

PINE VIEW

POR NE 1/4 NW 1/4 SEC 22, TWP 24N, RGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

NW COR SEC 22, TWP 24N, RGE 6 E, W.M.
4"x 4" CASED CONC MON
w/3" BRASS CAP w/MARKINGS (2/99)

N4 SEC 22, TWP 24N, RGE 6 E, W.M.
4"x 4" CASED CONC MON
w/LEAD AND PUNCH MARK (2/99)

SE 48th STREET

N88°04'06"W

2655.98' (KCSMD) 2656.11' (MEAS)

195.66'

CURVE	LENGTH	RADIUS	DELTA
C1	39.27'	25.00'	90°00'00"
C2	39.27'	25.00'	90°00'00"
C3	16.15'	91.00'	10°10'01"
C4	31.44'	126.00'	14°17'40"
C5	20.02'	126.00'	9°06'15"
C6	43.04'	126.00'	19°34'12"
C7	8.36'	126.00'	3°48'10"
C8	10.64'	129.00'	4°43'40"
C9	26.04'	129.00'	11°34'03"
C10	37.75'	28.00'	77°14'43"
C11	22.40'	49.00'	26°11'16"
C12	26.60'	46.00'	33°08'05"
C13	42.31'	46.00'	52°41'44"
C14	20.12'	73.00'	15°47'27"
C15	7.07'	46.00'	8°48'11"
C16	4.30'	94.00'	2°37'09"
C17	20.39'	62.00'	18°50'48"
C18	13.82'	42.00'	18°50'48"
C19	33.73'	187.00'	10°20'10"
C20	38.43'	213.00'	10°20'10"
C21	19.30'	87.00'	12°42'28"
C22	25.06'	113.00'	12°42'28"
C23	47.19'	113.00'	23°55'34"
C24	36.33'	87.00'	23°55'34"

LINE	LENGTH	BEARING
L1	15.00'	N88°04'06"W
L2	15.00'	S88°06'11"E
L3	3.03'	N18°59'55"E
L4	5.36'	N01°32'59"E
L5	5.36'	N01°32'59"E
L6	13.57'	N34°38'43"W
L7	26.00'	N70°04'40"E
L8	4.06'	N60°13'18"E
L9	26.00'	N85°59'46"W
L10	13.57'	N34°38'43"W
L11	9.43'	N24°18'33"W
L12	11.13'	N24°18'33"W
L13	23.76'	N01°51'44"E
L14	22.88'	N88°23'09"W
L15	26.00'	N78°23'55"E
L16	9.23'	N01°36'41"E
L17	3.23'	N17°13'57"W
L18	3.23'	N17°13'57"W
L19	7.44'	N88°23'09"W
L20	30.00'	N01°55'54"E
L21	11.33'	N04°00'14"E
L22	11.33'	N04°00'14"E

PARCEL D
CITY OF ISSAQUAH
BLA NO. PLN 00-00046
REC. NO. 20000718900001

TRACT A
DETENTION/RECREATION
(PRIVATE)

TRACT E

TRACT B
ACCESS/UTILITY

UNPLATTED

BASIS OF BEARINGS

KING COUNTY SURVEY CONTROL NAD 83/91

LEGEND

- 5,13 = SEE CORRESPONDING NUMBERS OF GENERAL NOTES
- ⊕ = CITY OF ISSAQUAH STANDARD MONUMENT TO BE SET
- BSBL = BUILDING SETBACK LINE
- PAUE = PRIVATE ACCESS & UTILITY EASEMENT
- PRSD = PRIVATE STORM DRAINAGE EASEMENT
- PSD = PUBLIC STORM DRAINAGE EASEMENT
- PRSS = PRIVATE SANITARY SEWER EASEMENT
- PSS = PUBLIC SANITARY SEWER EASEMENT
- PSW = PUBLIC SIDEWALK EASEMENT
- PRW = PRIVATE WATER EASEMENT
- (R) = RADIAL BEARING
- (KCSMD) = BASED ON KING COUNTY SURVEY MONUMENT DATA BASE

CRITERIA FOR STRUCTURES ON LOTS

1. FRONT YARD SETBACK-10 FEET
2. SIDE AND REAR SETBACK-5 FEET
3. MAXIMUM IMPERVIOUS AREA SURFACE-70%
4. MAXIMUM BUILDING HEIGHT-35 FEET (SEE GENERAL NOTE 38)

NOTE: SEE SHEET 4 OF 4 FOR EASEMENT DETAILS

NOTE: SEE SHEET 4 OF 4 FOR LOT AND TRACT AREAS

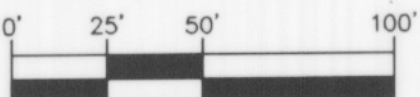
NOTE

TRACT C IS A PRIVATELY OWNED LANDSCAPE TRACT

TRACT E,F,G,H,I AND J ARE PRIVATELY OWNED INGRESS, EGRESS, AND UTILITY TRACTS

AREA TO BE DEDICATED TO THE CITY OF ISSAQUAH UPON RECORDING OF THIS PLAT

SCALE: 1" = 50'



GRAPHIC SCALE

TRIAD ASSOCIATES
11814 115th AVENUE NE • KIRKLAND, WA 98034
(425) 821-8448 • (425) 821-3481 FAX

JOB NO 00-083

SHEET 3 OF 4

