

MOUNTAINAIRE DIV. 3

SECTION 28, TWP. 24 N., R. 6 E., W.M.
CITY OF ISSAQUAH
KING COUNTY, WASHINGTON

UNPLATTED



DESCRIPTION

This plat of MOUNTAINAIRE DIV. 3, embraces that portion of the SW 1/4 of Section 28, Township 24 North, Range 6 East, W.M., King County, Washington, described as follows: Beginning at the southeast corner of said subdivision; thence N 1° 52' 01" E along the east line thereof 1313.00 feet to the northeast corner of said subdivision; thence N 88° 34' 51" W along the north line thereof 1345.49 feet; thence S 46° 21' 13" W 221.05 feet to a point in a curve having a radius of 190.00 feet, thru which point a radial line bears N 37° 30' 57" E; thence westerly along said curve, thru an angle of 36° 05' 48" 119.70 feet; thence N 88° 34' 51" W 219.02 feet; thence S 1° 25' 09" W 60.00 feet to a point in a curve having a radius of 19.98 feet, thru which point a radial line bears N 1° 25' 09" E; thence easterly and southerly along said curve thru an angle of 107° 34' 51" 37.52 feet to a compound curve having a radius of 135.00 feet; thence along said curve thru an angle of 51° 35' 00" 121.54 feet to a reverse curve having a radius of 212.69 feet; thence along said curve thru an angle of 24° 10' 00" 89.71 feet; thence S 46° 25' 00" W 166.48 feet; thence S 43° 35' 00" E 50.00 feet; thence S 37° 43' 57" W 125.29 feet; thence S 21° 30' 00" E 128.99 feet to a point in a curve having a radius of 40.00 feet, thru which point a radial line bears N 11° 25' 58" E; thence westerly and southerly along said curve thru an angle of 137° 40' 58" 96.12 feet; thence S 32° 26' 31" W 89.85 feet; thence S 10° 25' 00" E 67.00 feet; thence N 79° 35' 00" E 252.00 feet to a point in the northerly line of Lot 6, Mountainaire Div. 1, according to the plat thereof as recorded in Volume 84 of Plats, page 6, records of King County, said point being N 32° 45' 00" E 32.00 feet from the most westerly corner of said Lot 6; thence N 55° 25' 00" E along the northerly boundary of said Div. 1, 373.00 feet to the most northerly corner thereof; thence along the northerly boundary of Mountainaire Div. 2 according to the plat thereof as recorded in Volume 85 of Plats, pages 1 and 2, records of King County, N 34° 09' 00" E 171.00 feet; thence N 86° 14' 57" E 124.85 feet; thence N 32° 40' 00" W 77.00 feet; thence N 57° 20' 00" E 162.75 feet; thence N 86° 00' 00" E 268.00 feet; thence N 52° 36' 55" E 33.59 feet; thence East 150.00 feet; thence S 9° 25' 27" W 150.00 feet to the northeasterly margin of West Sunset Way; thence southeasterly along said margin to the point of beginning.

RESTRICTIONS

No lot or portion of a lot in this plat shall be divided and sold, or resold, or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area required for the use district in which located.

A drainage and utility easement is hereby reserved under and upon the exterior five (5) feet of each lot.

ENGINEER'S CERTIFICATE

I hereby certify that this plat of MOUNTAINAIRE DIV. 3, is based on an actual survey and subdivision of Section 28, 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 staked correctly on the ground; and that I have fully complied with the provisions of the statutes of the platting regulations.



Orland L. Anderson
Orland L. Anderson, Professional Engineer
Certificate No. 7746

SOUTH 1/4 COR.
SECTION 28,
T24N, R6E, W.M.