

MONTREUX DIVISION FOUR

A REPLAT OF PARCEL 2C AND A PORTION OF TRACT P OF MONTREUX DIVISION ONE
 SEC. 19, TWP. 24 N., RGE. 6 E., W.M.
 CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

PARCEL 2C of MONTREUX DIVISION ONE, according to the Plat thereof, recorded in Volume 155 of Plats, pages 69 through 87, records of King County, Washington. TOGETHER WITH:

That portion of TRACT P of said Plat, being more particularly described as follows:

COMMENCING at the most Northerly corner of said PARCEL 2C, thence Westerly and Southerly along the Northerly and Westerly boundary of said PARCEL 2C by the following ten courses and distances: (1) S 85°40'00" W 91.99 feet; (2) S 53°00'00" W 27.28 feet; (3) S 17°15'00" W 84.94 feet; (4) S 30°30'00" W 65.96 feet; and (5) S 44°25'00" E 14.77 feet to the POINT OF BEGINNING; thence continuing along said line by the following courses and distance: (6) S 44°25'00" E 15.59 feet; (7) S 15°30'00" W 91.73 feet to a point on a non-tangent curve to the left from which the center bears S 21°48' W 50.00 feet distant; (8) thence Southwesterly along said curve through a central angle of 95°55'02" an arc distance of 83.70 feet to a point of reverse curvature of a curve to the right having a radius of 25.00 feet; (9) thence Southerly along said curve through a central angle of 36°20'10" an arc distance of 15.85 feet to a point of reverse curvature of a curve to the left having a radius of 125.00 feet; (10) thence Southerly along said curve through a central angle of 16°36'57" an arc distance of 36.25 feet to a point of tangency; thence leaving said Westerly line of said PARCEL 2C N 16°00'00" E 12.30 feet to the beginning of a curve to the left having a radius of 25.00 feet; thence Northerly along said curve through a central angle of 48°11'23" an arc distance of 21.03 feet to a point of reverse curvature of a curve to the right having a radius of 50.00 feet; thence Northerly along said curve through a central angle of 132°25'00" an arc distance of 115.56 feet to the terminus of said curve and from which the center bears S 10°13'37" W 50.00 feet distant; thence N 19°16'00" E 98.39 feet to the POINT OF BEGINNING.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of interest in the land hereby subdivided, hereby declare this plat to be the graphic representation of the subdivision made herein, and do hereby dedicate to the use of the public forever all streets and avenues not shown as private herein and dedicate the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, and also the right to make all necessary slopes for cuts and fills upon the lots shown thereon in the original reasonable grading of said streets and avenues.

Further, the undersigned owners of the land hereby subdivided, waive for themselves, their heirs and assigns and any person or entity deriving title from the undersigned, any and all claims for damages against the City of Issaquah, its successors and assigns which may be occasioned by the establishment, construction, or maintenance of roads and / or drainage systems within this subdivision other than claims resulting from inadequate maintenance by the City of Issaquah.

Further, the undersigned owners of the land hereby subdivided agree for themselves, their heirs and assigns to indemnify and hold the City of Issaquah, its successors and assigns, harmless from any damage, including any costs of defense, claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by establishment, construction or maintenance of the roads within this subdivision. Provided, this waiver and indemnification shall not be construed as releasing the City of Issaquah, its successors or assigns, from liability for damages, including the cost of defense, resulting in whole or part from the negligence of the City of Issaquah, its successors, or assigns.

This subdivision, dedication, waiver of claims and agreement to hold harmless is made with the free consent and in accordance with the desires of said owners.

James Eddy Warjone
 Glacier Ridge Limited Partnership
 James Eddy Warjone
 Warjone Investments, Inc.
 General Partner

Chas Mueller
 Seattle-First National Bank,
 A National Banking Association

FINANCE DIVISION CERTIFICATE

I hereby certify that all property taxes are paid, that there are no delinquent special assessments certified to this office for collection and that all special assessments certified to this office for collection on any of the property herein contained, dedicated as streets, alleys or for any other public use, are paid in full.

This 15th day of December 19 93 A.D.
Lee Sedwick *Joseph Handberg*
 Manager, King County Finance Division Deputy

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
 COUNTY OF KING

This is to certify that on the 3rd day of December 19 93, before me, the undersigned, a Notary Public, personally appeared *James Eddy Warjone*, the General Partner of Warjone Investments, Inc. a Washington corporation, to me known to be the individual(s) who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and an oath stated that they were authorized to execute said instrument and the seal affixed (if any) is the corporate seal of said corporation. WITNESS my hand and official seal the day and year first above written.

Joan Katz
 Notary Public in and for the State of Washington residing at Seattle

STATE OF WASHINGTON
 COUNTY OF KING

This is to certify that on the 3rd day of December 19 93, before me, the undersigned, a Notary Public, personally appeared *Chas Mueller* of Seattle-First National Bank, a National Banking Association known to be the individual(s) who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and an oath stated that they were authorized to execute said instrument and the seal affixed (if any) is the corporate seal of said corporation. WITNESS my hand and official seal the day and year first above written.

Rachel C. Haggerton
 Notary Public in and for the State of Washington residing at Seattle



APPROVALS

Examined and approved this 9 day of December 19 93 A.D.
N. Dal
 Director of Public Works
 City of Issaquah

Examined and approved this 8 day of December 19 93 A.D.
Jeanette Samet-McKague
 Director of Development Review
 City of Issaquah

Examined and approved this 10th day of December 19 93 A.D.
John Corbett
 City Engineer, City of Issaquah

Examined and approved this 10th day of December 19 93 A.D.
Steve E. Davis
 Chairman, Development Commission Secretary, Development Commission

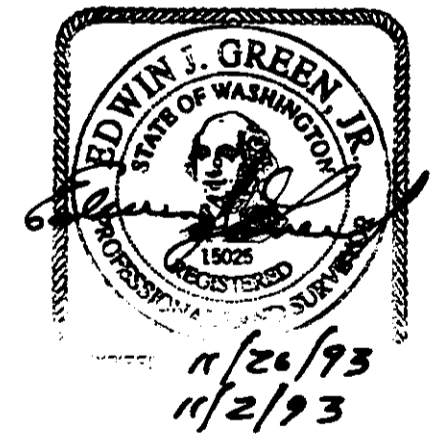
Examined and approved this 10th day of Dec. 19 93 A.D.
Robert C. Handberg *Angela Kuschke*
 Mayor, City of Issaquah City Clerk

Examined and approved this 13th day of Dec. 19 93 A.D.
Scott Neale *Debra Martin*
 King County Assessor Deputy King County Assessor
 TAX ID #560800-1000

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Montreux Division Four is based upon an actual survey and subdivision of Section 19, Township 24 North, Range 6 East, W.M., that the courses and distances are shown correctly thereon; that the monuments will be set and the lot and block corners will be staked correctly on the ground as construction is completed and that I have fully complied with the provisions of the platting regulations.

Edwin J. Green, Jr.
 Edwin J. Green, Jr.
 Professional Land Surveyor
 Certificate No. 15025



RECORDING CERTIFICATE 9312152112

Filed for record at the request of the City of Issaquah, this 15 day of Dec 19 93, at 32 minutes past 1 (a.m./p.m.), in Volume 267 of Plats at pages 8-11, Records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

Jane Hague *Linda A. Oberman*
 Manager Superintendent of Records

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 for collection on any of the property herein contained and dedicated as streets, easements, Tracts, or for other public uses, are paid in full.

Dated this 10th day of DECEMBER 19 93, A.D.
James R. Blake
 Finance Director, City of Issaquah

SURVEY METHOD & INSTRUMENTATION

SURVEY METHOD: FIELD TRAVERSE
 INSTRUMENTATION: LEITZ SET-2
 LEITZ SET-4
 PRECISION: EXCEEDS STATE STANDARDS



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 (206) 646-0901 FAX

Civil Engineering
 Land Surveying
 Planning
 Commission Services
 Water Resources
 Environmental Sciences

9312152112

167