

KELKARI A CONDOMINIUM, PHASES 1, 2, & 3 SITUATE IN THE E 1/2, OF SE 1/4, SEC. 33, T. 24 N., R. 6 E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

PHASE 1:
LOT 5, OF KELKARI BINDING SITE PLAN AS RECORDED IN VOLUME 191 OF PLATS,
PAGES 16 THROUGH 21, UNDER RECORDING No. 19990902000332, RECORDS OF KING
COUNTY, WASHINGTON.

SUBSEQUENT PHASE PROPERTY

PHASE 2:
LOT 3, OF KELKARI BINDING SITE PLAN AS RECORDED IN VOLUME 191 OF PLATS,
PAGES 16 THROUGH 21, UNDER RECORDING No. 19990902000332, RECORDS OF KING
COUNTY, WASHINGTON.
TOGETHER WITH A PARKING EASEMENT OVER THAT PORTION OF LOT 2, KELKARI BINDING
SITE PLAN, AS RECORDED IN VOLUME 191 OF PLATS, PAGES 16 THROUGH 21, UNDER KING
COUNTY RECORDING NO.19990902000332, LOCATED IN THE SE QUARTER OF SECTION 33,
TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN IN KING COUNTY,
WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF
SAID LOT 2, THENCE S 37°57'21" E ALONG THE NORTHEASTERLY LINE THEREOF 27.76
FEET; THENCE S 58°00'05" W 6.49 FEET; THENCE N 33°29'52" W 27.39 FEET TO A POINT
ON THE NORTHERLY LINE OF SAID LOT 2, SAID POINT BEING A POINT ON A CURVE THE
CENTER WHICH BEARS N 33°29'52" W, 80.00 FEET; THENCE NORTHEASTERLY ALONG SAID
NORTHERLY LINE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF
03°06'21", AN ARC LENGTH OF 4.34 FEET TO THE POINT OF BEGINNING.
SITUATE IN THE CITY OF ISSAQUAH, COUNTY OF KING AND STATE OF WASHINGTON.

LAND THAT MAY BE ADDED:
THAT PORTION OF LOT 2, KELKARI BINDING SITE PLAN, AS RECORDED IN VOLUME 191 OF
PLATS, PAGES 16 THROUGH 21, UNDER KING COUNTY RECORDING NO.19990902000332,
LOCATED IN THE SE QUARTER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST,
WILLAMETTE MERIDIAN IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 2, THENCE S 37°57'21" E LONG
THE NORTHEASTERLY LINE THEREOF 76.72 FEET TO THE ANGLE POINT IN SAID LINE;
THENCE N 45°22'11" W 50.06 FEET; THENCE N 33°29'52" W 27.39 FEET TO A POINT ON
THE NORTHERLY LINE OF SAID LOT 2, SAID POINT BEING A POINT ON A CURVE THE
CENTER WHICH BEARS N 33°29'52" W, 80.00 FEET; THENCE NORTHEASTERLY ALONG SAID
NORTHERLY LINE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF
03°06'21", AN ARC LENGTH OF 4.34 FEET TO THE POINT OF BEGINNING.
SITUATE IN THE CITY OF ISSAQUAH, COUNTY OF KING AND STATE OF WASHINGTON.

PHASE 3:
LOT 4, OF KELKARI BINDING SITE PLAN AS RECORDED IN VOLUME 191 OF PLATS,
PAGES 16 THROUGH 21, UNDER RECORDING No. 19990902000332, RECORDS OF KING
COUNTY, WASHINGTON.

DEDICATION

I, THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL PROPERTY DESCRIBED
HEREIN, HEREBY DECLARE THIS SURVEY MAP AND PLANS AND DEDICATE THE SAME SOLELY TO
MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT, RCW 64.34, ET. SEQ. AND
NOT FOR ANY PUBLIC PURPOSE. THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF
ARE RESTRICTED BY LAW AND DECLARATION FOR KELKARI, A CONDOMINIUM, PHASES 1, 2, & 3
RECORDED UNDER KING COUNTY RECORDING NO. 20001026000926
I FURTHER CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL
BUILDINGS CONTAINING OR COMPRISING UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED.

DECLARANT:

BY: BY: KELKARI, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: George W. Rowley
ITS Manager

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
)SS.
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT George W. Rowley
SIGNED THIS INSTRUMENT, AND ON OATH STATED THAT HE WAS AUTHORIZED TO
EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF KELKARI,
LLC, 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: 7-19-00

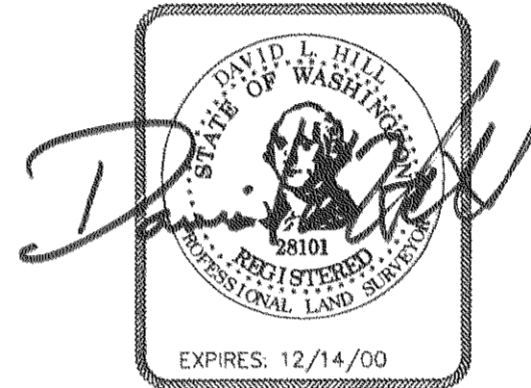
Michael V. Bryan
SIGNATURE

Michael V. Bryan
(Legibly Print or Stamp Name of Notary)

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT RODMOND
MY APPOINTMENT EXPIRES JUNE 5, 2001

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR KELKARI, A CONDOMINIUM, PHASES
1, 2, & 3 IS BASED UPON AN ACTUAL SURVEY OF THE HEREIN DESCRIBED PROPERTY,
THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREIN; THAT INSOFAR AS THE
BOUNDARIES OF THE LAND AND UNITS ARE CONCERNED, ACCURATELY DEPICTS THE HORIZONTAL
AND VERTICAL BOUNDARIES AND THAT I FULLY COMPLIED WITH ALL APPLICABLE STATUTES
AND REGULATIONS.



David L. Hill
DAVID L. HILL
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 28101

7-19-00

LAND SURVEYOR'S VERIFICATION

COUNTY OF KING)
)SS
STATE OF WASHINGTON)

I, DAVID L. HILL, BEING FIRST DULY SWORN UPON OATH, STATE THAT I AM THE REGISTERED
LAND SURVEYOR SIGNING THE ABOVE SURVEYOR'S CERTIFICATE; THAT I HAVE EXAMINED
THESE PLANS AND MAP AND BELIEVE THE CERTIFICATE TO BE A TRUE STATEMENT.

David L. Hill
DAVID L. HILL

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 DAY OF July 2000

Michael V. Bryan
MICHAEL V. BRYAN
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: JUNE 5, 2001

APPROVAL

EXAMINED AND APPROVED THIS 26th DAY OF October 2000; COPY RECEIVED OF THIS
DOCUMENT AND OF THE DECLARATION.

DEPARTMENT OF ASSESSMENTS:

BY: Scott Noble
ASSESSOR

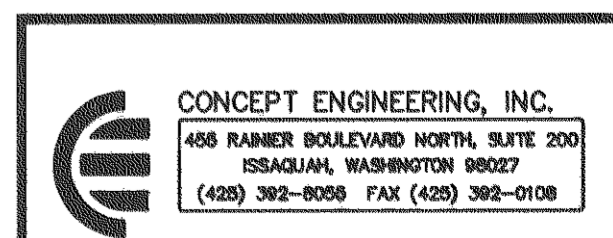
BY: Debra Clark
DEPUTY ASSESSOR

RECORDING CERTIFICATE 20001026000924

FILED FOR RECORD AT THE REQUEST OF Kelkari LLC THIS 26 DAY OF OCT
2000 AT 1:20 AND RECORDED IN VOLUME 169 OF CONDOMINIUMS, PAGES
11 THROUGH AND INCLUDING 17, RECORDS OF KING COUNTY, WASHINGTON.

MANAGER/SUPERVISOR
DEPARTMENT OF RECORDS AND ELECTIONS

BY: Walt Washington



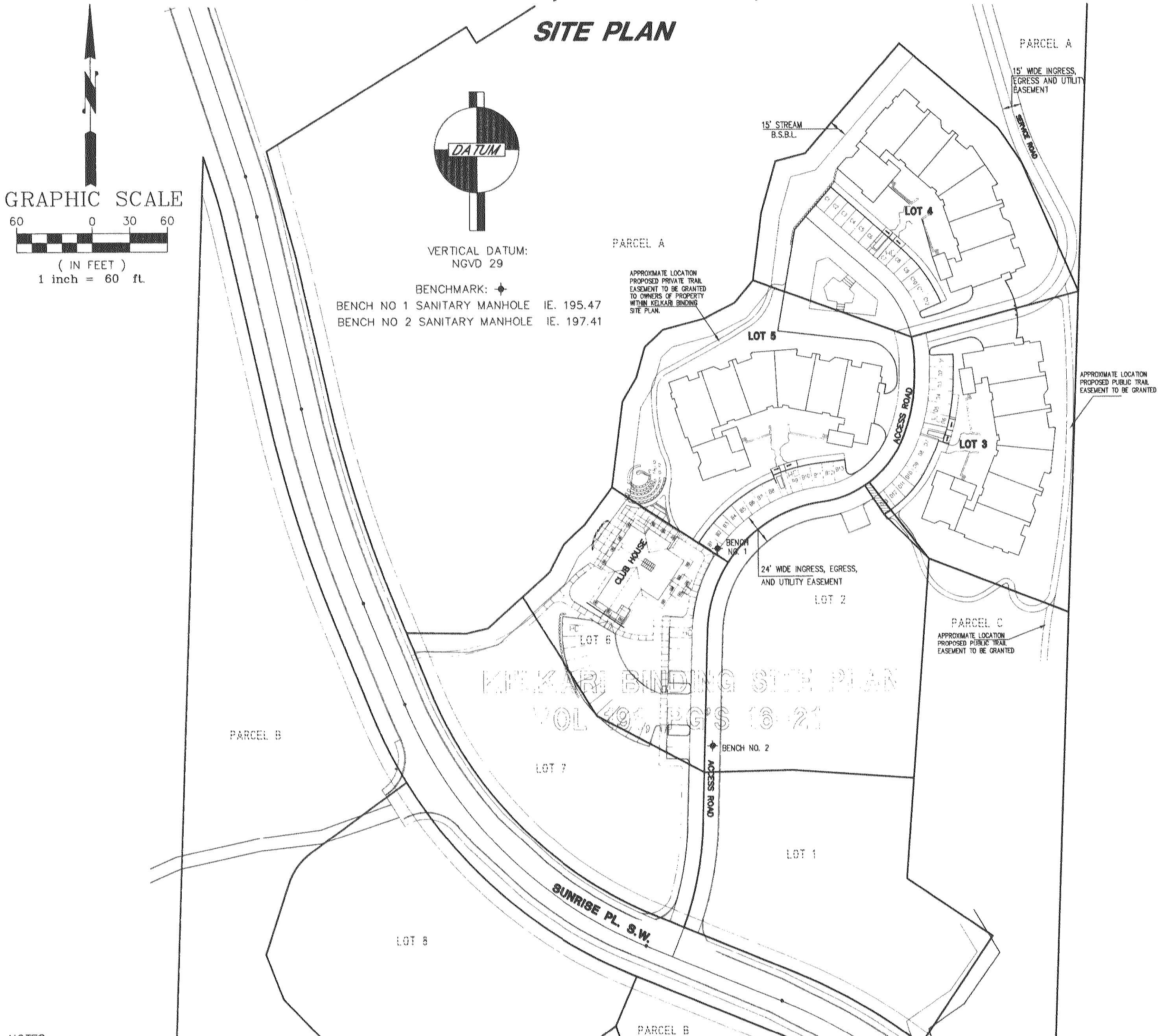
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KELKARI

A CONDOMINIUM, PHASES 1, 2, & 3

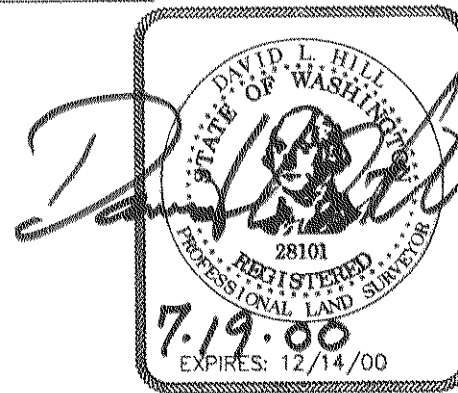
**SITUATE IN THE E 1/2, OF SE 1/4, SEC. 33, T. 24 N., R. 6 E., W.M.,
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON**

SITE PLAN



- NOTES:**
1. INSTRUMENTATION FOR THIS SURVEY WAS A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
 2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON JUNE 2000, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.
 3. SEE SHEETS 4, 5, 6 & 7 OF 7 FOR HORIZONTAL UNIT BOUNDARIES & COMMON ELEMENTS.
 4. FOR EASEMENTS, REFERENCE THE CONDOMINIUM DECLARATION UNDER KING COUNTY RECORDING NO. _____ AND AMENDMENTS THERETO.
 5. FOR LEGAL DESCRIPTION AND TITLE ENCUMBRANCES REFERENCE CHICAGO TITLE INSURANCE COMPANY CONDOMINIUM CERTIFICATION, ORDER NO. 553769, DATED JUNE 30, 2000, 8:00 AM.
 6. BUILDING TIES ARE MEASURED TO OUTSIDE FOUNDATION CORNERS AS SHOWN.
 7. FOUNDATION DIMENSIONS ARE MEASURED ON OUTSIDE FACE OF FOUNDATION.
 8. ALL LAND DESCRIBED HEREIN SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.
 9. PARTY WALLS ARE 0.8 FEET THICK, EXTERIOR WALLS ARE 0.4 FOOT THICK
 10. DIMENSIONS ON UNIT FLOOR PLANS ARE TO INTERIOR SURFACE OF PERIMETER WALL OF UNIT.
 11. REFERENCE FLOOR ELEVATION IS OF FINISH FLOOR. ALL CEILING HEIGHTS IN FLOOR PLANS ARE MEASURED FROM REFERENCE FLOOR ELEVATIONS.
 12. THE UNIT BOUNDARIES AND SQUARE FOOTAGES ARE DETERMINED BY ACTUAL CONSTRUCTION AND SUPERCEDES ALL OTHER DATA SHOWN HEREON OR RECORDED.

12. THE UNIT BOUNDARIES AND SQUARE FOOTAGES ARE DETERMINED BY ACTUAL CONSTRUCTION AND SUPERCEDES ALL OTHER DATA SHOWN HEREON OR RECORDED.
13. ALL PATIOS, DECKS, FIREPLACE FLUES, CHIMNEYS AND OTHER APPARATUS ASSOCIATED WITH FIREPLACES AND WHICH ARE NOT WITHIN A UNIT BOUNDARY AND EXTERIOR WALKWAYS ARE LIMITED COMMON ELEMENTS. PLANS ARE MEASURED FROM REFERENCE FLOOR ELEVATIONS.
14. DIMENSIONS ON UNIT FLOOR PLANS HAVE BEEN AVERAGED AND ARE PLUS OR MINUS APPROXIMATELY 0.2 OF A FOOT.
15. THE ARCHITECTURAL AND CIVIL PLANS WERE APPROVED FOR CONSTRUCTION BY CITY OF ISSAQUAH AND IT IS ASSUMED THAT THE IMPROVEMENTS BUILT ON THE SITE CONFORM TO ALL APPLICABLE ZONING, SENSITIVE AREA AND BUILDING CODES.
16. PHASE 1 OF THE CONDOMINIUM CONSISTS ONLY OF LOT 5 AND THE UNITS SHOWN ON THAT LOT. DECLARANT RESERVES RIGHT TO ADD LOTS 3 AND 4 TO THE CONDOMINIUM AND TO CREATE THE UNITS SHOWN ON THOSE LOTS IN ONE OR MORE SUBSEQUENT PHASES BY AMENDMENT TO THE DECLARATION.
17. CONDOMINIUM UNIT OWNERS HAVE EASEMENT RIGHTS TO USE CLUB HOUSE AND OTHER COMMON AREAS ON LOT 6 PER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR KELKARI RECORDED UNDER KING COUNTY RECORDING NO. _____



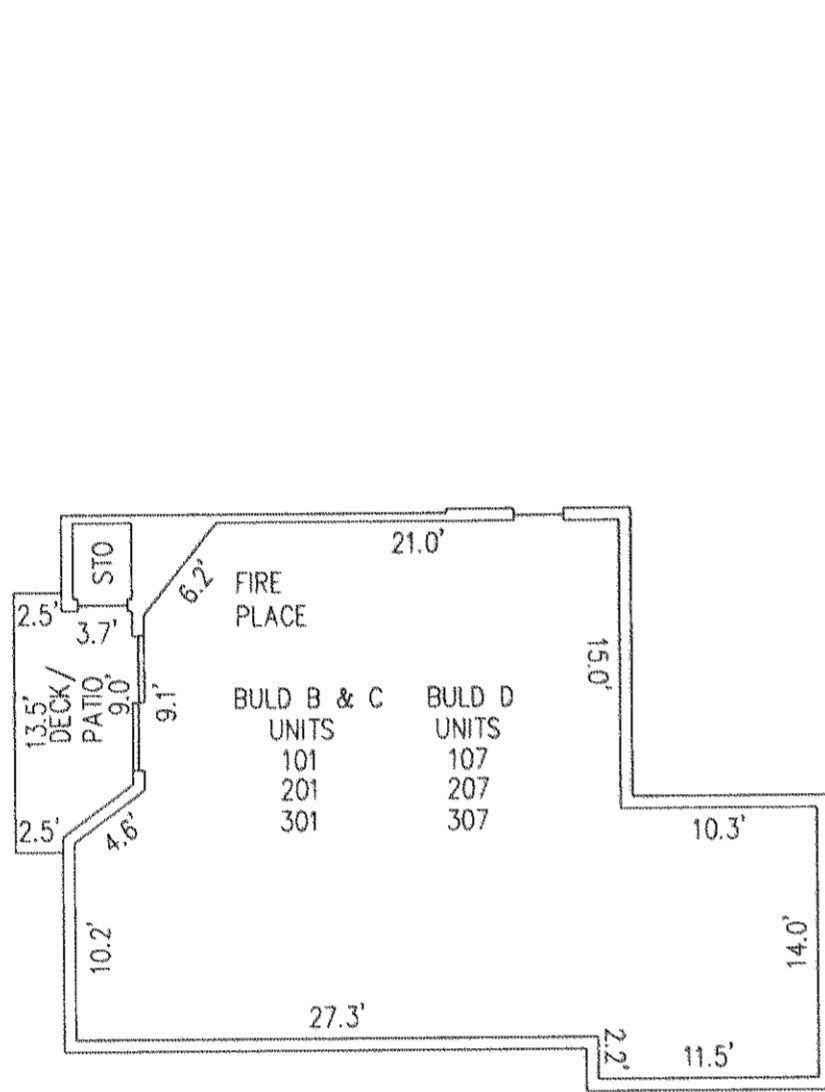
	CONCEPT ENGINEERING, INC.	
	456 RABNER BOULEVARD NORTH, SUITE 200 ISSAQUAH, WASHINGTON 98027 (425) 382-8055 FAX (425) 382-0108	
DATE: 7-17-2000	JOB NO. 99546PC	

169 12

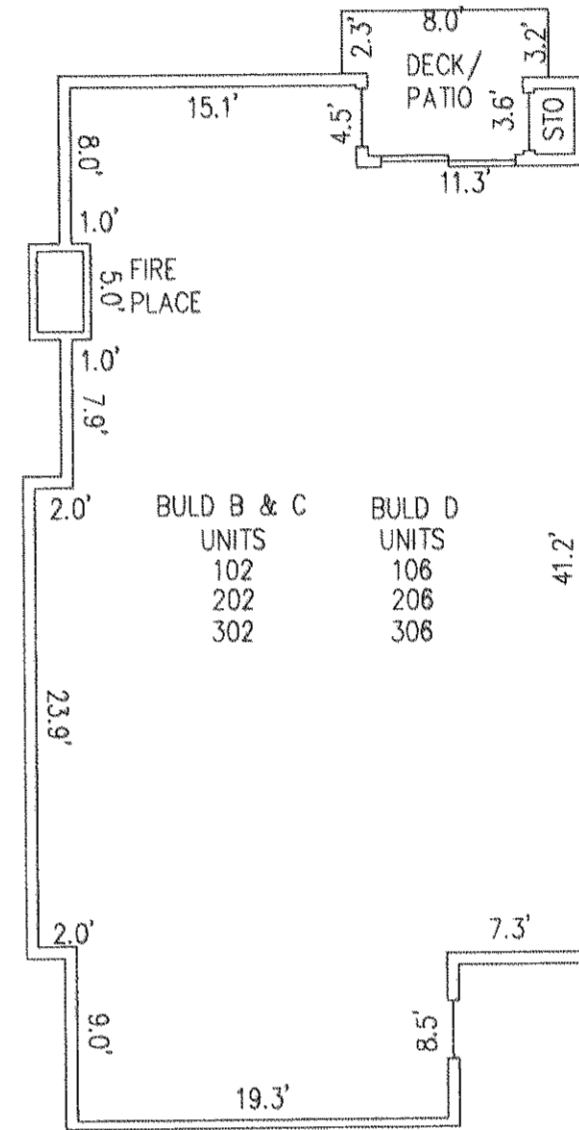
KELKARI A CONDOMINIUM, PHASES 1, 2, & 3

SITUATE IN THE E 1/2, OF SE 1/4, SEC. 33, T. 24 N., R. 6 E., W.M.,
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

UNIT DIMENSIONS

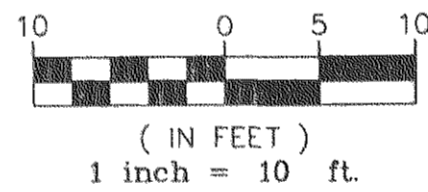


UNIT 5 FLOOR PLAN



UNIT 4 FLOOR PLAN

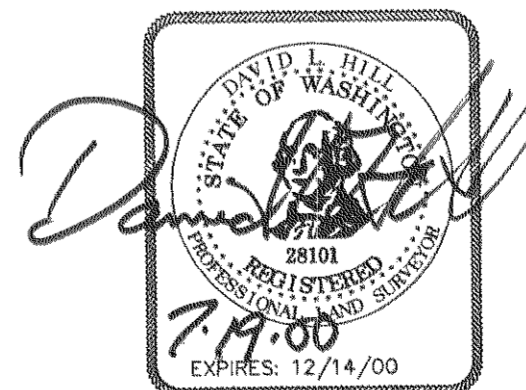
GRAPHIC SCALE



UNIT DATA

BLDG.	UNIT #	LIVING SQ.FT.	STORAGE SQ.FT.	DECK/PATIO SQ.FT.	FLOOR ELEV.	CEILING ELEV.
B	101	845	8.6	54	194.25	203.25
B	201	845	8.6	54	204.50	213.50
B	301	845	8.6	54	214.90	224.90
B	102	1355	15	75	194.25	203.25
B	202	1355	15	75	204.50	213.50
B	302	1355	15	75	214.90	223.90
C	101	845	8.6	54	183.55	192.50
C	201	845	8.6	54	194.03	202.93
C	301	845	8.6	54	204.28	213.38
C	201	1355	15	75	183.55	192.50
C	202	1355	15	75	194.03	203.33
C	203	1355	15	75	204.28	213.58
D	107 R	845	8.6	54	181.52	190.52
D	207 R	845	8.6	54	191.88	201.88
D	307 R	845	8.6	54	202.23	211.23
D	106 R	1355	15	75	181.52	190.52
D	206 R	1355	15	75	191.88	200.88
D	306 R	1355	15	75	202.23	211.23

R = REVERSE FLOOR PLAN



CONCEPT ENGINEERING, INC.

458 RABNER BOULEVARD NORTH, SUITE 200
ISSAQUAH, WASHINGTON 98027
(425) 382-8058 FAX (425) 382-0108

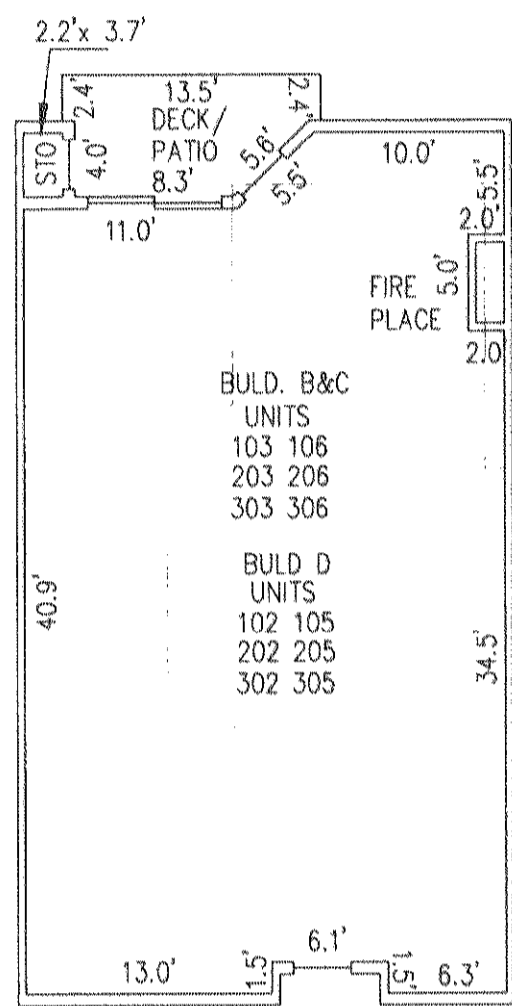
DATE: 7-17-2000 JOB NO. 99546PC

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KELKARI A CONDOMINIUM, PHASES 1, 2, & 3

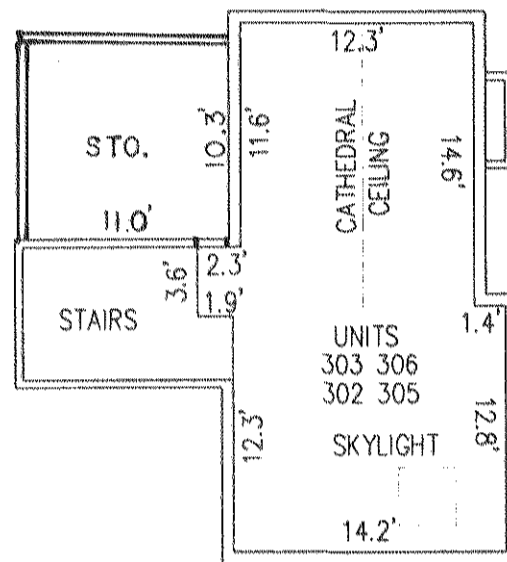
SITUATE IN THE E 1/2, OF SE 1/4, SEC. 33, T. 24 N., R. 6 E., W.M.,
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

UNIT DIMENSIONS

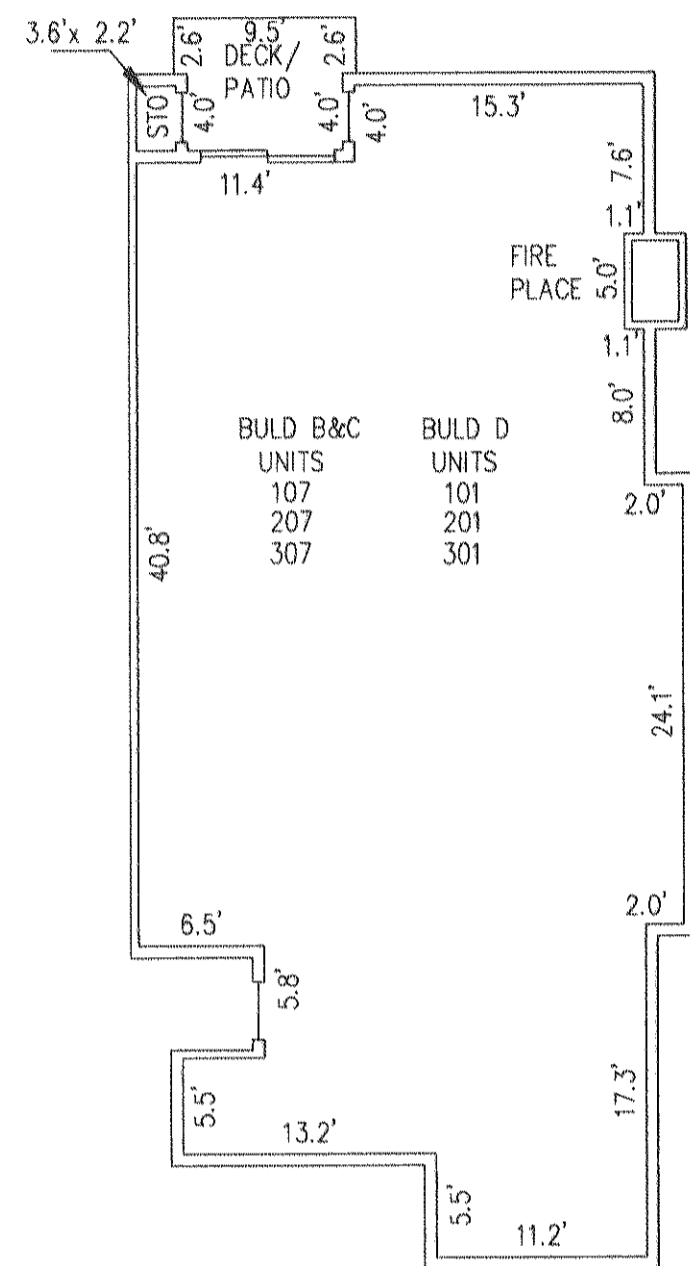


UNIT 1-A & 2-A FLOOR PLAN

TYPE B

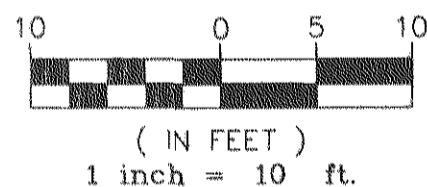


UNIT 2-A MEZZANINE



UNIT 3 FLOOR PLAN

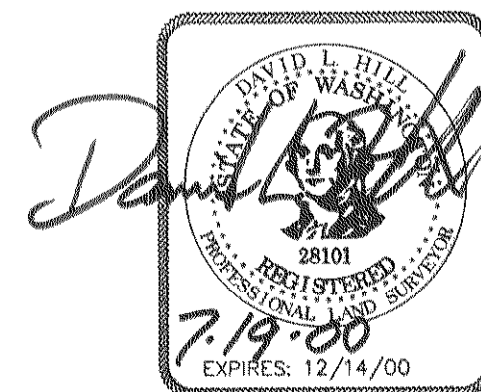
GRAPHIC SCALE



UNIT DATA

BLDG.	UNIT #	LIVING SQ.FT.	STORAGE SQ. FT.	DECK/PATIO SQ.FT.	FLOOR ELEV.	CEILING ELEV.	MEZZANINE FLOOR ELEV.	MEZZANINE CEILING ELEV	MEZZANINE CATHEDRAL PEAK ELEV.
B	103 R	1049	8	75	194.25	203.25	---	---	---
B	203 R	1049	8	75	204.50	213.50	---	---	---
B	303 R	1419	121	75	214.90	223.90	225.23	234.43	238.46
B	106	1049	8	75	194.25	203.25	---	---	---
B	206	1049	8	75	204.50	213.50	---	---	---
B	306	1419	121	75	214.90	223.90	225.23	234.43	238.46
B	107	1480	8	62	194.25	203.25	---	---	---
B	207	1480	8	62	204.50	213.50	---	---	---
B	307	1480	8	62	214.90	223.90	---	---	---
C	103 R	1049	8	75	183.55	192.50	---	---	---
C	203 R	1049	8	75	194.03	202.93	---	---	---
C	303 R	1419	121	75	204.28	213.38	215.61	224.79	228.84
C	106	1049	8	75	183.55	192.50	---	---	---
C	206	1049	8	75	194.03	202.93	---	---	---
C	306	1419	121	75	204.28	213.38	215.61	224.79	228.84
C	107	1480	8	62	183.55	192.50	---	---	---
C	207	1480	8	62	194.03	202.93	---	---	---
C	307	1480	8	62	204.28	213.38	---	---	---
D	105 R	1049	8	75	181.52	190.52	---	---	---
D	205 R	1049	8	75	191.88	200.88	---	---	---
D	305 R	1419	121	75	202.23	211.23	212.63	221.78	225.86
D	102	1049	8	75	181.52	190.52	---	---	---
D	202	1049	8	75	191.88	200.88	---	---	---
D	302	1419	121	75	202.23	211.23	212.23	221.78	225.86
D	101	1480	8	62	181.52	190.52	---	---	---
D	201	1480	8	62	191.88	200.88	---	---	---
D	301	1480	8	62	202.23	211.23	---	---	---

R = REVERSE FLOOR PLAN



CONCEPT ENGINEERING, INC.
455 RAINIER BOULEVARD NORTH, SUITE 200
ISSAQUAH, WASHINGTON 98027
(425) 382-8058 FAX (425) 392-0108

DATE:
7-17-2000

JOB NO.
99546PC

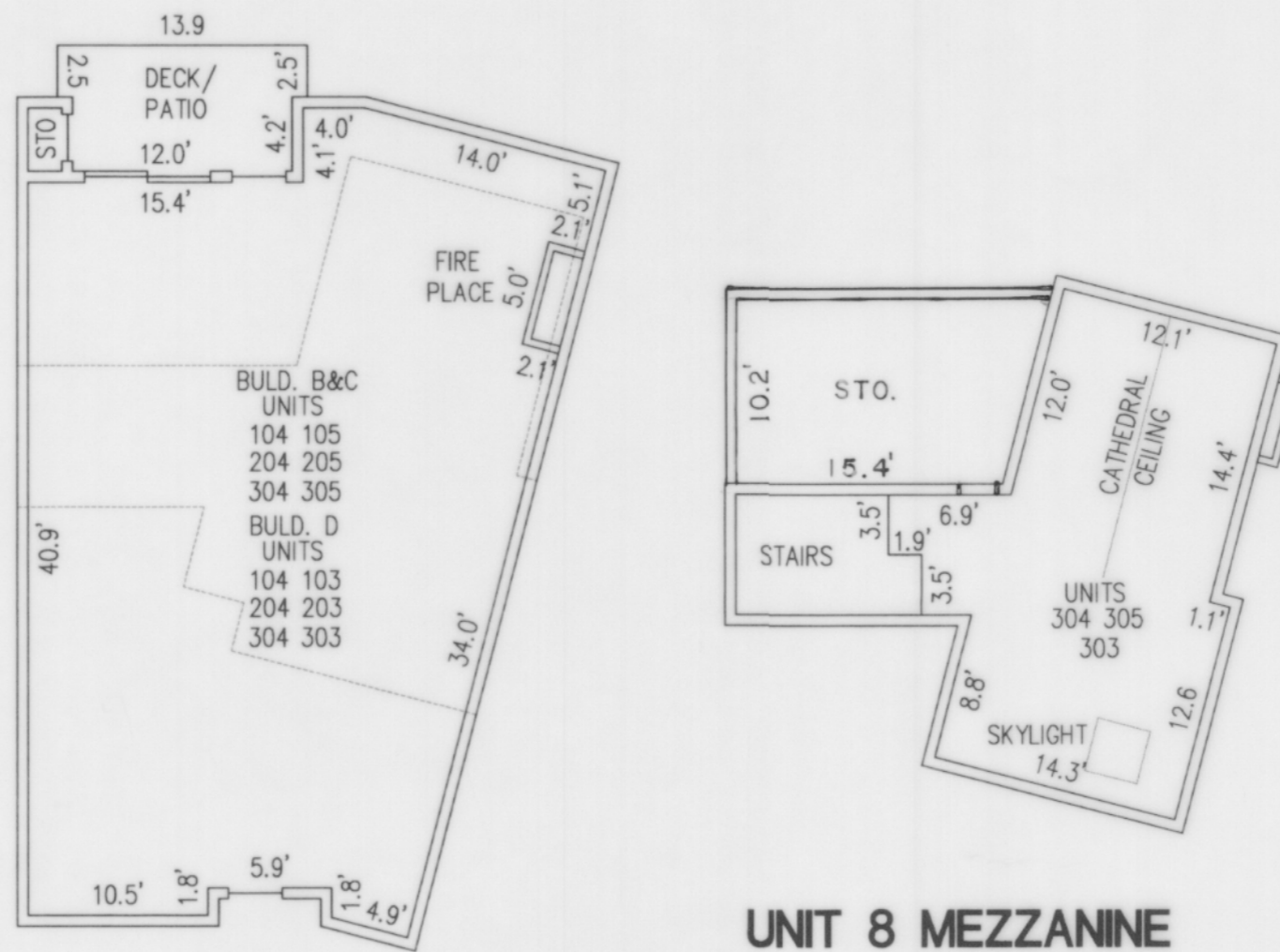
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KELKARI

A CONDOMINIUM, PHASES 1, 2, & 3

SITUATE IN THE E 1/2, OF SE 1/4, SEC. 33, T. 24 N., R. 6 E., W.M.,
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

UNIT DIMENSIONS



UNIT 7 & 8 FLOOR PLAN

GRAPHIC SCALE

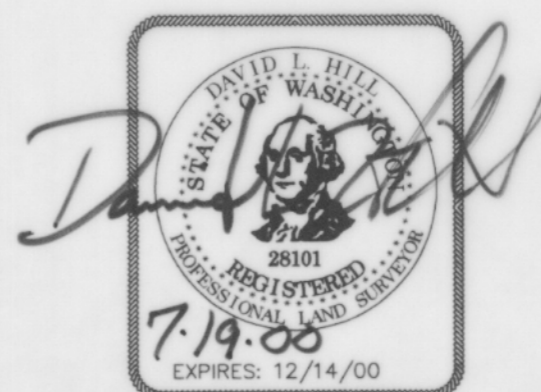


(IN FEET)
1 inch = 10 ft.

UNIT DATA

BLDG.	UNIT #	LIVING SQ.FT.	STORAGE SQ. FT.	DECK/PATIO SQ.FT.	FLOOR ELEV.	CEILING ELEV.	MEZZANINE FLOOR ELEV.	MEZZANINE CEILING ELEV	MEZZANINE CATHEDRAL PEAK ELEV.
B	104	1109	8.9	85	194.25	203.25	—	—	—
B	204	1109	8.9	85	204.50	213.50	—	—	—
B	304	1489	181	85	214.90	223.90	225.23	234.43	238.46
B	105 R	1109	8.9	85	194.25	203.25	—	—	—
B	205 R	1109	8.9	85	204.50	213.50	—	—	—
B	305 R	1489	181	85	214.90	223.90	225.23	234.43	238.46
C	104	1109	8.9	85	183.55	192.50	—	—	—
C	204	1109	8.9	85	194.03	202.93	—	—	—
C	304	1489	181	85	204.28	213.38	215.61	224.79	228.84
C	105 R	1109	8.9	85	183.55	192.50	—	—	—
C	205 R	1109	8.9	85	194.03	202.93	—	—	—
C	305 R	1489	181	85	204.28	213.38	215.61	224.79	228.84
D	104 R	1109	8.9	85	181.52	190.52	—	—	—
D	204 R	1109	8.9	85	191.88	200.88	—	—	—
D	304 R	1489	181	85	202.23	211.23	212.63	221.78	225.86
D	103	1109	8.9	85	181.52	190.52	—	—	—
D	203	1109	8.9	85	191.88	200.88	—	—	—
D	303	1489	181	85	202.23	211.23	212.63	221.78	225.86

R = REVERSE FLOOR PLAN



CONCEPT ENGINEERING, INC.
465 RAINIER BOULEVARD NORTH, SUITE 200
ISSAQUAH, WASHINGTON 98027
(425) 382-8055 FAX (425) 382-0108

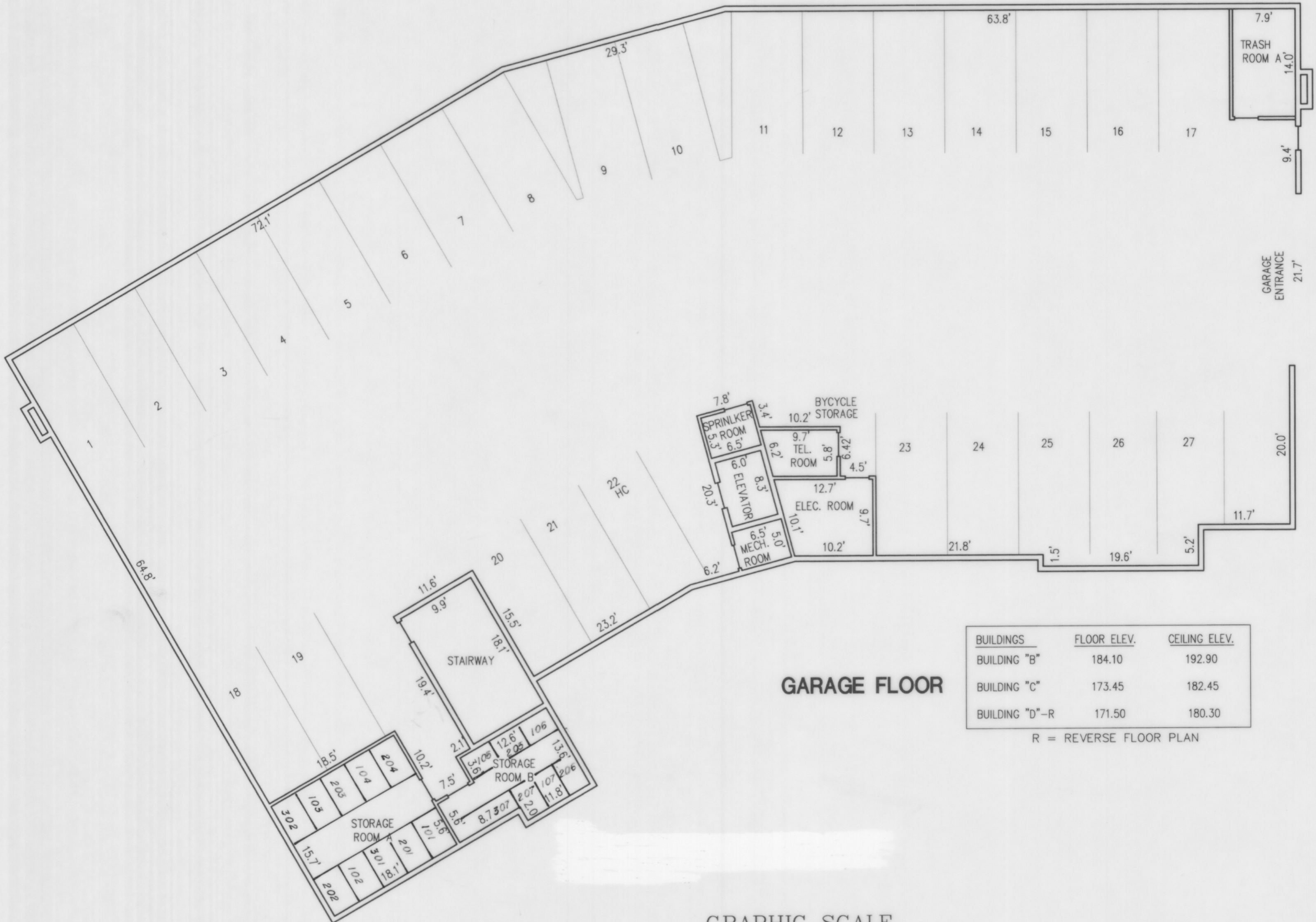
DATE: 7-17-2000 JOB NO. 99546PC

KELKARI

A CONDOMINIUM, PHASES 1, 2, & 3

**SITUATE IN THE E 1/2, OF SE 1/4, SEC. 33, T. 24 N., R. 6 E., W.M.,
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON**

GARAGE DIMENSIONS

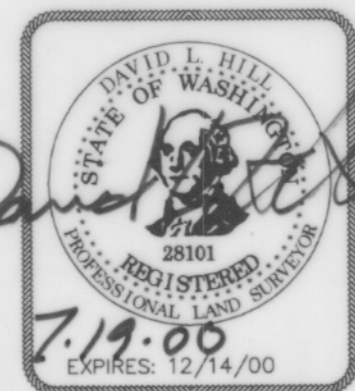
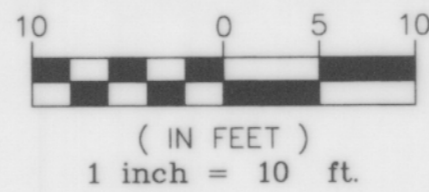


GARAGE FLOOR

BUILDINGS	FLOOR ELEV.	CEILING ELEV.
BUILDING "B"	184.10	192.90
BUILDING "C"	173.45	182.45
BUILDING "D"-R	171.50	180.30

R = REVERSE FLOOR PLAN

GRAPHIC SCALE



CONCEPT ENGINEERING, INC.

465 RAHNER BOULEVARD NORTH, SUITE 200
ISSAQUAH, WASHINGTON 98027
(425) 382-8055 FAX (425) 382-0108

DATE: 7-17-2000

JOB NO. 99546PC

KELKARI, A BINDING SITE PLAN

PORTION OF E. 1/2, SE. 1/4, SECTION 33, T. 24 N., R. 6 E., W.M. CITY OF ISSAQUAH, KING COUNTY, WASHINGTON.

FILE NO. BSP 98-01

VOL. PAGE

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A BINDING SITE PLAN PURSUANT TO CHAPTER 58.17 R.C.W. AND DECLARE THIS BINDING SITE TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID BINDING SITE PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).

ROWLEY ENTERPRISES, INCORPORATED, A WASHINGTON CORPORATION

BY George W. Rowley, Jr. C.E.O.

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT George W. Rowley IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE C.E.O. OF ROWLEY ENTERPRISES, INCORPORATED. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

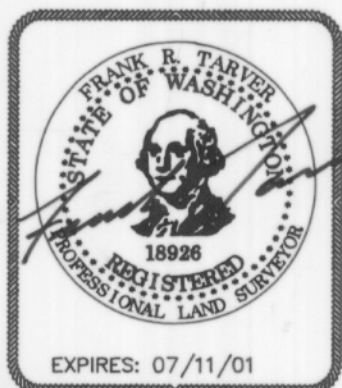
Michael V. Bryan 8-23-99
SIGNATURE DATE
MICHAEL V. BRYAN
PRINT NAME TITLE
6-5-2001
EXPIRES



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PERIMETER BOUNDARY OF THIS BINDING SITE PLAN AS REPRESENTED HEREON IS TRUE AND CORRECT AND IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; AND THAT THE PERIMETER BOUNDARY AND INTERIOR LOT CORNERS WILL BE STAKED CORRECTLY ON THE GROUND.

Frank R. Tarver DATED: 8-23-99
FRANK R. TARVER
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER 18926.



8-23-99

CITY OF ISSAQUAH PUBLIC WORKS DEPARTMENT

EXAMINED AND APPROVED THIS 26th DAY OF August, 1999.

Robert Brown
PUBLIC WORKS DIRECTOR

CITY OF ISSAQUAH PLANNING DEPARTMENT

EXAMINED AND APPROVED THIS 26th DAY OF August, 1999.

[Signature]
PLANNING DIRECTOR

KING COUNTY ASSESSOR

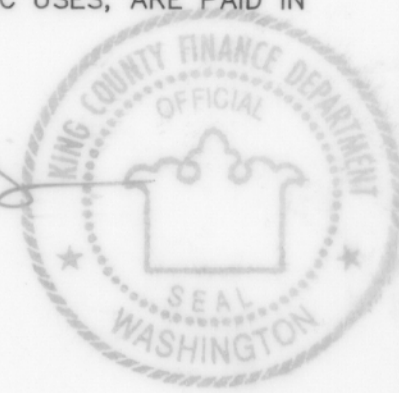
EXAMINED AND APPROVED BY KING COUNTY DEPARTMENT OF ASSESSMENTS THIS 31st DAY OF August, 19 99, A.D.

SCOTT NOBLE [Signature]
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR
332406-9476

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 USES, ARE PAID IN FULL. THIS 2nd DAY OF September, 19 99, A.D.

Garry Holmes [Signature]
MANAGER, FINANCE DIVISION DEPUTY



RECORDING CERTIFICATE 19990902000332

FILED FOR RECORD AT THE REQUEST OF ROWLEY ENTERPRISES THIS 2nd DAY OF Sept, 19 99 AT 11 MINUTES PAST 11:00 AND RECORDED IN VOLUME 191 OF PLATS, PAGES 1621 RECORDS OF KING COUNTY, WASHINGTON.

Larry Alcastano Walt Washington
MANAGER SUPERINTENDENT OF RECORDS

	<p style="font-size: small; margin: 0;">CONCEPT ENGINEERING, INC. 455 Rainier Boulevard North, Suite 200 Issaquah, Washington 98027 (206) 392-8055 FAX (206) 392-0108</p>
<p style="font-size: x-small; margin: 0;">DATE: 8-23-99 JOB NO. 98071BSP1</p>	

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KELKARI, A BINDING SITE PLAN

PORTION OF E. 1/2, SE. 1/4, SECTION 33, T. 24 N., R. 6 E., W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON.

FILE NO. BSP 98-01

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LEGAL DESCRIPTION

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 2, ASSESSOR'S PLAT OF WILDWOOD ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 89 OF PLATS, PAGES 60 AND 61, IN KING COUNTY, WASHINGTON; THENCE SOUTH 05°26'54" WEST 80.00 FEET TO THE NORTH LINE OF LOT 4 OF CITY OF ISSAQUAH SHORT PLAT NUMBER SP-79-07 RECORDED UNDER RECORDING NUMBER 8008270624; THENCE ALONG THE NORTH LINE OF SAID LOT 4, NORTH 81°24'44" EAST 3.69 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 4; THENCE ALONG THE EASTERLY LINE OF SAID LOT 4 SOUTH 15°27'31" EAST 223.93 FEET TO AN ANGLE POINT IN SAID EASTERLY LOT BOUNDARY LINE; THENCE CONTINUING ALONG SAID EASTERLY LINE OF SAID LOT 4, AND ALONG THE EASTERLY LINES OF LOTS 2 AND 3 OF SAID SHORT PLAT, SOUTH 01°59'39" WEST TO THE CENTERLINE OF CABIN CREEK; THENCE SOUTH 02°02'06" WEST PARALLEL TO THE EAST LINE OF SAID SECTION TO A POINT ON THE SOUTH LINE OF SAID SECTION DISTANT 700.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE EAST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 545.00 FEET OF SAID SOUTHEAST QUARTER; THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 545.00 FEET OF THE SOUTHEAST QUARTER A DISTANCE OF 450.00 FEET; THENCE NORTH ALONG THE WEST LINE OF THE EAST 450.00 FEET OF SAID SOUTHEAST QUARTER TO THE EASTERLY LINE OF SAID ASSESSOR'S PLAT OF WILDWOOD ACRES; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE EASTERLY LINE OF SAID PLAT TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF ISSAQUAH FOR WIDENING OF WILDWOOD BOULEVARD SOUTH BY DEED RECORDED UNDER RECORDING NUMBER 8412260441;

AND EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF WILDWOOD BOULEVARD SOUTH AND SUNRISE PLACE SOUTHWEST AS SHOWN IN THE ASSESSOR'S PLAT OF WILDWOOD ACRES, SAID INTERSECTION BEING 282.69 FEET SOUTH AND 718.88 FEET WEST OF THE EAST QUARTER CORNER OF SAID SECTION 'BASED ON LAMBERT GRID MERIDIAN'; THENCE SOUTH 05°26'54" WEST 438.56 FEET TO A TANGENT CURVE HAVING A RADIUS OF 315.63 FEET; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°44'00" AN ARC DISTANCE OF 147.26 FEET; THENCE SOUTH 21°17'06" EAST 132.98 FEET; THENCE NORTH 58°26'24" EAST 207.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 58°26'24" EAST 175.00 FEET; THENCE NORTH 31°33'36" WEST 240.00 FEET; THENCE SOUTH 58°26'24" WEST 175.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 31°33'36" EAST 240.00 FEET TO THE TRUE POINT OF THIS EXCEPTION;

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 2, IN THE ASSESSOR'S PLAT OF WILDWOOD ACRES; THENCE SOUTH 84°33'06" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT 45.00 FEET TO THE TRUE POINT OF BEGINNING OF THE EXCEPTION TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 84°33'06" EAST ALONG SAID SOUTHERLY PLAT BOUNDARY 15.00 FEET TO THE SOUTHEAST CORNER OF SUNRISE PLACE SOUTHWEST, AS DEDICATED IN SAID PLAT; THENCE NORTH 87°27'36" EAST 85.22 FEET TO A POINT "A" AS NOTED HEREINABOVE; THENCE SOUTH 31°33'36" EAST 225.00 FEET; THENCE SOUTH 58°26'24" WEST 189.04 FEET; THENCE NORTH 21°17'06" WEST 115.02 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.63 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°44'00" AN ARC DISTANCE OF 140.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 05°26'54" EAST, PARALLEL WITH THE CENTERLINE OF SAID SUNRISE PLACE SOUTHWEST, A DISTANCE OF 43.66 FEET TO THE TRUE POINT OF BEGINNING OF THIS EXCEPTION TRACT; ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF ISSAQUAH BY DEED RECORDED UNDER RECORDING NUMBER 19990617000615 SAID DEED BEING A RE-RECORDING OR 9709291390.

MODIFICATIONS/REVISIONS:

IT IS EXPECTED THAT MODIFICATION AND REVISIONS TO THIS BINDING SITE PLAN AND ITS APPROVED DESIGN PLANS, CONDITIONS OF APPROVAL, AND DOCUMENTS MAY BE NECESSARY AND NORMAL DURING THE COURSE OF IT'S DEVELOPMENT. THE CITY OF ISSAQUAH PLANNING DEPARTMENT AND THE PUBLIC WORKS DEPARTMENT SHALL REVIEW AND TAKE SUCH ACTION AS THEY SHALL REASONABLY DETERMINE IS CONSISTENT WITH APPLICABLE CITY POLICIES AND ORDINANCES WITH RESPECT TO ANY PROPOSED MODIFICATION OR DEVIATION FROM THE APPROVED BINDING SITE PLAN AND/OR DOCUMENTS ATTACHED THERETO. THE BURDEN OF PROOF TO DEMONSTRATE WHY A MODIFICATION OR DEVIATION IS NEEDED SHALL BE PLACED ON THE APPLICANT. MODIFICATIONS AND REVISIONS SHALL BE DONE IN ACCORDANCE WITH CITY OF ISSAQUAH BINDING SITE PLAN RULES AND REGULATIONS.

THERE SHALL BE NO MODIFICATION TO THE LOT GEOMETRY TO THIS BINDING SITE PLAN EXCEPT PROVIDED IN THIS SECTION.

COVENANTS

ALL LOTS WITHIN THIS BINDING SITE PLAN SHALL BE SUBJECT TO COVENANTS TO BE RECORDED PRIOR TO THE FIRST SALE OF ANY INTEREST IN THE SUBJECT PROPERTY

DRAINAGE COVENANT

FOLLOWING THE ORIGINAL AND REASONABLE GRADING OF THE ROADS AND STREETS SHOWN HEREON, DRAINAGE WATERS ENTERING ANY LOT OR LOTS SHALL BE RECEIVED, AND NOT BLOCKED FROM, ENTERING AT THEIR NATURALLY OCCURRING LOCATION AND DRAINAGE WATERS SHALL BE DISCHARGED FROM ANY LOT OR LOTS TO A CITY-APPROVED DRAINAGE SYSTEM OR, IN ABSENCE OF SUCH SYSTEM, AT THE NATURAL LOCATION WITH FLOW RATE CONTROL SYSTEMS AND ENERGY DISSIPATORS AS REQUIRED BY CITY ORDINANCE. WITHIN EACH LOT, THE DOWNSPOUT AND YARD DRAINS SHALL CONNECT TO THE STORM DRAINAGE SYSTEM. MAINTENANCE, OPERATION AND REPAIR OF BUILDING AND LOT DRAINS SERVING PRIVATE PROPERTIES SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTIES SERVED. ON PRIVATE PROPERTY, STORM DRAINAGE WHICH DO NOT CONSTITUTE PART OF A CONTINUOUS, CONSTRUCTED DRAINAGE SYSTEM SERVING DEVELOPED CITY PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

RESTRICTIONS

1. NO LOT OR PORTION OF A LOT IN THIS BINDING SITE PLAN SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS SITE PLAN SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH IT IS LOCATED.
2. THIS BINDING SITE PLAN IS SUBJECT TO THE CONDITIONS WITH MSP 94-01 AND SDP 97-09.
3. ALL DEVELOPMENT WITHIN THIS BINDING SITE PLAN SHALL BE IN CONFORMANCE WITH SUBSEQUENT SITE PLAN OR SPECIAL DEVELOPMENT APPROVAL.
4. NO DIVISION, REDIVISION, OR SUBDIVISION OF ANY LOT SHALL BE PERMITTED WITHOUT APPROVAL OF AN APPROPRIATE PROCEDURE BY THE CITY OF ISSAQUAH.
5. PARCELS A, B, AND C EACH CONTAIN UNDEVELOPED AREAS AND UTILITY AND TRAIL EASEMENTS. IN ADDITION, PARCEL A INCLUDES SEVERAL BUILDINGS WHICH FORM A PART OF THE WILDWOOD APARTMENTS. THE UNDEVELOPED AREAS IN EACH PARCEL MAY CONTAIN CRITICAL AREAS AS DEFINED BY THE ISSAQUAH MUNICIPAL CODE, WHICH CRITICAL AREAS MAY NOT BE DEVELOPED OR ALTERED, AND THE VEGETATION ON WHICH MAY NOT BE DISTURBED EXCEPT FOR PURPOSES OF HABITAT ENHANCEMENT AS PART OF A PROJECT THAT HAS RECEIVED PRIOR WRITTEN APPROVAL FROM THE CITY AND ANY OTHER AGENCY WITH JURISDICTION OVER SUCH ACTIVITY. THE EXACT BOUNDARIES OF SUCH CRITICAL AREAS SHALL BE DETERMINED BY THE CITY OF ISSAQUAH UPON APPLICATION FOR A DEVELOPMENT PERMIT.

EASEMENT PROVISIONS

EASEMENTS ARE HEREBY CONVEYED AND GRANTED TO THE PURVEYORS OF UTILITIES SERVING THIS DEVELOPMENT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE AS-CONSTRUCTED UTILITY WITH THE NECESSARY EASEMENT WIDTH THROUGH ALL LOTS AND PARCELS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLE, PIPELINE, AND WIRES WITH THE NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, CABLE T.V. SERVICE, STORM DRAINAGE, SEWER AND WATER. TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. ADDITIONALLY:

1. A STRIP OF LAND 10 FEET WIDE, PARALLEL AND ADJOINING DEDICATED RIGHTS-OF-WAY SHOWN ON THIS PLAT FOR UTILITIES.
2. "THE PROPOSED TRAIL TO SQUAK MOUNTAIN STATE PARK ALONG THE EASTERN SIDE OF THE KELKARI SITE SHALL BE PLACED IN A PERMANENT TRAIL EASEMENT AND RECORDED WITH KING COUNTY. THE EASEMENT SHALL READ AS FOLLOWS: A TRAIL EASEMENT IS HEREBY RESERVED TO THE BENEFIT OF THE CITY OF ISSAQUAH FOR THE PURPOSES OF PEDESTRIAN ACCESS ALONG THE REGIONAL TRAIL ALONG THE EASTERN PROPERTY AND NORTH ALONG THE UTILITY CORRIDOR TO THE HATCHERY ROAD. EASEMENT RESTRICTION: STRUCTURES, FILLS, CUTS, OBSTRUCTION (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS OR OVERHANGS) SHALL NOT BE ALLOWED WITHIN THE TRAIL EASEMENT. IN ADDITION, THE CONSTRUCTION OF FENCING SHALL NOT BE ALLOWED WITHIN THE TRAIL EASEMENT UNLESS OTHERWISE APPROVED BY THE CITY OF ISSAQUAH. SEATING, BENCHES, OUTLOOK AREA MAY BE ALLOWED IN THE EASEMENT WITH THE PERMISSION OF THE CITY OF ISSAQUAH."

NOTE

ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY, TOWN, OR COUNTY HAVING JURISDICTION OVER THE DEVELOPMENT OF SUCH LAND, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. UPON COMPLETION, THE IMPROVEMENTS ON THE LAND SHALL BE INCLUDED IN ONE OR MORE CONDOMINIUMS OR OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE OWNERS OF UNITS THEREIN OR THEIR OWNERS' ASSOCIATIONS HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTEREST. THIS BINDING SITE PLANS SHALL BE BINDING UPON ALL NOW OR HEREAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.



8-25-99

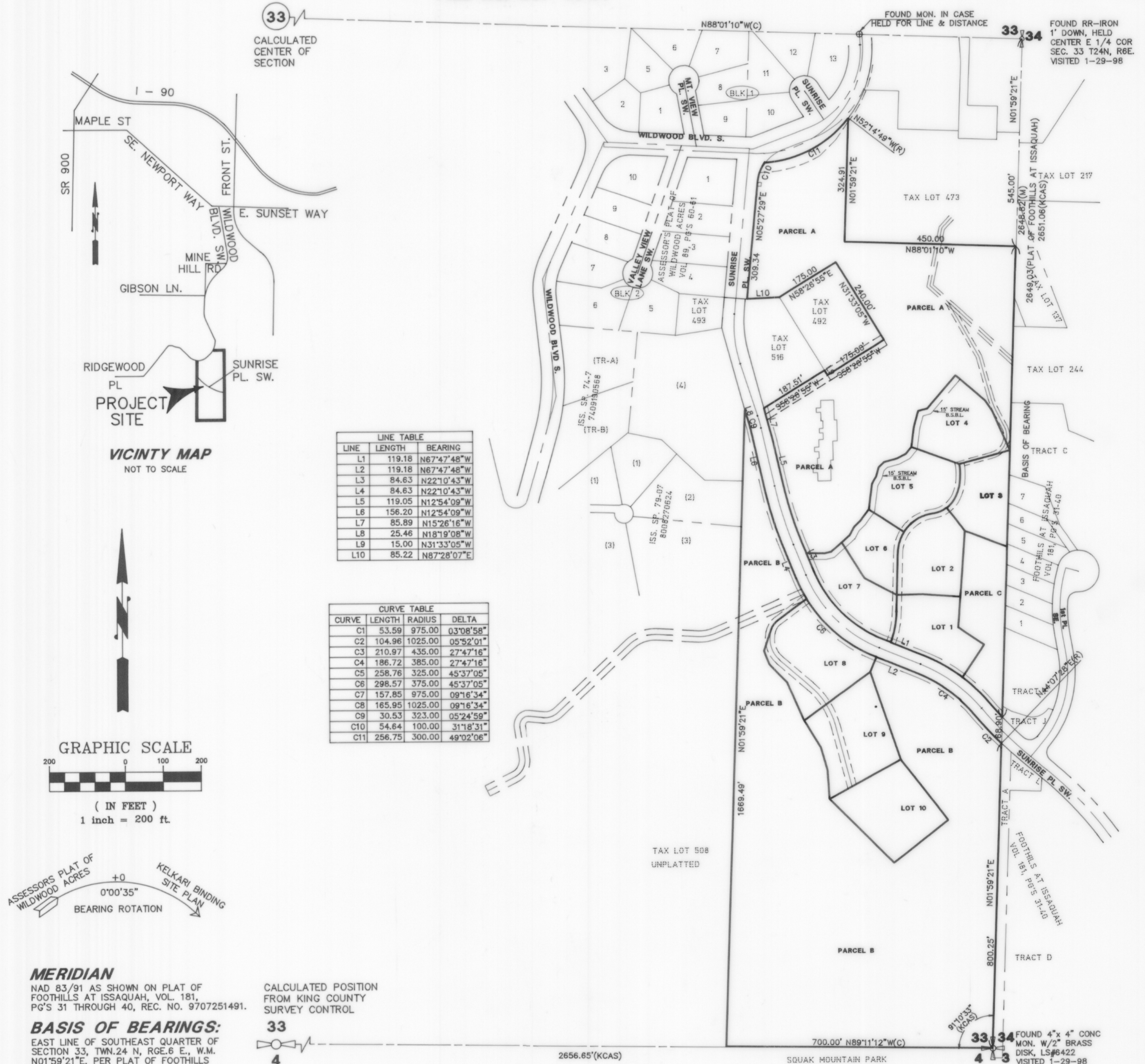
	CONCEPT ENGINEERING, INC.	191	VOL. PAGE
	455 Rainier Boulevard North, Suite 200 Issaquah, Washington 98027 (206) 392-8055 FAX (206) 392-0108		
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KELKARI, A BINDING SITE PLAN

PORTION OF E. 1/2, SE. 1/4, SECTION 33, T. 24 N., R. 6 E., W.M. CITY OF ISSAQUAH, KING COUNTY, WASHINGTON.

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EASEMENTS:

- ① PRIVATE INGRESS EGRESS & UTILITIES EASEMENT FOR THE BENEFIT OF SUBJECT PROPERTY PER DEED RECORDED IN KING COUNTY RECORDS REC. NO. 8412260441.
- ② SLOPE EASEMENT TO CITY OF ISSAQUAH AS RECORDED IN KING COUNTY RECORDS REC. NO. 8412260442.
- ③ 10' x 10' U. S. WEST TELECOMMUNICATION EASEMENT AS RECORDED IN KING COUNTY REC. NO. 960701693.
- ④ A 30' WIDE INGRESS, EGRESS & UTILITY EASEMENT AS RECORDED IN DEED RECORDED IN KING COUNTY RECORDS UNDER RECORDING NO. 8001240747.
- ⑤ PRIVATE 30' INGRESS EGRESS AND UTILITIES EASEMENT AS RECORDED IN KING COUNTY RECORDS REC. NO'S 7303220399 & 7406210346.
- ⑥ 10' WIDE ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM EASEMENT TO PUGET POWER AS RECORDED IN KING COUNTY RECORDING NO. 7902210708.
- ⑦ 15' WIDE SANITARY SEWER EASEMENT TO THE CITY OF ISSAQUAH AS RECORDED UNDER KING COUNTY RECORDING NO. 9807212008.

EASEMENTS: (NOT LOCATABLE)

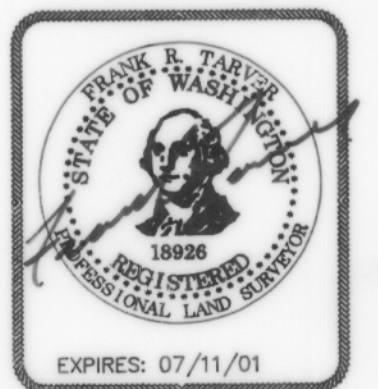
- 1 - 10' PRIVATE INGRESS, EGRESS EASEMENT, OVER ALL UNDEDICATED ROADS WHICH MAY BE RELOCATED BY GRANTOR PER KING COUNTY RECORDS REC. NO. 7306190620.
- 2 - EASEMENT-TCI CABLE TV RIGHT OF ENTRY AND CONSTRUCTION OF EQUIPMENT FOR CABLE TV SERVICE PER KING COUNTY RECORDS UNDER REC. NO. 9401060621.
- 3 - RIGHTS TO MAKE NECESSARY SLOPES FOR CUTS & FILLS ON PROPERTY PER DEED RECORDED UNDER KING COUNTY RECORDING NO. 990617000615.

LEGEND

- FOUND REBAR
- SET 1/2" REBAR & CAP #28101
- ⊕ MONUMENT FOUND IN CASE
- (M) - MEASURED
- (D) - DEED
- (P) - PLAT
- (C) - CALCULATED
- (KCAS) - KING COUNTY AERIAL SURVEY

NOTES:

1. INSTRUMENTATION FOR THIS SURVEY WAS A 5 SEC. THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE JANUARY, 1998, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.
3. SURVEY REFERENCE:
 1. ASSESSOR'S PLAT OF WILDWOOD ACRES. VOL. 89, PG. 60-61.
 2. PLAT OF WILDWOOD PARK NO. 1, VOL. 85, PG. 18-19.
 3. PLAT OF CABIN CREEK, VOL. 94, PG. 57.
 4. PLAT OF FOOTHILLS OF ISSAQUAH, VOL. 181, PG. 31-40.
 5. CITY OF ISSAQUAH SHORT PLAT NO. SP-74-7.
 6. CITY OF ISSAQUAH SHORT PLAT NO. SP-79-07.



8-23-99

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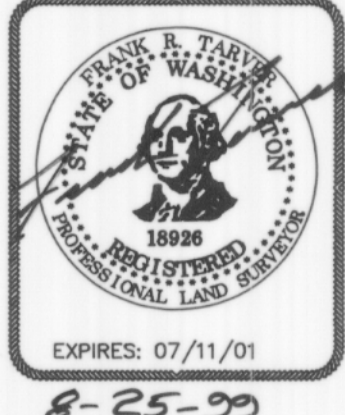
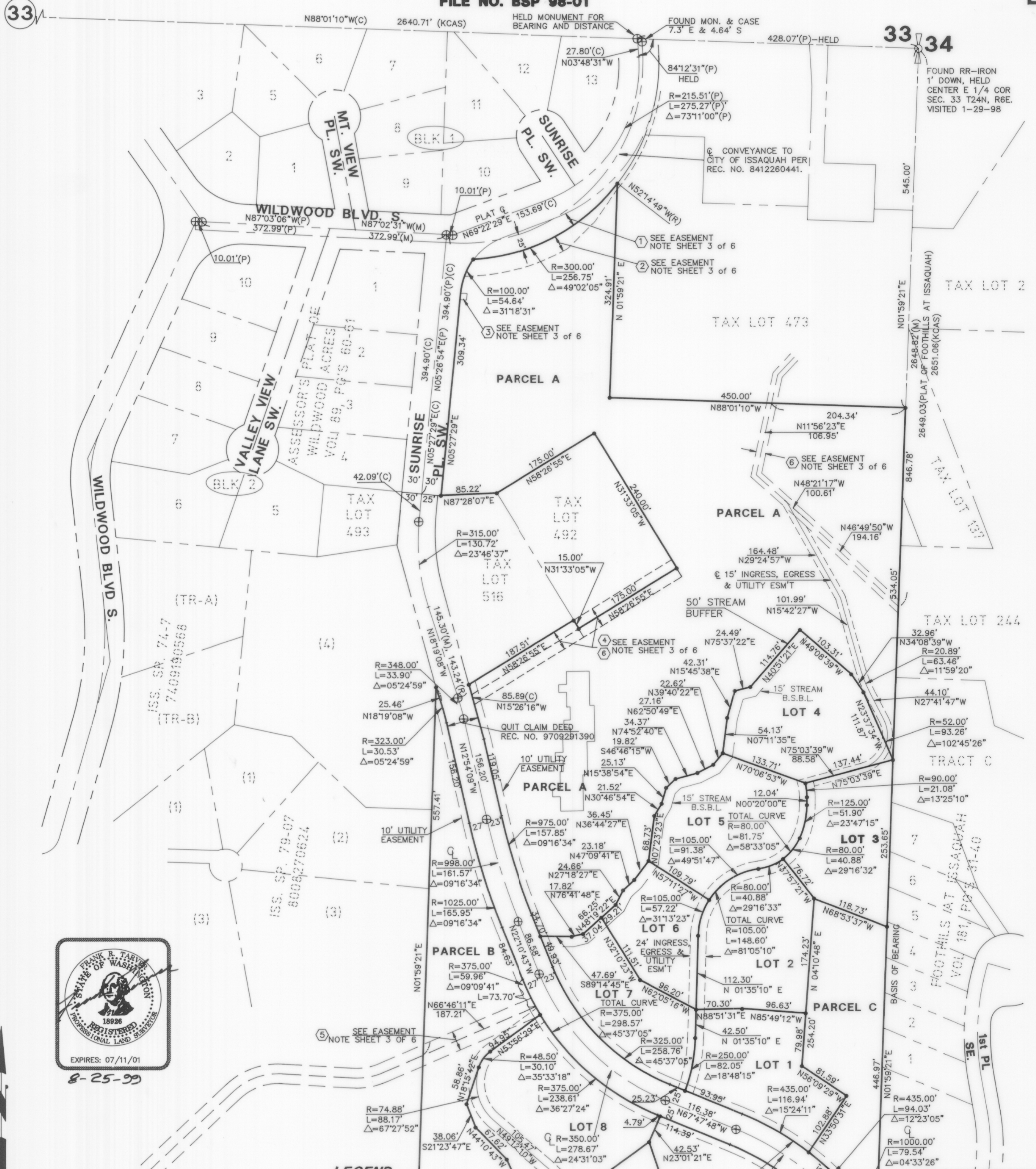
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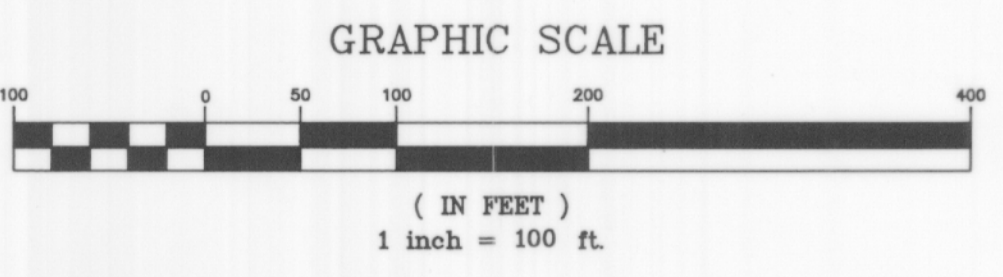
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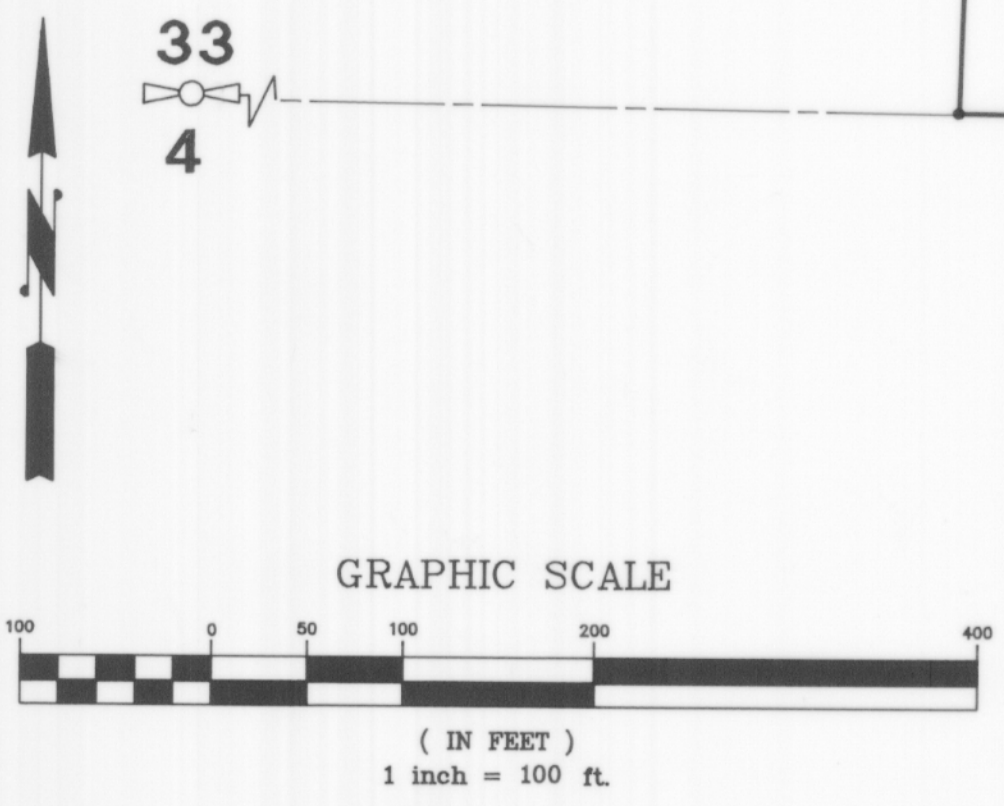
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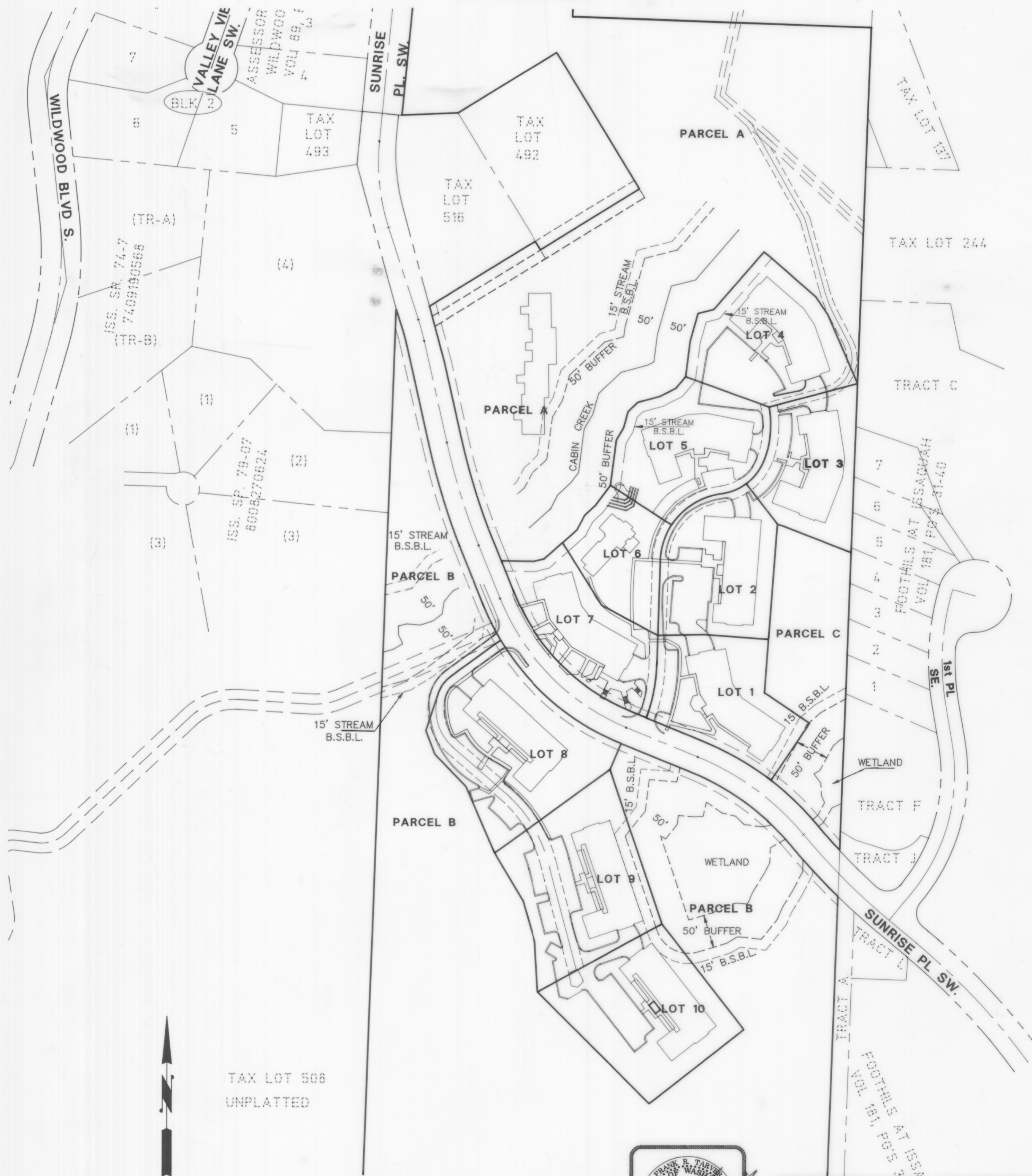
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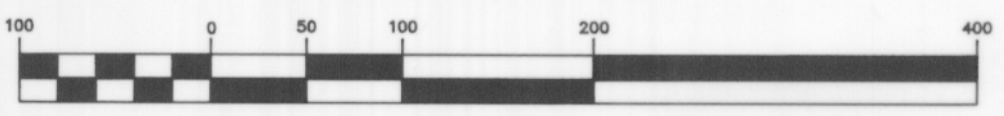
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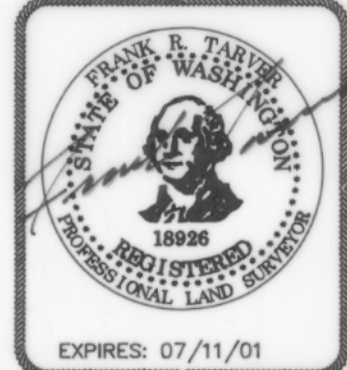


TAX LOT 508
UNPLATTED

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



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