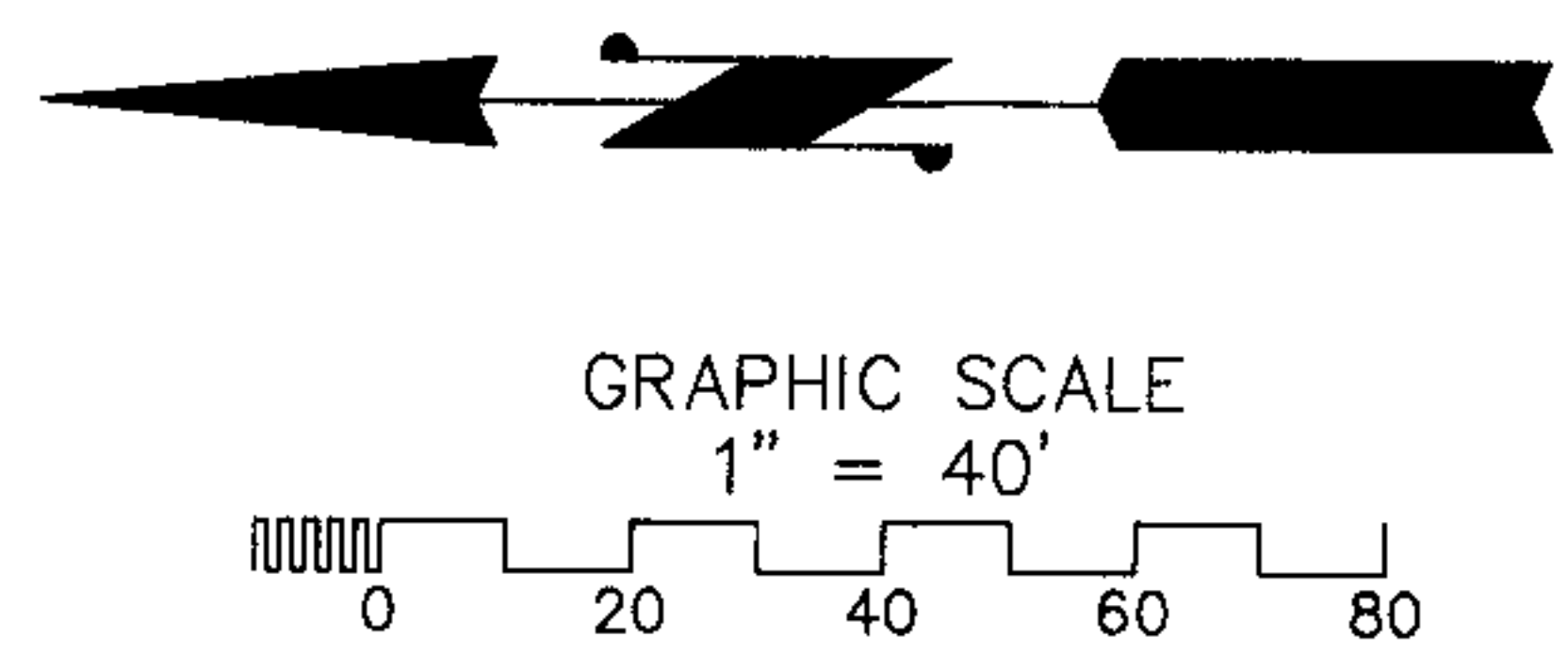


9502099005

ISSAQUAH L.L.A. NO.: LLA-94-09

102 72 0

SEE SHEET 2



LOT 11

LAKE

LOT "A"

TR. "G"

LOT "B"

REV. LOT 20

TRACT "B"

LOT 12

11th AVE NW

TRACT "C"

TRACT "D"

LOT 25

P.O.B. LOT "B"

TRACT "M"

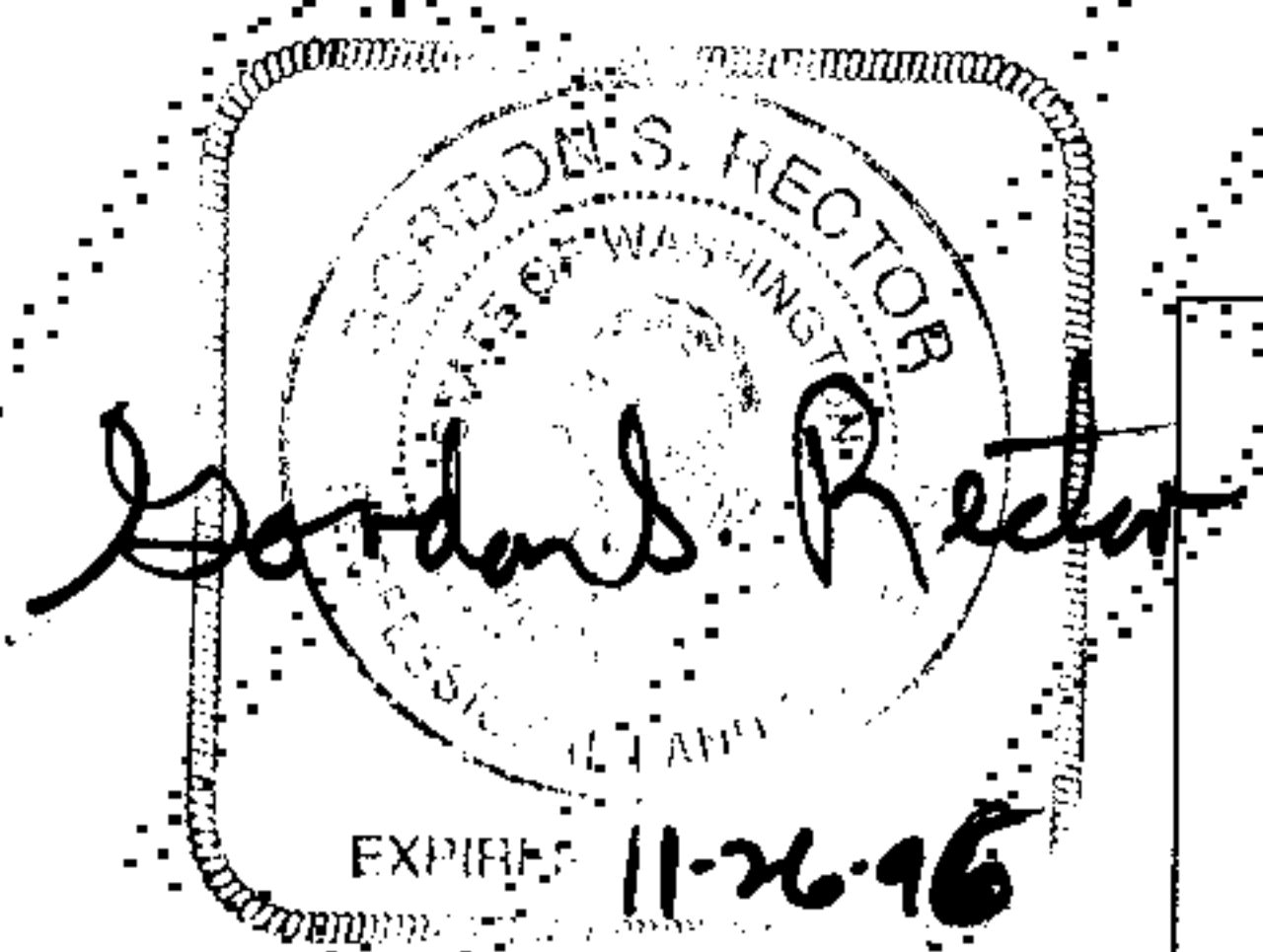
LOT 24

LOT 1

LOT 23

LOT 2

Engineering Planning Surveying Penhallegon Associates Consulting Engineers, Inc. 750 SIXTH STREET SOUTH SUITE 200 KIRKLAND, WA 98033 (206) 827-2014 DATE: 12/08/94 DRAWN: JRD FILE: \DWG\190\LLA-COST JOB NO. 94885.00



SEE SHEET 1 FOR RECORDING DATA SHEET 3 OF 4

REVISED 01/16/95

ISSAQUAH LOT LINE ADJUSTMENT
94-018-LLA-94-04
KING COUNTY, WASHINGTON

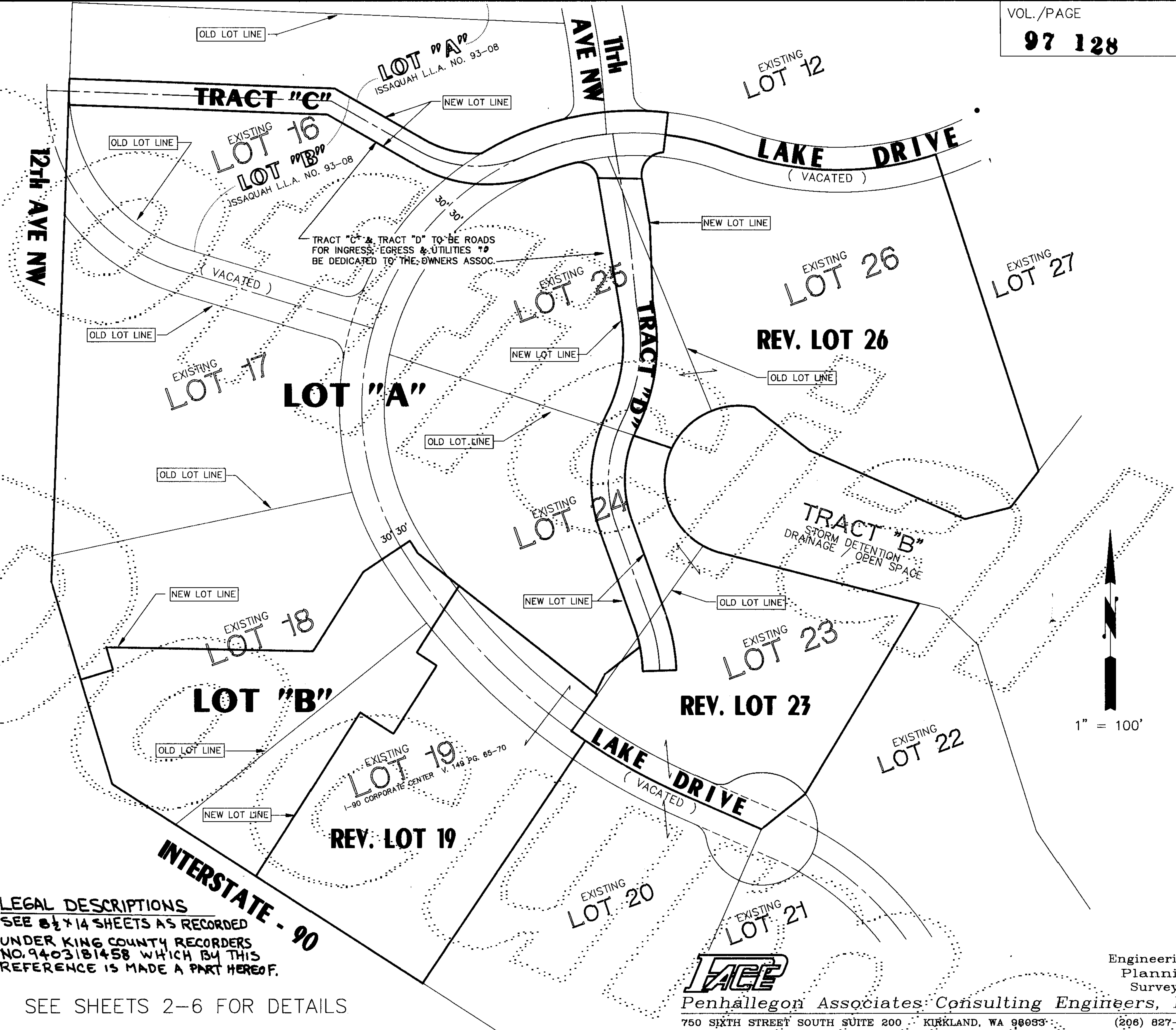
DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A BOUNDARY LINE ADJUSTMENT THEREOF PURSUANT TO RCW 58.17.040 AND DECLARE THIS ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

P.L. Sligh
Name PRESIDENT Name
PARKLAND DEVELOPMENT CORP
GENERAL PARTNER of Name
ICC PROPERTY ASSOCIATES
LIMITED PARTNERSHIP Name
590 ASSOCIATES LIMITED PARTNERSHIP
State of Washington
County of KING
I certify that I know or have satisfactory evidence that
P.L. SLIGH, JR.

signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Signature of Notary Public *Alisa Scott*
Dated March 17, 1994
My appointment expires 1-1-96



APPROVALS

Issaquah Planning Department:
Examined and approved this 17th day of March 1994
Jeanette Damek-Metague
Planning Manager

Issaquah Department of Public Works:
Examined and approved this 17th day of March 1994
W. Dale
Director

King County Department of Assessments :
Examined and approved this 18th day of March 1994
SCOTT NOBLE
Assessor

San Clary
Deputy Assessor
KING COUNTY RECORDING NO.

LEGAL DESCRIPTIONS
SEE 8 1/2 X 14 SHEETS AS RECORDED
UNDER KING COUNTY RECORDERS
NO. 9403181458 WHICH BY THIS
REFERENCE IS MADE A PART HEREOF.
SEE SHEETS 2-6 FOR DETAILS

STREET RESTRICTIONS:
PRIVATE STREETS TO BE OWNED AND MAINTAINED IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO PICKERING PLACE RECORDED UNDER KING COUNTY RECORDING NUMBER 9311161931.
TRACT "C" & TRACT "D" TO BE ROADS FOR INGRESS, EGRESS & UTILITIES TO BE DEDICATED TO THE OWNERS ASSOCIATION.
I-90 ASSOC. WILL PROVIDE ACCESS TO LOTS 18 THROUGH 25 UNTIL SUCH TIME AS TRACT "D" IS IMPROVED & RECIPROCAL EASEMENTS ARE RECORDED.

LAND SURVEYOR'S CERTIFICATE
This BOUNDARY LINE ADJUSTMENT correctly represents a survey made by me or under my direction in conformance with state and county statutes.
in March, 1994
Gordon S. Rector
Certificate No. 11691

LOT LINE ADJUSTMENT
FOR
I-90 ASSOCIATES LIMITED PARTNERSHIP
AT I-90 CORPORATE CENTER

APPROVAL NOTES:
THIS REQUEST QUALIFIES FOR EXEMPTION UNDER KCC 19.08.112. IT DOES NOT GUARANTEE THAT THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPARATE INSTRUMENT.
REVISED : LOT NUMBERS/ LETTERS 3/02/94
ADDED NOTES & LOT LINE DESIGNATIONS TO SHEET I. 3/16/94 F.W.

SCALE:
1 inch = 100 ft. 0 100 200'

PORTION OF:
NW & SW 1/4 of SW 1/4, S. 21 T. 24 N. R. 6 E., W.M.
DWN. BY DERSHAM DATE 03/16/94 JOB NO. 94419.00
PLAT CK. SCALE 1" = 100' SHEET 1 OF 6

Engineering Planning Surveying
FACE
Penhallegon Associates Consulting Engineers, Inc.
750 SIXTH STREET SOUTH SUITE 200 KIRKLAND, WA 98033 (206) 827-2014

RECORDER'S CERTIFICATE
filed for record this 18th day of Mar 1994 at 1:47 P.M.
in book 97 of S&M page 128 at the request of
Gordon Rector
John Charles Mgr. Carolyn Ableman Supt. of Records

SEE SHEET 2

LOT "A"

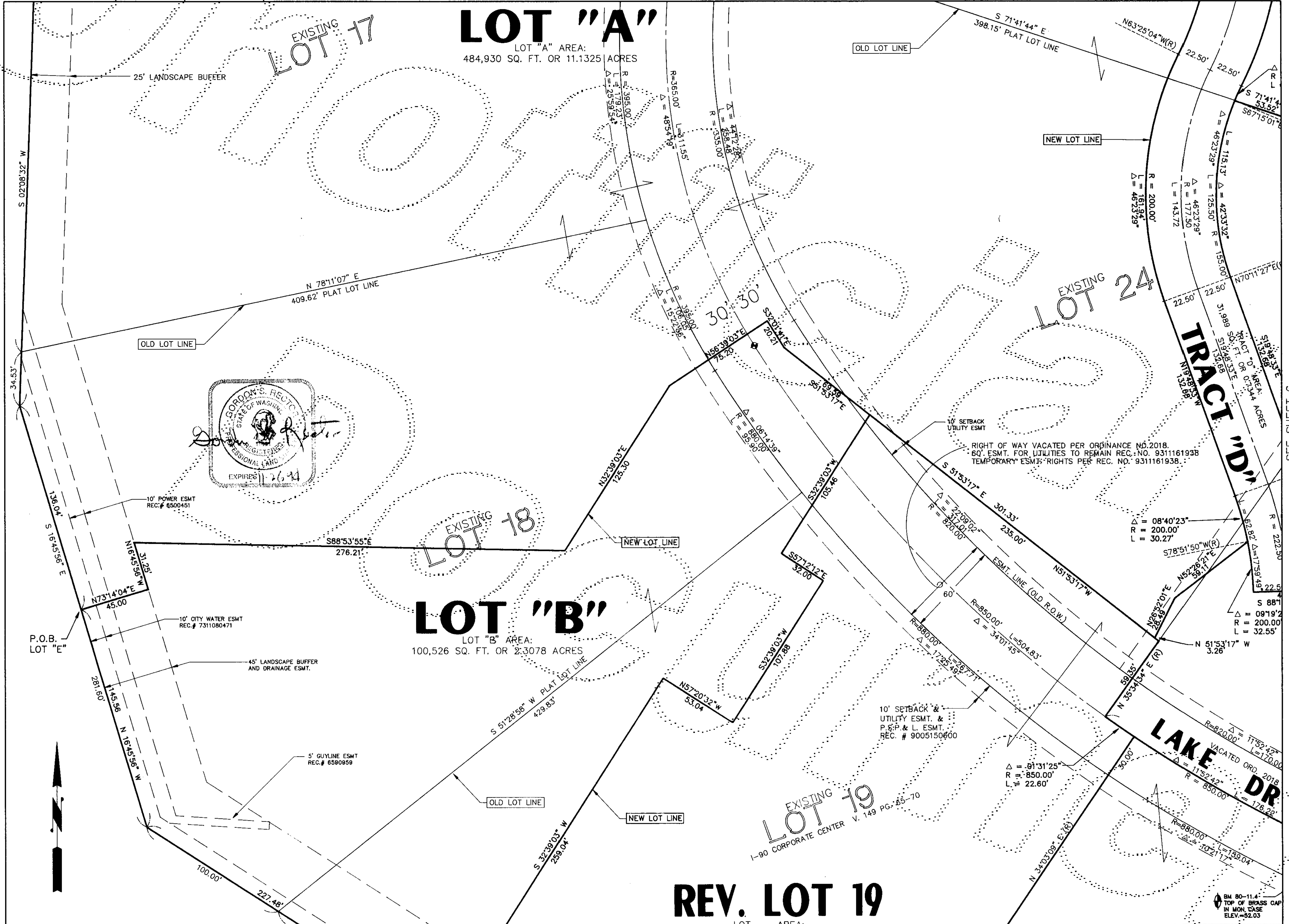
LOT "A" AREA:
484,930 SQ. FT. OR 11.1325 ACRES

LOT "B"

LOT "B" AREA:
100,526 SQ. FT. OR 2.3078 ACRES

REV. LOT 19

SEE SHEET 4

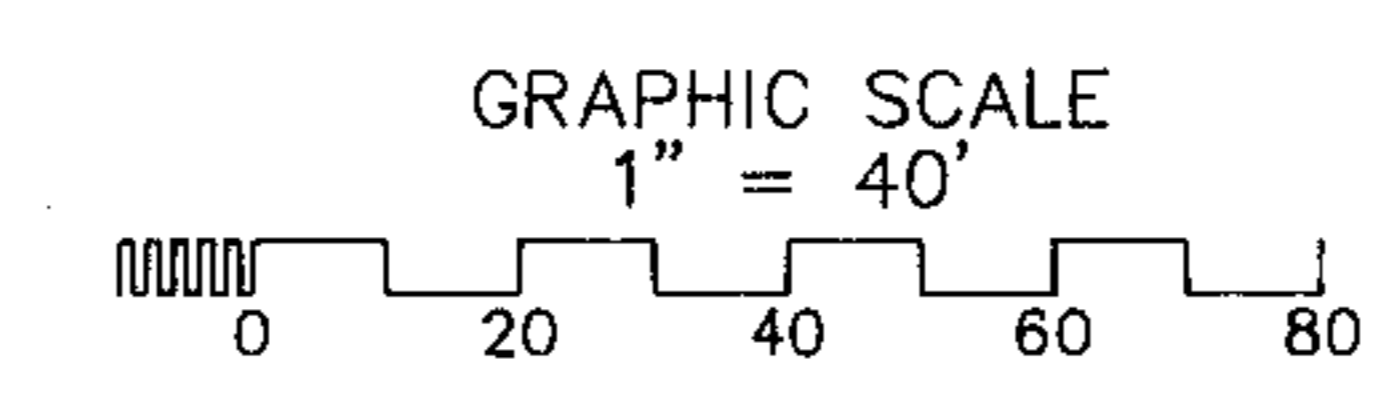
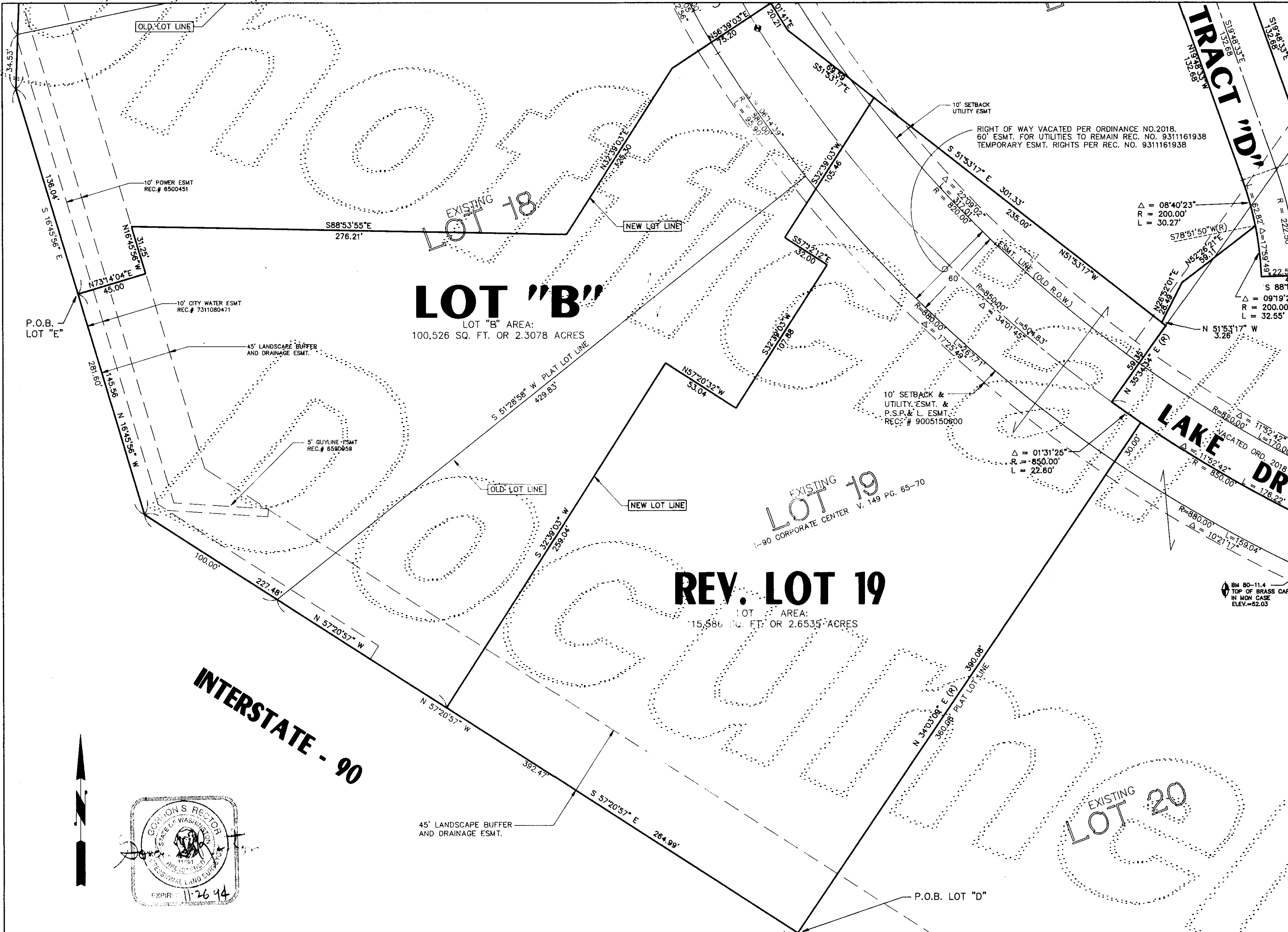


SEE SHEET 6

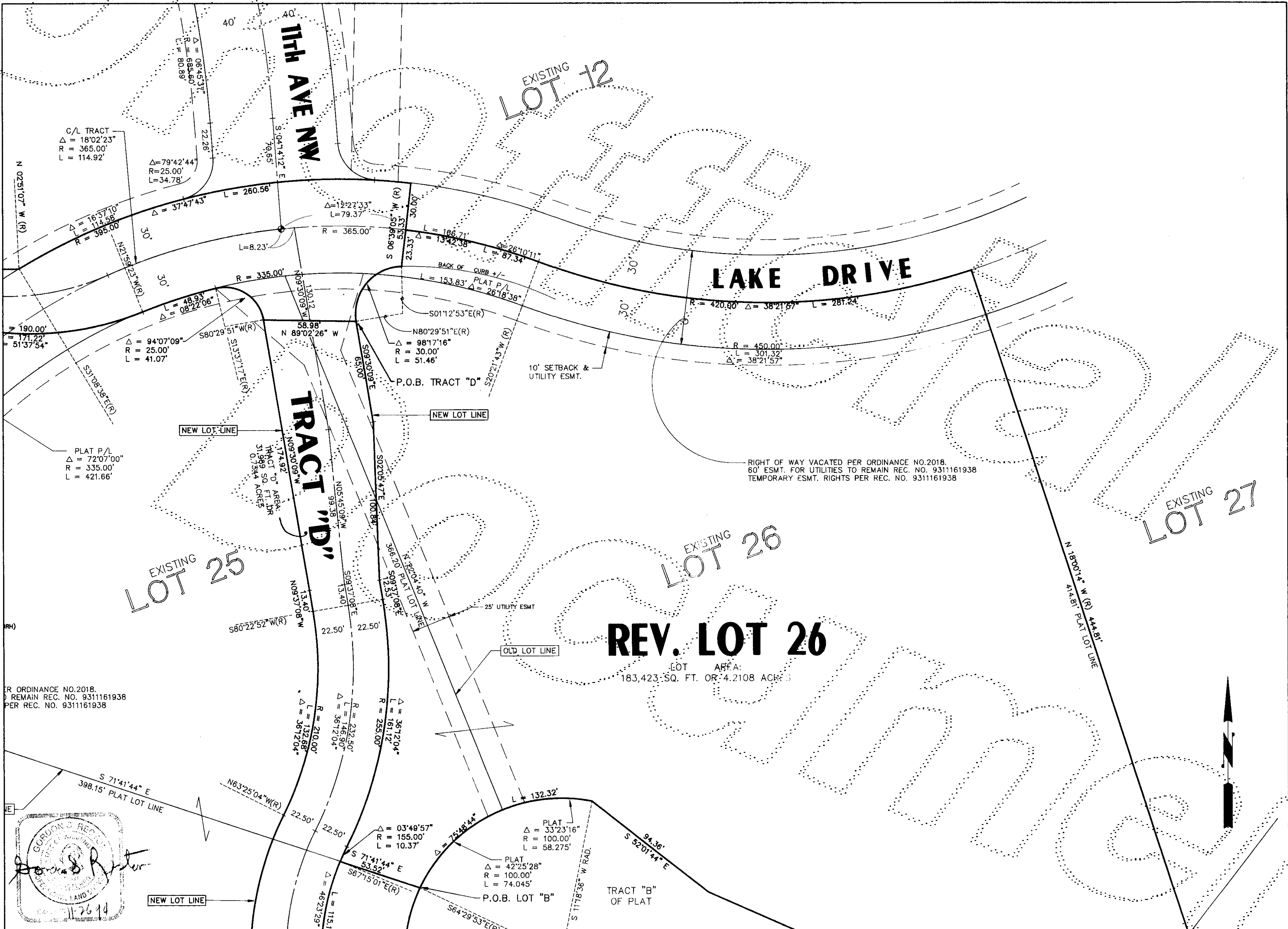
VOL./PAGE

SEE SHEET 3

SEE SHEET 6



VOL./PAGE

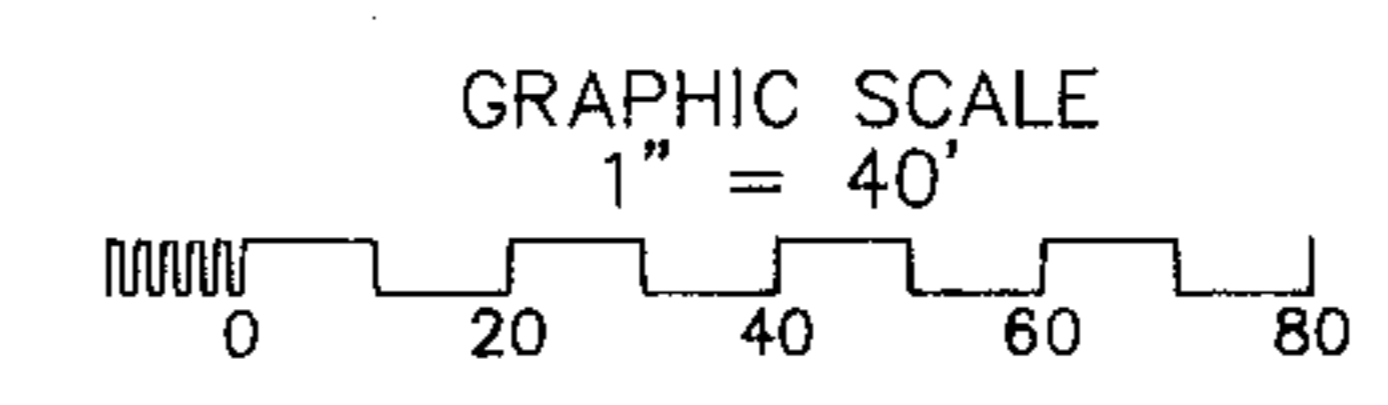


SEE SHEET 2

PER ORDINANCE NO.2018.
TO REMAIN REC. NO. 9311161938
PER REC. NO. 9311161938

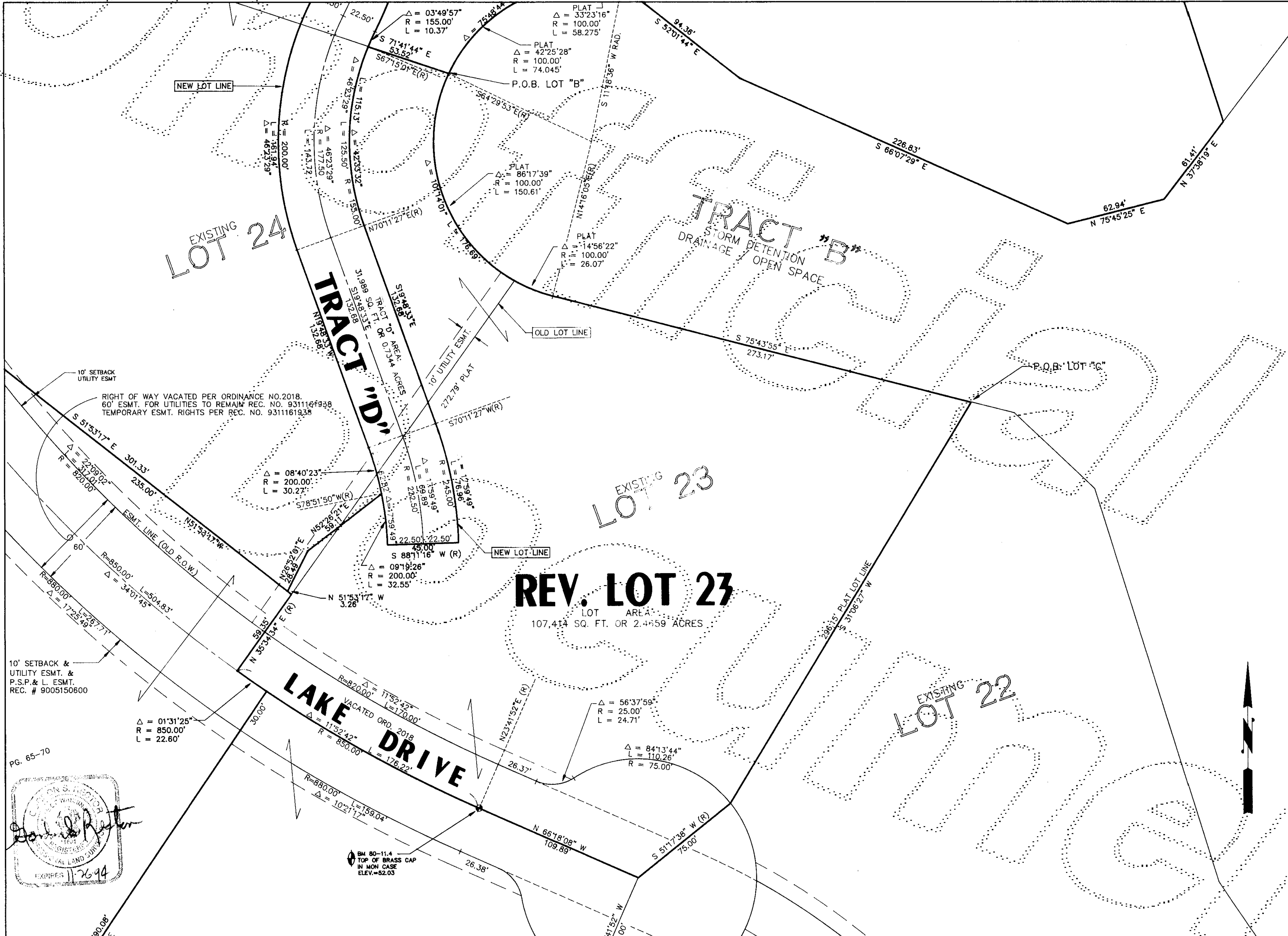


SEE SHEET 6



VOL./PAGE

SEE SHEET 5

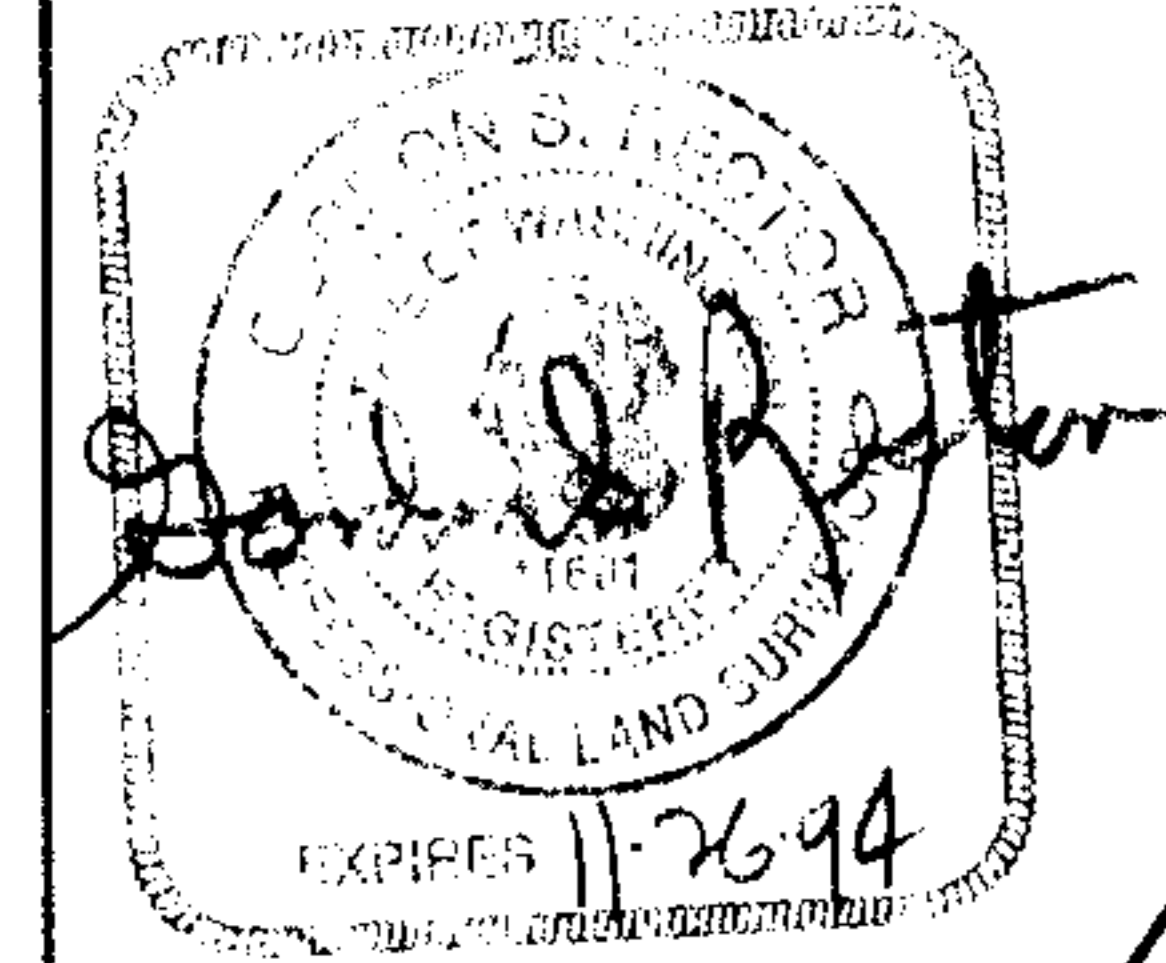


SEE SHEET 3

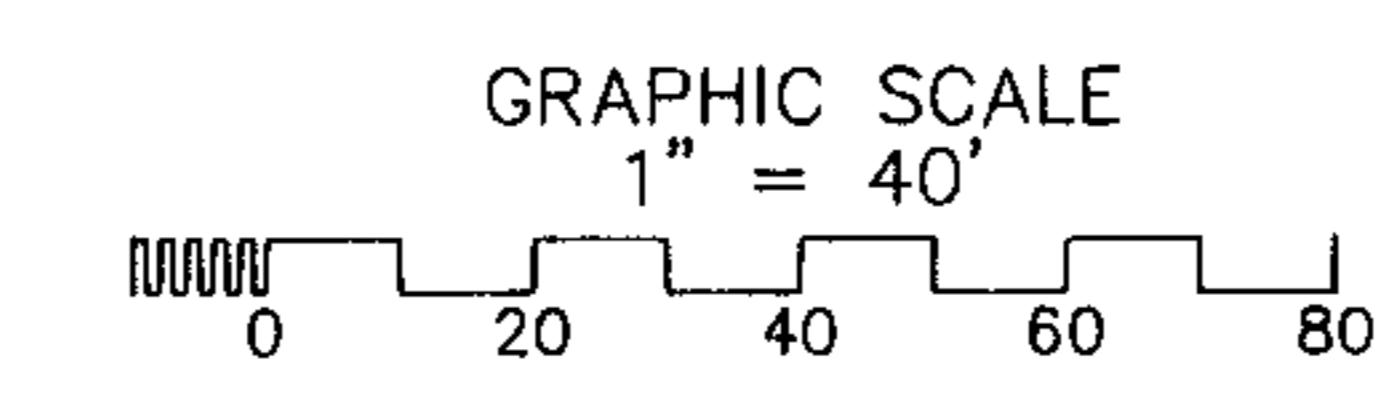
RIGHT OF WAY VACATED PER ORDINANCE NO.2018.
60' ESMT. FOR UTILITIES TO REMAIN REC. NO. 931116F938
TEMPORARY ESMT. RIGHTS PER REC. NO. 9311161935

10' SETBACK & UTILITY ESMT. & P.S.P. & L. ESMT. REC. # 9005150600

PG. 65-70



BM 80-11.4
TOP OF BRASS CAP
IN MON CASE
ELEV.=82.03



VOL./PAGE

After recording, please return to:
City Clerk/Dept. of General Services
City of Issaquah
P.O. Box 1307
Issaquah, WA 98027

ORDINANCE NO. 2018

AN ORDINANCE OF THE CITY OF ISSAQUAH, WASHINGTON, VACATING PORTIONS OF LAKE DRIVE AND 12TH AVE NW IN THE CITY OF ISSAQUAH, WASHINGTON; RETAINING EASEMENTS FOR PUBLIC UTILITIES AND SERVICE.

WHEREAS, a petition to vacate portions of Lake Drive and 12th Avenue N.W. was filed with the City Council of the City of Issaquah, and signed by the owners of more than two-thirds of the property abutting upon those parts of the streets to be vacated, more particularly described below; and

WHEREAS, the City Council of the City of Issaquah did by Resolution No. 93-24, adopted on November 1, 1993, set the 6th day of December, 1993 at the hour of 8:30 P.M. for the hearing and determination on said vacation; and

WHEREAS, at the conclusion of said hearing and after review by the Council Utilities Committee, the City Council determined to vacate portions, but not all, of the streets petitioned, subject to the City retaining easements for the purposes of construction, repair, maintenance, and access to any and all underground public utilities and services presently in existence in said area or which may be installed in the future, including but not limited to water, storm sewer, sanitary sewer, power, gas, telecommunication, and other communications systems; and

WHEREAS, the City Council determined that consideration of the value of said vacated streets would consist of additional non-motorized improvements and easements to be provided by the petitioner prior to construction of additional improvements on the site; and

WHEREAS, it appears to the City Council that said portions of Lake Drive and 12th Avenue N.W. should be vacated, and the City Council does hereby determine to vacate the same, as hereinafter set forth; now, therefore,

Filed for Record at Request of
FIRST AMERICAN TITLE
FOURTH & BLANCHARD BLDG.
SEATTLE, WA 98101

227405-5

1ST AM-S

9403011555

9403011555

940301-1555 03:49:00 PM KING COUNTY RECORDS 022 THS 28.00

THE CITY COUNCIL OF THE CITY OF ISSAQUAH, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. That portions of Lake Drive and 12th Avenue N.W., legally described in Exhibit "A" attached, are hereby vacated; provided, however, that the City of Issaquah hereby retains an easement over the Parcels legally described in Exhibit "B" attached, and reserves the right to grant easements with respect to said vacated streets for the construction, repair, maintenance, and access to any and all underground public utilities and services presently in existence in said area or which may be installed in the future, including but not limited to water, storm sewer, sanitary sewer, power, gas, telecommunication, and other communications systems, and provided further, that any work within the vacated street and easement area will be coordinated with the landowner as to timing, except for emergencies.

Section 2. The petitioner will, in consideration of the value of the vacated streets, construct or cause to be constructed a non-motorized corridor in the location described in Exhibit "C" attached hereto, and will convey to the City a 35 foot to 45 foot (more or less) easement over said improvements.

Section 3. The City Clerk is hereby instructed to record a certified copy of this ordinance with the King County Department of Records.

Section 4. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after publication.

Passed by the City Council of the City of Issaquah the 22nd day of February, 1994.

Approved by the Mayor of the City of Issaquah the 23rd day of February, 1994.

APPROVED

Rowan C. Hinds
ROWAN C. HINDS, MAYOR

9403011555

ATTEST/AUTHENTICATED:

Linda Ruehle
LINDA RUEHLE, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY: Wayne Tanaka
WAYNE TANAKA, CITY ATTORNEY

FILED BY THE CITY CLERK: 2-11-94

PASSED BY THE CITY COUNCIL: 2-22-94

PUBLISHED: 3-2-94

EFFECTIVE DATE: 3-7-94

ORDINANCE NO. 2018

9403011555

Document

EXHIBIT "A"

ROAD RIGHT-OF-WAY LEGAL DESCRIPTIONS

The petitioners requested six separate vacations. The following legal descriptions for Vacation 1 through Vacation 6 represent the six portions of right-of way petitioned for vacation.

The City Council concluded that only Vacation 3, Vacation 4, Vacation 5, and Vacation 6 would be considered and approved at this time.

Legal descriptions for Vacation 1 and Vacation 2 are included for reference only and are not approved.

9403011555

I-90 CORPORATE CENTER
ROAD RIGHT-OF-WAY VACATION
LEGAL DESCRIPTION
VACATION #3

9403011555

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON, LYING WITHIN THAT PLAT ENTITLED "I-90 CORPORATE CENTER" FILED NOVEMBER 29, 1989 IN VOLUME 149 OF PLATS, PAGES 65 THROUGH 70, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY MARGIN OF PRIMARY STATE HIGHWAY NO. 2 "I-90" LAKE SAMMAMISH TO ISSAQUAH INTERCHANGE, 125 FEET NORTHEASTERLY FROM AND OPPOSITE ENGINEERS STATION 756+64.83 P.T. ON THE LL SURVEY LINE OF SAID HIGHWAY AND THE SOUTHERLY MARGIN OF THE EASTERLY EXTENSION OF LAKE DRIVE;

THENCE LEAVING SAID NORTHERLY MARGIN WESTERLY AND ALONG THE SOUTHERLY MARGIN OF SAID EXTENSION OF LAKE DRIVE ALONG A CURVE CONCAVE TO THE NORTHEAST, 114.72 FEET THROUGH A CENTRAL ANGLE OF $21^{\circ} 54' 37''$ WITH A RADIUS OF 300.00 FEET TO THE TRUE POINT OF BEGINNING.

THENCE NORTHWESTERLY FROM SAID TRUE POINT OF BEGINNING ALONG A TANGENT CURVE CONCAVE TO THE NORTHEAST, 187.78 FEET THROUGH A CENTRAL ANGLE OF $35^{\circ} 51' 46''$ WITH A RADIUS OF 300.00 FEET;

THENCE NORTH $23^{\circ} 53' 11''$ WEST, 160.00 FEET;

THENCE NORTHWESTERLY ALONG A TANGENT CURVE CONCAVE TO THE SOUTHWEST, 239.87 FEET THROUGH A CENTRAL ANGLE OF $35^{\circ} 57' 45''$ WITH A RADIUS OF 370.00 FEET;

THENCE NORTH $61^{\circ} 01' 52''$ WEST, 17.03 FEET;

THENCE NORTH $66^{\circ} 18' 08''$ WEST, 156.92 FEET;

THENCE NORTHWESTERLY ALONG A TANGENT CURVE CONCAVE TO THE NORTHEAST, 522.65 FEET THROUGH A CENTRAL ANGLE OF $34^{\circ} 01' 45''$ WITH A RADIUS OF 880.00 FEET;

THENCE NORTHERLY ALONG A TANGENT CURVE CONCAVE TO THE EAST, 983.33 FEET THROUGH A CENTRAL ANGLE OF $142^{\circ} 38' 06''$ WITH A RADIUS OF 395.00 FEET;

9403011555

THENCE EASTERLY ALONG A REVERSE TANGENT CURVE CONCAVE TO THE NORTH, 308.76 FEET THROUGH A CENTRAL ANGLE OF 45° 21' 40" WITH A RADIUS OF 390.00 FEET;

THENCE EASTERLY ALONG A REVERSE TANGENT CURVE CONCAVE TO THE SOUTH, 486.85 FEET THROUGH A CENTRAL ANGLE OF 58° 06' 49" WITH A RADIUS OF 480.00 FEET;

THENCE EASTERLY ALONG A REVERSE TANGENT CURVE CONCAVE TO THE NORTH, 36.00 FEET THROUGH A CENTRAL ANGLE OF 82° 30' 03" WITH A RADIUS OF 25.00 FEET TO THE WESTERLY MARGIN OF 10TH AVENUE NORTHWEST;

THENCE SOUTH 40° 36' 49" WEST, 82.68 FEET TO THE SOUTHERLY MARGIN OF LAKE DRIVE;

THENCE ALONG SAID SOUTHERLY MARGIN WESTERLY ALONG A NON TANGENT CURVE CONCAVE TO THE SOUTH 439.99 FEET THROUGH A CENTRAL ANGLE OF 60° 01' 24" WITH A RADIUS OF 420.00 FEET;

THENCE WESTERLY ALONG A REVERSE TANGENT CURVE CONCAVE TO THE NORTH, 356.26 FEET THROUGH A CENTRAL ANGLE OF 45° 21' 40" WITH A RADIUS OF 450.00 FEET;

THENCE WESTERLY ALONG A REVERSE TANGENT CURVE CONCAVE TO THE SOUTHEAST, 833.97 FEET THROUGH A CENTRAL ANGLE OF 142° 38' 06" WITH A RADIUS OF 335.00 FEET;

THENCE SOUTHEASTERLY ALONG A TANGENT CURVE CONCAVE TO THE NORTHEAST 487.01 FEET THROUGH A CENTRAL ANGLE OF 34° 01' 45" WITH A RADIUS OF 820.00 FEET;

THENCE SOUTH 66° 18' 08" EAST, 159.69 FEET;

THENCE SOUTH 61° 01' 52" EAST 19.79 FEET;

THENCE SOUTHEASTERLY ALONG A TANGENT CURVE CONCAVE TO THE SOUTHWEST 278.77 FEET THROUGH A CENTRAL ANGLE OF 35° 57' 45" WITH A RADIUS OF 430.00 FEET;

THENCE SOUTH 23° 53' 11" EAST, 160.00 FEET;

THENCE SOUTHEASTERLY ALONG A TANGENT CURVE CONCAVE TO THE NORTHWEST 150.22 FEET THROUGH A CENTRAL ANGLE OF 35° 51' 46" WITH A RADIUS OF 240.00 FEET;

THENCE SOUTH 30° 15' 03" WEST, 60.00 FEET TO THE TRUE POINT OF BEGINNING.

MORE PARTICULARLY DESCRIBED AS THAT PORTION OF THE 60 FOOT RIGHT OF WAY OF LAKE DRIVE AND EASTERLY EXTENSION OF SAID LAKE DRIVE ABUTTING LOTS 10, 11, 12, 16, 17, 18, 19, 24, 25, AND 26 A PORTION OF LOTS 20, 21, 22, 23, 27 AND TRACT "B" OF SAID PLAT SHOWN AS VACATION #3 ON ATTACHED EXHIBIT "A" "D"

I-90 CORPORATE CENTER
ROAD RIGHT-OF-WAY VACATION
LEGAL DESCRIPTION
VACATION #4

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON, LYING WITHIN THAT PLAT ENTITLED "I-90 CORPORATE CENTER" FILED NOVEMBER 29, 1989 IN VOLUME 149 OF PLATS, PAGES 65 THROUGH 70, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 23 OF SAID PLAT AND ON THE NORTHERLY MARGIN OF LAKE DRIVE AND THE POINT OF BEGINNING.

THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE WEST, 52.79 FEET THROUGH A CENTRAL ANGLE OF $40^{\circ} 19' 53''$ WITH A RADIUS OF 75.00 FEET;

THENCE NORTH $61^{\circ} 01' 52''$ WEST, 19.79 FEET;

THENCE NORTH $66^{\circ} 18' 08''$ WEST, 133.31 FEET;

THENCE EASTERLY ALONG A NON TANGENT CURVE CONCAVE TO THE NORTH, 24.71 FEET THROUGH A CENTRAL ANGLE OF $56^{\circ} 37' 59''$ WITH A RADIUS OF 25.00 FEET;

THENCE EASTERLY ALONG A TANGENT REVERSE CURVE CONCAVE TO THE SOUTH, 110.26 FEET THROUGH A CENTRAL ANGLE OF $84^{\circ} 13' 50''$ WITH A RADIUS OF 75.00 FEET TO THE POINT OF BEGINNING.

MORE PARTICULARLY DESCRIBED AS THAT PORTION OF THE 60 FOOT RIGHT OF WAY OF LAKE DRIVE ABUTTING A PORTION OF LOTS 22 AND 23 OF SAID PLAT SHOWN AS VACATION #4 ON ATTACHED EXHIBIT "A." "D"

9403011555

Revised 8/24/93
2/15/94

I-90 CORPORATE CENTER
ROAD RIGHT-OF-WAY VACATION
LEGAL DESCRIPTION
VACATION #5

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON, LYING WITHIN THAT PLAT ENTITLED "I-90 CORPORATE CENTER" FILED NOVEMBER 29, 1989 IN VOLUME 149 OF PLATS, PAGES 65 THROUGH 70, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY MARGIN OF PRIMARY STATE HIGHWAY NO. 2 "I-90" LAKE SAMMAMISH TO ISSAQUAH INTERCHANGE, 125 FEET NORTHEASTERLY FROM AND OPPOSITE ENGINEERS STATION 756+64.83 P.T. ON THE LL SURVEY LINE OF SAID HIGHWAY AND THE SOUTHERLY RIGHT OF WAY OF THE EASTERLY EXTENSION OF LAKE DRIVE;

THENCE WESTERLY ALONG SAID NORTHERLY MARGIN ALONG A CURVE CONCAVE TO THE NORTH, 688.37 FEET THROUGH A CENTRAL ANGLE OF $14^{\circ} 12' 46''$ WITH A RADIUS OF 2775.00 FEET TO THE SOUTHWEST CORNER OF LOT 21 OF SAID PLAT;

THENCE NORTH $23^{\circ} 41' 52''$ EAST, 326.10 FEET TO THE TRUE POINT OF BEGINNING.

THENCE NORTHWESTERLY FROM SAID TRUE POINT OF BEGINNING ALONG A NON TANGENT CURVE CONCAVE TO THE NORTHEAST, 74.13 FEET THROUGH A CENTRAL ANGLE OF $56^{\circ} 37' 59''$ WITH A RADIUS OF 75.00 FEET;

THENCE NORTHWESTERLY ALONG A TANGENT REVERSE CURVE CONCAVE TO THE SOUTHWEST, 24.72 FEET THROUGH A CENTRAL ANGLE OF $56^{\circ} 38' 52''$ WITH A RADIUS OF 25.00 FEET;

THENCE SOUTH $66^{\circ} 18' 08''$ EAST, 130.49 FEET;

THENCE SOUTH $61^{\circ} 01' 52''$ EAST, 17.03 FEET;

THENCE WESTERLY ALONG A NON TANGENT CURVE CONCAVE TO THE NORTH 84.81 FEET, THROUGH A CENTRAL ANGLE OF $64^{\circ} 47' 34''$ WITH A RADIUS OF 75.00 FEET TO THE TRUE POINT OF BEGINNING.

MORE PARTICULARLY DESCRIBED AS THAT PORTION OF THE 60 FOOT RIGHT OF WAY OF LAKE DRIVE ABUTTING A PORTION OF LOTS 20 AND 21 OF SAID PLAT SHOWN AS VACATION #5 ON ATTACHED EXHIBIT "A" "D"

9403011555

I-90 CORPORATE CENTER
ROAD RIGHT-OF-WAY VACATION
LEGAL DESCRIPTION
VACATION #6

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON, LYING WITHIN THAT PLAT ENTITLED "I-90 CORPORATE CENTER" FILED NOVEMBER 29, 1989 IN VOLUME 149 OF PLATS, PAGES 65 THROUGH 70, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST MARGIN OF 12TH AVENUE NORTHWEST AT THE NORTHWEST CORNER OF LOT 16 OF SAID PLAT;

THENCE ALONG SAID EAST MARGIN SOUTH $02^{\circ} 08' 32''$ WEST, 109.70 FEET TO THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID EAST MARGIN SOUTHERLY ALONG A TANGENT CURVE CONCAVE TO THE NORTHEAST, 289.94 FEET THROUGH A CENTRAL ANGLE OF $75^{\circ} 30' 37''$ WITH A RADIUS OF 220.00 FEET;

THENCE SOUTH $73^{\circ} 22' 05''$ EAST, 217.26 FEET;

THENCE EASTERLY ALONG A TANGENT CURVE CONCAVE TO THE NORTH, 35.99 FEET THROUGH A CENTRAL ANGLE OF $82^{\circ} 28' 31''$ WITH A RADIUS OF 25.00 FEET TO THE WESTERLY MARGIN OF LAKE DRIVE;

THENCE ALONG SAID WESTERLY MARGIN SOUTHERLY ALONG A NON TANGENT CURVE CONCAVE TO THE EAST, 103.75 FEET THROUGH A CENTRAL ANGLE OF $15^{\circ} 02' 57''$ WITH A RADIUS OF 395.00 FEET;

THENCE LEAVING SAID WESTERLY MARGIN NORTHWESTERLY ALONG A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST, 35.99 FEET THROUGH A CENTRAL ANGLE OF $82^{\circ} 28' 31''$ WITH A RADIUS OF 25.00 FEET.

THENCE NORTH $73^{\circ} 22' 05''$ WEST, 217.26 FEET;

THENCE WESTERLY ALONG A TANGENT CURVE CONCAVE TO THE NORTHEAST, 182.27 FEET THROUGH A CENTRAL ANGLE OF $37^{\circ} 17' 49''$ WITH A RADIUS OF 280.00 FEET TO SAID EAST MARGIN OF 12TH AVENUE NORTHWEST;

THENCE ALONG SAID EAST MARGIN NORTH $02^{\circ} 08' 32''$ EAST, 173.21 FEET TO THE TRUE POINT OF BEGINNING.

MORE PARTICULARLY DESCRIBED AS THAT PORTION OF THE 60 FOOT RIGHT OF WAY LYING BETWEEN AND ABUTTING LOTS 16 AND 17 OF SAID PLAT SHOWN AS VACATION #6 ON ATTACHED EXHIBIT "A".

Revised ~~8/24/93~~
2/15/44

9403011555

EXHIBIT "B"

EASEMENT LEGAL DESCRIPTION

The City of Issaquah hereby retains an easement, and reserves the right to grant easements with respect to the following legally described parcel for the construction, repair, maintenance, and access to any and all underground public utilities and services presently in existence in said area or which may be installed in the future, including but not limited to water, storm sewer, sanitary sewer, power, gas, telecommunication, and other communications systems, and provided further, that any work within the vacated street and easement area will be coordinated with the landowner as to timing, except for emergencies.

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON, LYING WITHIN THAT PLAT ENTITLED "I-90 CORPORATE CENTER" FILED NOVEMBER 29, 1989 IN VOLUME 149 OF PLATS, PAGES 65 THROUGH 70, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY MARGIN OF PRIMARY STATE HIGHWAY NO. 2 "I-90" LAKE SAMMAMISH TO ISSAQUAH INTERCHANGE, 125 FEET NORTHEASTERLY FROM AND OPPOSITE ENGINEERS STATION 756+64.83 P.T. ON THE LL SURVEY LINE OF SAID HIGHWAY AND THE SOUTHERLY MARGIN OF THE EASTERLY EXTENSION OF LAKE DRIVE;

THENCE LEAVING SAID NORTHERLY MARGIN WESTERLY AND ALONG THE SOUTHERLY MARGIN OF SAID EXTENSION OF LAKE DRIVE ALONG A CURVE CONCAVE TO THE NORTHEAST, 114.72 FEET THROUGH A CENTRAL ANGLE OF 21° 54' 37" WITH A RADIUS OF 300.00 FEET TO THE TRUE POINT OF BEGINNING.

THENCE NORTHWESTERLY FROM SAID TRUE POINT OF BEGINNING ALONG A TANGENT CURVE CONCAVE TO THE NORTHEAST, 187.78 FEET THROUGH A CENTRAL ANGLE OF 35° 51' 46" WITH A RADIUS OF 300.00 FEET;

THENCE NORTH 23° 53' 11" WEST, 160.00 FEET;

THENCE NORTHWESTERLY ALONG A TANGENT CURVE CONCAVE TO THE SOUTHWEST, 239.87 FEET THROUGH A CENTRAL ANGLE OF 35° 57' 45" WITH A RADIUS OF 370.00 FEET;

THENCE NORTH 61° 01' 52" WEST, 17.03 FEET;

THENCE NORTH 66° 18' 08" WEST, 156.92 FEET;

THENCE NORTHWESTERLY ALONG A TANGENT CURVE CONCAVE TO THE NORTHEAST, 522.65 FEET THROUGH A CENTRAL ANGLE OF 34° 01' 45" WITH A RADIUS OF 880.00 FEET;

THENCE NORTHERLY ALONG A TANGENT CURVE CONCAVE TO THE EAST, 983.33 FEET THROUGH A CENTRAL ANGLE OF 142° 38' 06" WITH A RADIUS OF 395.00 FEET;

9403011555

9403011555

THENCE EASTERLY ALONG A REVERSE TANGENT CURVE CONCAVE TO THE NORTH, 308.76 FEET THROUGH A CENTRAL ANGLE OF $45^{\circ} 21' 40''$ WITH A RADIUS OF 390.00 FEET;

THENCE EASTERLY ALONG A REVERSE TANGENT CURVE CONCAVE TO THE SOUTH, 486.85 FEET THROUGH A CENTRAL ANGLE OF $58^{\circ} 06' 49''$ WITH A RADIUS OF 480.00 FEET;

THENCE EASTERLY ALONG A REVERSE TANGENT CURVE CONCAVE TO THE NORTH, 36.00 FEET THROUGH A CENTRAL ANGLE OF $82^{\circ} 30' 03''$ WITH A RADIUS OF 25.00 FEET TO THE WESTERLY MARGIN OF 10TH AVENUE NORTHWEST;

THENCE SOUTH $40^{\circ} 36' 49''$ WEST, 82.68 FEET TO THE SOUTHERLY MARGIN OF LAKE DRIVE;

THENCE ALONG SAID SOUTHERLY MARGIN WESTERLY ALONG A NON TANGENT CURVE CONCAVE TO THE SOUTH 439.99 FEET THROUGH A CENTRAL ANGLE OF $60^{\circ} 01' 24''$ WITH A RADIUS OF 420.00 FEET;

THENCE WESTERLY ALONG A REVERSE TANGENT CURVE CONCAVE TO THE NORTH, 356.26 FEET THROUGH A CENTRAL ANGLE OF $45^{\circ} 21' 40''$ WITH A RADIUS OF 450.00 FEET;

THENCE WESTERLY ALONG A REVERSE TANGENT CURVE CONCAVE TO THE SOUTHEAST, 833.97 FEET THROUGH A CENTRAL ANGLE OF $142^{\circ} 38' 06''$ WITH A RADIUS OF 335.00 FEET;

THENCE SOUTHEASTERLY ALONG A TANGENT CURVE CONCAVE TO THE NORTHEAST 487.01 FEET THROUGH A CENTRAL ANGLE OF $34^{\circ} 01' 45''$ WITH A RADIUS OF 820.00 FEET;

THENCE SOUTH $66^{\circ} 18' 08''$ EAST, 159.69 FEET;

THENCE SOUTH $61^{\circ} 01' 52''$ EAST 19.79 FEET;

THENCE SOUTHEASTERLY ALONG A TANGENT CURVE CONCAVE TO THE SOUTHWEST 278.77 FEET THROUGH A CENTRAL ANGLE OF $35^{\circ} 57' 45''$ WITH A RADIUS OF 430.00 FEET;

THENCE SOUTH $23^{\circ} 53' 11''$ EAST, 160.00 FEET;

THENCE SOUTHEASTERLY ALONG A TANGENT CURVE CONCAVE TO THE NORTHWEST 150.22 FEET THROUGH A CENTRAL ANGLE OF $35^{\circ} 51' 46''$ WITH A RADIUS OF 240.00 FEET;

THENCE SOUTH $30^{\circ} 15' 03''$ WEST, 60.00 FEET TO THE TRUE POINT OF BEGINNING.

MORE PARTICULARLY DESCRIBED AS THAT PORTION OF THE 60 FOOT RIGHT OF WAY OF LAKE DRIVE AND EASTERLY EXTENSION OF SAID LAKE DRIVE ABUTTING LOTS 10, 11, 12, 16, 17, 18, 19, 24, 25, AND 26 A PORTION OF LOTS 20, 21, 22, 23, 27 AND TRACT "B" OF SAID PLAT SHOWN AS VACATION #3 ON ATTACHED EXHIBIT "A" "D",

EXHIBIT "C"

EASEMENT LEGAL DESCRIPTION

The petitioner will, in consideration of the value of the vacated streets, construct or cause to be constructed a non-motorized corridor consisting of two 10 foot trails separated by 10 feet (more or less) in the location described below, and will convey to the City a 45 foot (more or less) easement over said improvements as described below;

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON, LYING WITHIN THAT PLAT ENTITLED "190 CORPORATE CENTER" FILED NOVEMBER 29, 1989 IN VOLUME 149 OF PLATS, PAGES 65 THROUGH 70, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THAT PORTION OF LOTS 18,19,20, AND 21 LYING GENERALLY 45 FEET NORTH OF THE NORTH MARGIN OF PRIMARY STATE HIGHWAY NO. 2 (INTERSTATE 90) AND EXTENDING FORM THE WESTERNMOST CORNER OF LOT 18 TO THE SOUTHEAST CORNER OF LOT 21

9403011555

Map
Too Large
To Photo



King County
Records and Elections Division
Records Section

Department of
Executive Administration

311 King County Administration Building
Seattle, Washington 98104
(206) 344-2562

NOTICE

Blueprint or oversized document recorded as exhibit to instrument number:

940301/555

Described as follows:

Too large to photocopy

Stored in vault.