

# PROVIDENCE RIDGE

SW 1/4, NE1/4, SEC.16, T.24N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, AS OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE FOR PUBLIC USE TO THE CITY OF ISSAQUAH ALL OF THOSE ROADS, ALLEYS, WOONERFS, EASEMENTS, AND RIGHTS OF WAY WHICH ARE SHOWN HEREON (EXCLUDING ANY PRIVATE ROADS SHOWN ON THIS PLAT) AND DEDICATE TO THE CITY OF ISSAQUAH FREE AND CLEAR OF ALL ENCUMBRANCES, EXCEPT AS SHOWN HEREON; AND DEDICATE ALL PUBLICLY-DESIGNATED EASEMENTS FOR PUBLIC UTILITIES IN FAVOR OF THE CITY OF ISSAQUAH AND GRANT TO THE CITY OF ISSAQUAH AUTHORITY TO ASSIGN LAST SAID PUBLICLY-DESIGNATED EASEMENTS TO OTHER PUBLIC UTILITIES AT ITS DISCRETION.

FURTHER, WE WAIVE FOR OURSELVES, OUR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS SUBDIVISION BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS.

RESCAL PROVIDENCE 38, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: R. Kent Grahl  
ITS: PRESIDENT

## ACKNOWLEDGMENTS

California  
STATE OF WASHINGTON }  
COUNTY OF San Diego }

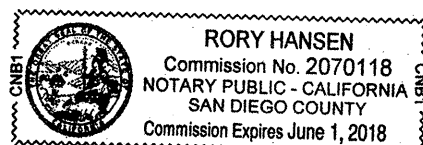
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT R. Kent Grahl IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF RESCAL PROVIDENCE 38, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE

Rory Hansen  
(PRINT NAME)

DATED: 1/11/2017

NOTARY PUBLIC IN AND FOR THE STATE OF California,  
RESIDING AT San Diego  
MY APPOINTMENT EXPIRES: 6/1/2018



## RESTRICTIONS OF RECORD

- SUBJECT TO FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK-UP, OR CONNECTION CHARGES AND LATECOMER CHARGES FOR SEWER, WATER AND PUBLIC FACILITIES OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040414002865, 20110106000751, 20110106000800, 20110106000801, 20110106000802, 20130917002142, 20130917002143, 20130917002144, 20130917002145, 20141201000777, 20141201000778, 20141201000779, 20141201000780, 20150824000615, 20150824000616 AND 20150824000617.
- SUBJECT TO A DEED OF TRUST GRANTED TO CALIFORNIA BANK AND TRUST, A CALIFORNIA BANKING CORPORATION, AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20150107001282.
- SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT OF RIGHTS UNDER COVENANTS, CONDITIONS AND RESTRICTIONS, SALES AGREEMENTS, PERMITS, AND DEVELOPMENT DOCUMENTS" AS RECORDED UNDER RECORDING NUMBER 20150107001283.
- SUBJECT TO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES FOR ROAD PURPOSES GRANTED BY DEED RECORDED UNDER RECORDING NUMBER 7110210313.
- SUBJECT TO INGRESS, EGRESS AND UTILITIES EASEMENT IN FAVOR OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT RECORDED UNDER RECORDING NUMBER 8811300727.
- SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF ADOPTING AN AGENT TO RECEIVE CLAIMS AND DAMAGES AGAINST THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT" AS RECORDED UNDER RECORDING NUMBER 20050503000993.
- SURVEY BY ENCOMPASS ENGINEERING AND SURVEYING, DATED AUGUST 29, 2013, JOB NO. 095181, DISCLOSES THE FOLLOWING: TREES STRADDLE THE WEST, SOUTH AND EAST BOUNDARY LINES.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF OBLIGATION TO CONSTRUCT DEVELOPER EXTENSION AGREEMENT WATER AND SEWER IMPROVEMENTS" AS RECORDED UNDER RECORDING NUMBER 20131209000573.

## GENERAL NOTES/RESTRICTIONS

- UNLESS SPECIFICALLY DESCRIBED IN THE EASEMENT PROVISIONS, ALL PRIVATE UTILITY STUB OUTS AND EASEMENTS AS SHOWN HEREON, SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNERS AND/OR PROVIDENCE RIDGE HOMEOWNERS ASSOCIATION.
- NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR THE TELEPHONE, CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION USES SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.
- NO LOT OR PORTION OF A LOT SHALL BE SUBDIVIDED AND SOLD, OR RESOLD, OR IT'S OWNERSHIP CHANGED OR TRANSFERRED IN VIOLATION OF APPLICABLE CITY, COUNTY, STATE OR FEDERAL STANDARDS, RULES, REGULATIONS OR LAWS.
- SUBJECT TO PROVIDENCE RIDGE HOME OWNER'S ASSOCIATION (HOA) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER RECORDING NUMBER 20170616000207, RECORDS OF KING COUNTY, WASHINGTON.

## LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTHERLY OF THE SOUTHERLY MARGIN OF SOUTHEAST 43RD WAY, AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 7110210313.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

## APPROVALS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

GENERAL MANAGER, SAMMAMISH PLATEAU WATER AND SEWER DISTRICT

## APPROVALS

EXAMINED AND APPROVED THIS 7th DAY OF February, 2017

LAND DEVELOPMENT MANAGER, CITY OF ISSAQUAH D.S.D.

EXAMINED AND APPROVED THIS 9th DAY OF March, 2017

PUBLIC WORKS ENGINEERING DIRECTOR, CITY OF ISSAQUAH

CITY OF ISSAQUAH FINANCE DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT ALL ASSESSMENTS AND DELINQUENT ASSESSMENTS FOR WHICH THE PROPERTY HEREIN DEDICATED FOR PUBLIC USE MAY BE LIABLE AS OF THE DATE OF CERTIFICATION HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED.  
THIS 9th DAY OF March, 2017

CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 9th DAY OF March, 2017

MAYOR CITY OF ISSAQUAH

ATTEST: Christine  
CLERK OF THE CITY OF ISSAQUAH

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 21st DAY OF JUNE, 2017

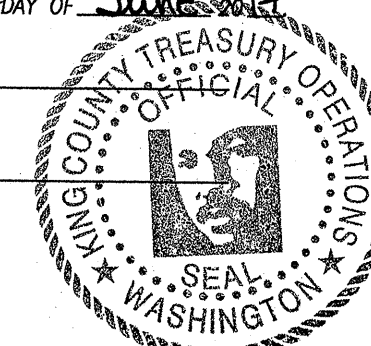
KING COUNTY ASSESSOR

KING COUNTY TAX ACCOUNT NUMBER(S) 162406-9103

I HEREBY CERTIFY THAT ALL PROPERTY TAXES HAVE BEEN 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 21st DAY OF JUNE, 2017

MANAGER KING COUNTY OFFICE OF FINANCE

DEPUTY

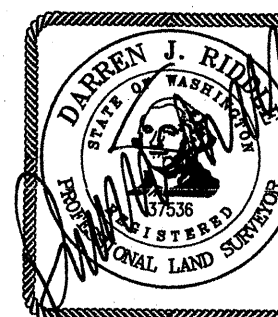


## LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF RESCAL PROVIDENCE 38, LLC, IN JULY, 2015

I HEREBY CERTIFY THAT THE PLAT OF PROVIDENCE RIDGE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. AS REQUIRED BY THE STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY; THAT THE MONUMENTS ARE SET AND THE LOT AND BLOCK CORNERS ARE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

Darren J. Riddle  
DARREN J. RIDDLE  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 37536



12/22/16  
DATE

SHEET  
1 of 6

## RECORDING CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016,  
AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_,  
AT THE REQUEST OF PACIFIC COAST SURVEYS, INC.

MANAGER \_\_\_\_\_ SUPT. OF RECORDS \_\_\_\_\_

## Pacific Coast Surveys, Inc.

LAND SURVEYING & MAPPING  
P.O. BOX 13619  
MILL CREEK, WA 98082  
PH. 425.508.4951 FAX 425.357.3577  
www.PCSurveys.net

## PLAT OF: PROVIDENCE RIDGE

CITY OF ISSAQUAH FILE NO. FP15-00004  
SW 1/4, NE1/4, SEC.16, T.24N., R.6E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
NCM	12.20.16	14828FPM.dwg	1" = 50'	14-828

CONFORMED COPY  
20170621000216  
AVENELL, DAVID, PLAT  
PAGE 001 OF 006  
06/21/2017 10:13

# PROVIDENCE RIDGE

SW 1/4, NE1/4, SEC.16, T.24N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

## EASEMENT PROVISIONS

- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT (SPWSD), CENTURY LINK COMMUNICATIONS, COMCAST, PUGET SOUND ENERGY CO., AND OTHER PRIVATE UTILITY PURVEYORS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR THREE (3) FEET OR FIVE (5) FEET AS SHOWN HEREON, PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, GAS, TELEVISION CABLE, AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSE HEREIN STATED.
- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UPON THE EXTERIOR 2 FEET PARALLEL WITH AND ADJOINING THE PUBLICLY DEDICATED STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, MAINTAIN, REPLACE AND OPERATE A SIDEWALK SYSTEM FOR THE PUBLIC USE TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSE STATED. THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION FOLLOWING ANY WORK.
- THE PUBLIC DRAINAGE EASEMENTS SHOWN HEREON, ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE STORM DRAINAGE FACILITIES LYING WITHIN SAID EASEMENTS, ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.
- ALL LOTS SHALL BE SUBJECT TO AN EASEMENT 3 FEET OR 5 FEET IN WIDTH AS SHOWN HEREON, PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND AS SHOWN ACROSS LOTS 30 THROUGH 34 FOR THE PURPOSE OF PRIVATE DRAINAGE. IN THE EVENT LOT LINES ARE ADJUSTED AFTER THE RECORDING OF THIS PLAT, THE EASEMENTS SHALL MOVE WITH THE ADJUSTED LOT LINES. MAINTENANCE OF ALL PRIVATE DRAINAGE AND UTILITY EASEMENTS ON THIS PLAT SHALL BE THE RESPONSIBILITY OF ALL LOTS DERIVING BENEFIT FROM SAID EASEMENT, INCLUDING THE OWNER OF THE LOT ON WHICH SAID EASEMENT(S) ARE LOCATED. NO STRUCTURES OTHER THAN FENCES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS.
- A PUBLIC PEDESTRIAN TRAIL AND RECREATION EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH OVER ALL TRAILS, PATHS, SIDEWALKS AND RECREATION FACILITIES WITHIN TRACTS A, B, D, H AND L AND LOTS 12 THRU 35. PUBLIC TRAILS ARE DEPICTED ON SHEET 6.
- THE PROVIDENCE RIDGE HOME OWNERS ASSOCIATION IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, PRIVATE WALL EASEMENTS AS REQUIRED FOR THE PURPOSE OF INSTALLATION, MAINTENANCE, REPLACEMENT AND REPAIR OF THE WALLS ON LOTS AND TRACTS WITHIN THIS PLAT.
- AN EASEMENT FOR PARK AND RECREATION IS HEREBY RESERVED FOR THE PROVIDENCE RIDGE HOMEOWNERS ASSOCIATION OVER TRACT L, FOR THE BENEFIT OF THE LOT OWNERS WITHIN PROVIDENCE RIDGE. THE PROVIDENCE RIDGE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PARK FACILITIES AND LANDSCAPING WITHIN TRACT L. THE PROVIDENCE RIDGE HOMEOWNERS ASSOCIATION SHALL INDEMNIFY THE CITY AND PROVIDE INSURANCE CONSISTENT WITH THE CITY OF ISSAQUAH'S CURRENT SPECIAL USE PERMIT OR EQUIVALENT. THE CITY SHALL NOT BE RESPONSIBLE FOR RESTORATION OF ANY PARK AND RECREATION IMPROVEMENTS WHILE EXERCISING ITS RIGHTS OF TRACT L OWNERSHIP INCLUDING BUT NOT LIMITED TO OPERATION AND MAINTENANCE OF THE STORM FACILITIES.
- THE ROCK WALL MAINTENANCE EASEMENTS WITHIN TRACTS B, AND J AND LOTS 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 29, 30, 35, 36, 37, AND 38 AS SHOWN ON SHEET 3, 4, AND 6 HEREON, ARE HEREBY GRANTED AND CONVEYED TO THE PROVIDENCE RIDGE HOMEOWNERS ASSOCIATION AND THE MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THE RETAINING WALLS IN THESE AREAS SHALL BE THE RESPONSIBILITY OF THE PROVIDENCE RIDGE HOMEOWNERS ASSOCIATION.

## WATER AND SEWER EASEMENT PROVISIONS

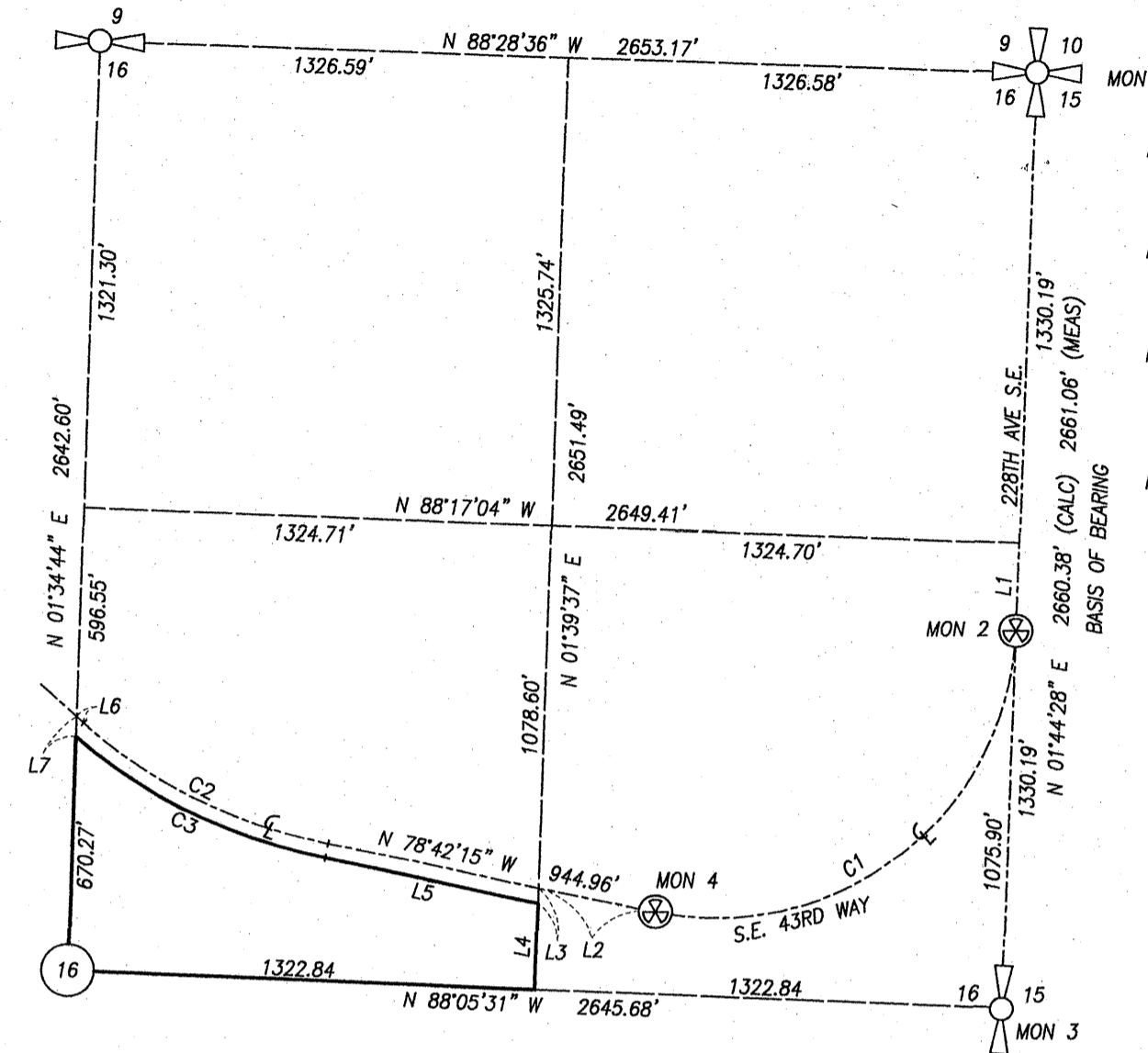
AN EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT (SPWSD) OVER, UNDER, THROUGH, AND UPON THE EASEMENTS SHOWN ON THIS PLAT AS "WATER ESMT", "SEWER ESMT" OR "SPWSD ESMT", INCLUDING:

- THE EXTERIOR 3 FEET OR 5 FEET AS SHOWN OF ALL LOTS, TRACTS AND COMMON AREAS, PARALLEL WITH AND ADJOINING THE STREET FRONTAGE, TRACT I, AND TRACT J
- ALL OF TRACTS I, J, AND M
- PORTIONS OF TRACTS H, K AND D

IN WHICH TO INSTALL, LAY, MAINTAIN, INSPECT, REPLACE, REPAIR, REMOVE, RENEW, USE AND OPERATE WATER AND SEWER SYSTEMS AND APPURTENANCES FOR THIS PLAT AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT AT ALL TIMES WITH ALL NECESSARY MAINTENANCE AND CONSTRUCTION EQUIPMENT FOR THE PURPOSES STATED. THE GRANTOR COVENANTS THAT NO STRUCTURES SHALL BE CONSTRUCTED OR ERRECTED OVER, UPON OR WITHIN THESE EASEMENTS, INCLUDING FENCES OR ROCKERIES, AND NO TREES, BUSHES OR OTHER SHRUBBERY SHALL BE PLANTED IN THE AREA OF GROUND FOR WHICH THE EASEMENT IN FAVOR OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT HAS BEEN APPROVED. FOR EASEMENTS ACROSS THE ENTIRETY OF TRACTS I, J, AND M THE DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OF PAVEMENT REPLACEMENT OR REPAIR NECESSITATED BY DAMAGE INCURRED THROUGH THE NORMAL OPERATION OR MAINTENANCE OF THE WATER AND/OR SEWER FACILITIES, EXCEPT IN THE EVENT THAT THE SURFACING IS REMOVED BY THE GRANTEE FOR ANY UNDERGROUND CONSTRUCTION, UNDERGROUND REPAIR OR REPLACEMENT OF THE WATER AND/OR SEWER LINES, THE SURFACING SHALL BE RESTORED AS NEARLY AS REASONABLY POSSIBLE TO ITS CONDITION PRIOR TO THE PLACEMENT OF THE WATER OR SEWER.

## TRACT NOTES

- TRACT A IS A CRITICAL AREA STREAM AND WETLAND TRACT. THE TRACT INCLUDES A PUBLIC PEDESTRIAN TRAIL EASEMENT. THE TRACT IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES OF SAID TRACT, TO THE PROVIDENCE RIDGE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS PLAT. THE TRACT IS SUBJECT TO THE RESTRICTIONS LISTED FOR NATIVE GROWTH PROTECTION AREAS.
- TRACT B IS A CRITICAL AREA STEEP SLOPE TRACT. THE TRACT INCLUDES A PUBLIC PEDESTRIAN TRAIL EASEMENT. THE TRACT IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES OF SAID TRACT, TO THE PROVIDENCE RIDGE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS PLAT. THE TRACT IS SUBJECT TO THE RESTRICTIONS LISTED FOR NATIVE GROWTH PROTECTION AREAS.
- TRACT C IS AN OPEN SPACE AND TREE RETENTION TRACT AND IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES OF SAID TRACT, TO THE PROVIDENCE RIDGE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS PLAT. THE TRACT IS SUBJECT TO THE RESTRICTIONS LISTED FOR NATIVE GROWTH PROTECTION AREAS.
- TRACT D IS AN OPEN SPACE AND TREE RETENTION TRACT. THE TRACT INCLUDES A PUBLIC PEDESTRIAN TRAIL EASEMENT. THE TRACT AND IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES OF SAID TRACT, TO THE PROVIDENCE RIDGE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS PLAT. THE TRACT IS SUBJECT TO THE RESTRICTIONS LISTED FOR NATIVE GROWTH PROTECTION AREAS. THIS TRACT IS ALSO SUBJECT TO INGRESS, EGRESS AND UTILITIES EASEMENT IN FAVOR OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT RECORDED UNDER RECORDING NUMBER 8811300727.
- TRACT E IS A CRITICAL AREA STEEP SLOPE TRACT AND IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES OF SAID TRACT, TO THE PROVIDENCE RIDGE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS PLAT. THE TRACT IS SUBJECT TO THE RESTRICTIONS LISTED FOR NATIVE GROWTH PROTECTION AREAS.
- TRACT F, A SEWER LIFT STATION FACILITY TRACT, UPON THE RECORDING OF THIS PLAT, IS HEREBY CONVEYED IN FEE SIMPLE TO THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT. THE DISTRICT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT AND ANY IMPROVEMENTS CONTAINED THEREON.
- TRACT G IS A CRITICAL AREA STEEP SLOPE TRACT AND IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES OF SAID TRACT, TO THE PROVIDENCE RIDGE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS PLAT. THE TRACT IS SUBJECT TO THE RESTRICTIONS LISTED FOR NATIVE GROWTH PROTECTION AREAS.
- TRACT H IS AN OPEN SPACE AND RECREATION TRACT. THE TRACT INCLUDES A PUBLIC PEDESTRIAN TRAIL EASEMENT. THE TRACT IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES OF SAID TRACT, TO THE PROVIDENCE RIDGE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS PLAT.



## SECTION BREAKDOWN

N.T.S.

## SURVEY REFERENCES

RECORD OF SURVEY BY DAVID EVANS AND ASSOCIATES VOL. 82, PG. 151.  
RECORD OF SURVEY BY JONES AND ASSOCIATES VOL. 3, PG. 272-272A.

## TRACT NOTES (CONTINUED)

- TRACT I, A PRIVATE ACCESS TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE FOR THEIR PRIVATE UTILITY FACILITIES AND ALL ACCESS FACILITIES WITHIN SAID TRACT TO THE PROVIDENCE RIDGE HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. TRACT I IS ALSO A SEWER AND WATER EASEMENT TO THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT. SEE WATER AND SEWER EASEMENT PROVISIONS.
  - TRACT J, A PRIVATE ACCESS TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE FOR THEIR PRIVATE UTILITY FACILITIES AND ALL ACCESS FACILITIES WITHIN SAID TRACT TO THE PROVIDENCE RIDGE HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. TRACT J IS ALSO A SEWER AND WATER EASEMENT TO THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT. SEE WATER AND SEWER EASEMENT PROVISIONS.
  - TRACT K IS A CRITICAL AREA STEEP SLOPE AND WETLAND TRACT AND IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES OF SAID TRACT, TO THE PROVIDENCE RIDGE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS PLAT. THE TRACT IS SUBJECT TO THE RESTRICTIONS LISTED FOR NATIVE GROWTH PROTECTION AREAS.
  - TRACT L IS FOR STORMWATER DETENTION AND IS HEREBY CONVEYED ALONG WITH ALL MAINTENANCE RESPONSIBILITIES FOR THE STORMWATER CONVEYANCE AND DETENTION FACILITIES WITHIN SAID TRACT TO THE CITY OF ISSAQUAH UPON THE RECORDING OF THIS PLAT. AN EASEMENT FOR PARK AND RECREATION IS HEREBY RESERVED SUBJECT TO EASEMENT PROVISION NUMBER 7.
  - TRACT M IS A SEWER AND WATER EASEMENT TO THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT. SEE WATER AND SEWER EASEMENT PROVISIONS. TRACT M IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES OF SAID TRACT, TO THE PROVIDENCE RIDGE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS PLAT.
- TOGETHER
- TRACTS A, B, C, D, E, G, K, AND M ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES OF SAID TRACTS, TO THE PROVIDENCE RIDGE HOMEOWNER'S ASSOCIATION UPON RECORDING THIS PLAT.

## COVENANTS

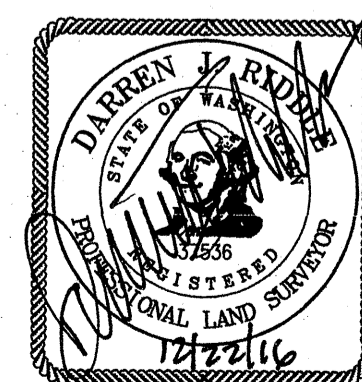
A TREE RETENTION COVENANT IS REQUIRED ON LOTS 12 THRU 35, AS DEPICTED ON SHEETS 3, 4, AND 5. THE TREE RETENTION COVENANT SHALL BE SUBJECT TO THE RESTRICTIONS FOR NATIVE GROWTH PROTECTION AREAS (NGPA).

## NATIVE GROWTH PROTECTION AREAS (NGPA) RESTRICTIONS

TRACTS A, B, C, D, E, G, H, AND K ARE STEEP SLOPE, WETLANDS, AND OPEN SPACE/TREE RETENTION TRACTS WHICH CONVEY TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE SENSITIVE AREA EASEMENT. THIS INTEREST INCLUDES THE PRESERVATION OF NATIVE VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE EASEMENT IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE LAND SUBJECT TO THE TRACT THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY OF ISSAQUAH, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT. THE VEGETATION WITHIN THE TRACT MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT APPROVAL IN WRITING FROM THE CITY OF ISSAQUAH OR ITS SUCCESSOR AGENCY, UNLESS OTHERWISE PROVIDED BY LAW. DEMONSTRATED HEALTH AND SAFETY CONCERNS SHALL BE CONSIDERED BY THE CITY WHEN PERMITTING THE CUTTING, PRUNING OR REMOVAL OF LIVING OR DEAD VEGETATION. INVASIVE PLANT SPECIES SHALL BE CONTROLLED TO PROTECT THE VIABILITY OF NATIVE VEGETATION IN THE NGPA AREA. ALL HERBICIDES AND PESTICIDES MUST BE APPROVED FOR AQUATIC ENVIRONMENTS. THE CITY SHALL BE INFORMED OF MAINTENANCE ACTIVITY TO REMOVE INVASIVE PLANT SPECIES.

TRAIL IMPROVEMENTS AND MAINTENANCE, APPROVED BY THE CITY, IS ALLOWED WITHIN THE NGPA TRACTS.

NO BUILDING FOUNDATIONS OR STRUCTURES ARE ALLOWED WITHIN THE 15-FOOT BUILDING SETBACK (BSBL) FROM THE CRITICAL AREA TRACTS.



**Pacific Coast Surveys, Inc.**  
LAND SURVEYING & MAPPING  
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PLAT OF:  
**PROVIDENCE RIDGE**  
CITY OF ISSAQUAH FILE NO. FP15-00004  
SW 1/4, NE1/4, SEC.16, T.24N., R.6E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
NCM	12.20.16	14828FPM.dwg	1" = 50'	14-828

**LINE TABLE**

LINE	LENGTH	BEARING
L1	4.15	N 75°08'31" W
L2	7.09	N 68°42'44" W
L3	12.27	N 28°21'47" E
L4	2.87	N 68°42'44" W
L5	12.10	N 75°08'31" W
L6	10.36	N 14°51'29" E
L7	26.24	N 62°34'16" W
L8	36.21	N 62°34'16" W
L9	36.21	N 62°34'16" W
L10	12.84	N 62°34'16" W
L11	23.26	N 66°20'01" W
L12	16.54	N 65°35'39" W
L13	34.91	N 78°40'43" W
L14	18.52	N 78°40'43" W
L15	16.39	N 78°40'43" W
L16	55.93	N 47°13'23" E
L17	5.22	N 54°25'58" E
L18	30.99	N 11°49'21" W
L19	28.10	N 54°25'58" E
L20	32.89	N 30°23'32" E
L21	20.11	N 32°55'38" W
L22	5.00	N 57°04'22" E
L23	7.93	N 32°55'38" W
L24	21.02	N 67°24'40" W
L25	25.77	N 67°24'40" W
L26	7.93	N 32°55'38" W
L27	32.07	N 32°55'38" W
L28	40.01	N 32°55'38" W
L29	13.51	N 53°02'21" E
L30	49.11	N 56°06'29" W
L31	24.09	N 79°13'01" E
L32	20.87	N 63°17'33" W
L33	9.78	N 74°01'14" W
L34	8.52	N 89°05'17" W
L35	4.44	N 89°05'17" W
L36	6.86	N 37°04'02" W
L37	2.36	N 60°03'40" W
L38	8.30	N 47°11'54" E
L39	19.62	N 79°43'01" W
L40	8.67	N 79°55'46" W
L41	12.24	N 87°29'12" E
L42	2.63	N 40°49'20" W
L43	11.57	N 40°49'20" W
L44	6.31	N 23°33'42" E
L45	35.36	N 50°22'01" E
L46	14.30	N 52°21'46" E
L47	11.01	N 82°56'58" W
L48	30.77	N 83°14'57" W
L49	26.82	N 83°14'57" W
L50	70.90	N 76°50'16" W
L51	21.57	N 77°34'59" E
L52	57.67	N 50°35'13" E
L53	37.73	N 87°58'59" W
L54	40.16	N 71°24'34" W
L55	20.19	N 38°51'18" W
L56	71.24	N 75°34'28" W
L57	76.90	N 75°34'28" W
L58	35.51	N 79°46'22" W
L59	20.78	N 32°20'30" W
L60	12.94	N 56°06'29" W
L61	19.31	N 58°00'08" E
L62	57.88	N 85°34'42" W
L63	28.20	N 75°23'00" W
L64	25.65	N 18°35'41" E
L65	33.68	N 52°12'13" W
L66	22.98	N 82°42'42" W
L67	65.71	N 44°54'33" W
L68	7.29	N 23°46'06" E
L69	45.40	N 45°31'00" W
L70	50.22	N 45°08'46" W
L71	30.47	N 44°54'33" W
L72	35.33	N 70°06'11" E
L73	36.52	N 62°10'16" E
L74	16.06	N 49°04'32" E
L75	16.11	N 40°10'35" E
L76	31.02	N 67°16'36" E
L77	4.05	N 67°16'36" E
L78	40.87	N 30°23'32" E
L79	35.57	N 54°25'58" E
L80	44.12	N 47°13'23" E
L81	12.35	N 47°13'23" E
L82	57.00	N 78°40'43" W
L83	36.32	N 08°07'57" W
L84	16.25	N 59°48'57" W
L85	11.72	N 61°37'41" E
L86	15.04	N 59°48'57" W
L87	32.07	N 72°41'24" W
L88	21.77	N 36°18'53" E
L89	44.59	N 54°50'45" E
L90	31.30	N 32°16'05" E
L91	23.11	N 64°27'14" E
L92	29.25	N 51°15'43" E
L93	64.03	N 64°49'46" E
L94	9.46	N 61°38'13" W
L95	16.53	N 01°34'44" E
L96	36.17	N 56°06'29" W
L97	72.44	N 04°53'43" E
L98	35.07	N 67°16'36" E
L99	56.47	N 47°13'23" E
L100	27.21	N 48°49'36" W
L101	15.00	N 57°04'22" E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C1	726.32	1500.00	27°44'39"
C2	435.47	1542.00	16°10'50"
C3	22.49	37.00	34°49'19"
C4	22.44	200.00	6°25'47"
C5	24.86	221.50	6°25'47"
C6	37.87	24.50	88°34'11"
C7	134.69	60.50	127°33'36"
C8	15.59	50.50	17°41'33"
C9	20.89	50.50	23°42'12"
C10	27.62	50.50	31°20'26"
C11	31.91	50.50	36°12'19"
C12	19.74	50.50	22°23'32"
C13	21.95	50.50	24°54'20"
C14	14.91	34.50	24°46'01"
C15	17.01	34.50	28°14'47"
C16	21.02	48.50	24°50'03"
C17	4.71	48.50	5°34'02"
C18	21.15	188.50	6°25'47"
C19	27.03	19.50	79°25'47"
C20	38.03	24.50	88°55'41"
C21	19.24	1554.22	0°42'33"
C22	36.11	1554.22	1°19'52"
C23	14.33	1554.22	0°31'42"
C24	21.72	1285.39	0°58'05"
C25	9.91	1285.39	0°26'31"
C26	30.09	50.00	34°29'02"
C27	30.78	70.00	25°11'52"
C28	12.10	70.00	9°54'11"
C29	20.52	85.00	13°50'04"
C30	14.34	85.00	9°40'01"
C31	90.06	363.29	14°12'11"
C32	23.19	106.80	12°26'23"
C33	19.20	487.09	2°15'31"
C34	26.26	207.00	7°16'08"
C35	28.18	207.00	7°47'55"
C36	13.72	76.63	10°15'35"
C37	21.05	45.00	26°48'19"
C38	33.32	42.67	44°44'32"
C39	17.71	19.00	53°24'47"
C40	28.30	308.15	5°15'44"
C41	10.21	10.00	58°29'35"
C42	24.89	10.37	137°31'42"
C43	31.37	75.00	23°58'01"
C44	34.87	85.00	23°30'05"



SCALE: 1" = 50'

**EQUIPMENT & PROCEDURES**

**METHOD OF SURVEY:**  
SURVEY PERFORMED BY FIELD TRAVERSE

**INSTRUMENTATION:**  
LEICA TCPR 1201 ROBOTIC ELECTRONIC TOTAL STATION AND  
LEICA TS151 ROBOTIC ELECTRONIC TOTAL STATION

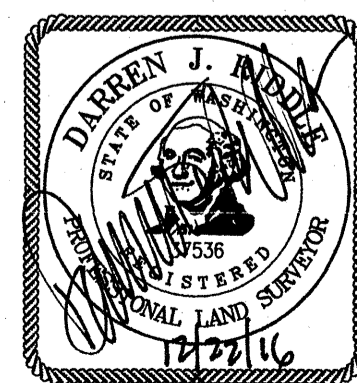
**PRECISION:**  
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

**BASIS OF BEARING:**  
THE MONUMENTED EAST LINE OF THE NORTHEAST QUARTER OF SECTION 16, AS THE BEARING OF N01°44'52"E.

**LEGEND**

- SET 1/2" X 24" REBAR W/CAP STAMPED "L.S. 37536"
- FOUND REBAR/CAP AS NOTED
- ⊗ FOUND CASED CONC. MON. AS NOTED
- ⊙ SET CASED CONC. MON. STAMPED "PCS - 37536"
- ℄ RIGHT OF WAY CENTERLINE
- OS/TRA OPEN SPACE/TREE RETENTION AREA (NGPA)

DEPARTMENT OF  
NATURAL RESOURCES  
#1624069014



**Pacific Coast Surveys, Inc.**

LAND SURVEYING & MAPPING

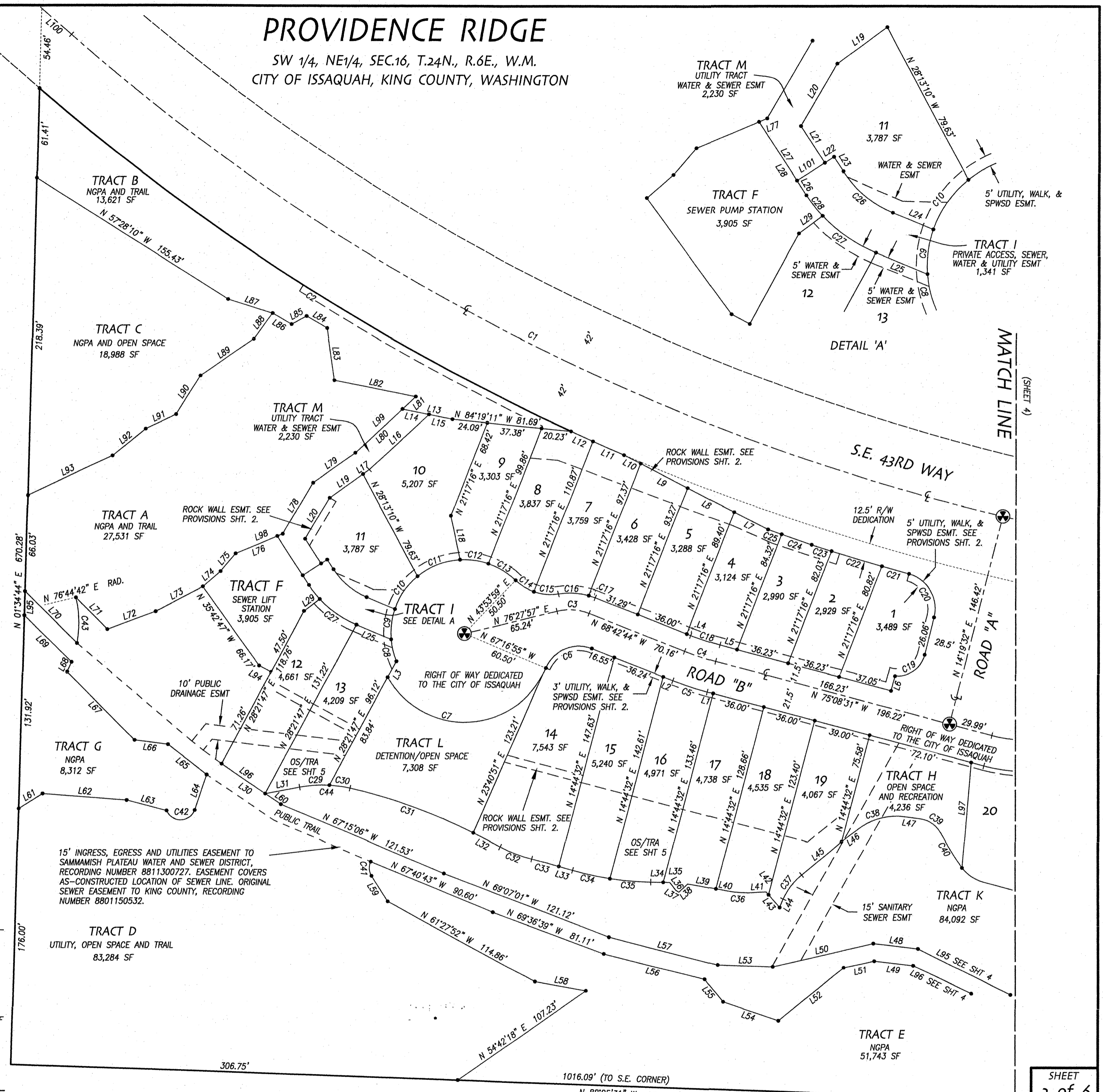
P.O. BOX 13619  
MILL CREEK, WA 98082

PH. 425.508.4951 FAX 425.357.3577  
www.PCSurveys.net

PLAT OF:  
**PROVIDENCE RIDGE**

CITY OF ISSAQUAH FILE NO. FP15-00004  
SW 1/4, NE1/4, SEC.16, T.24N., R.6E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
NCM	12.20.16	14828FPM.dwg	1" = 50'	14-828



# PROVIDENCE RIDGE

SW 1/4, NE1/4, SEC.16, T.24N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

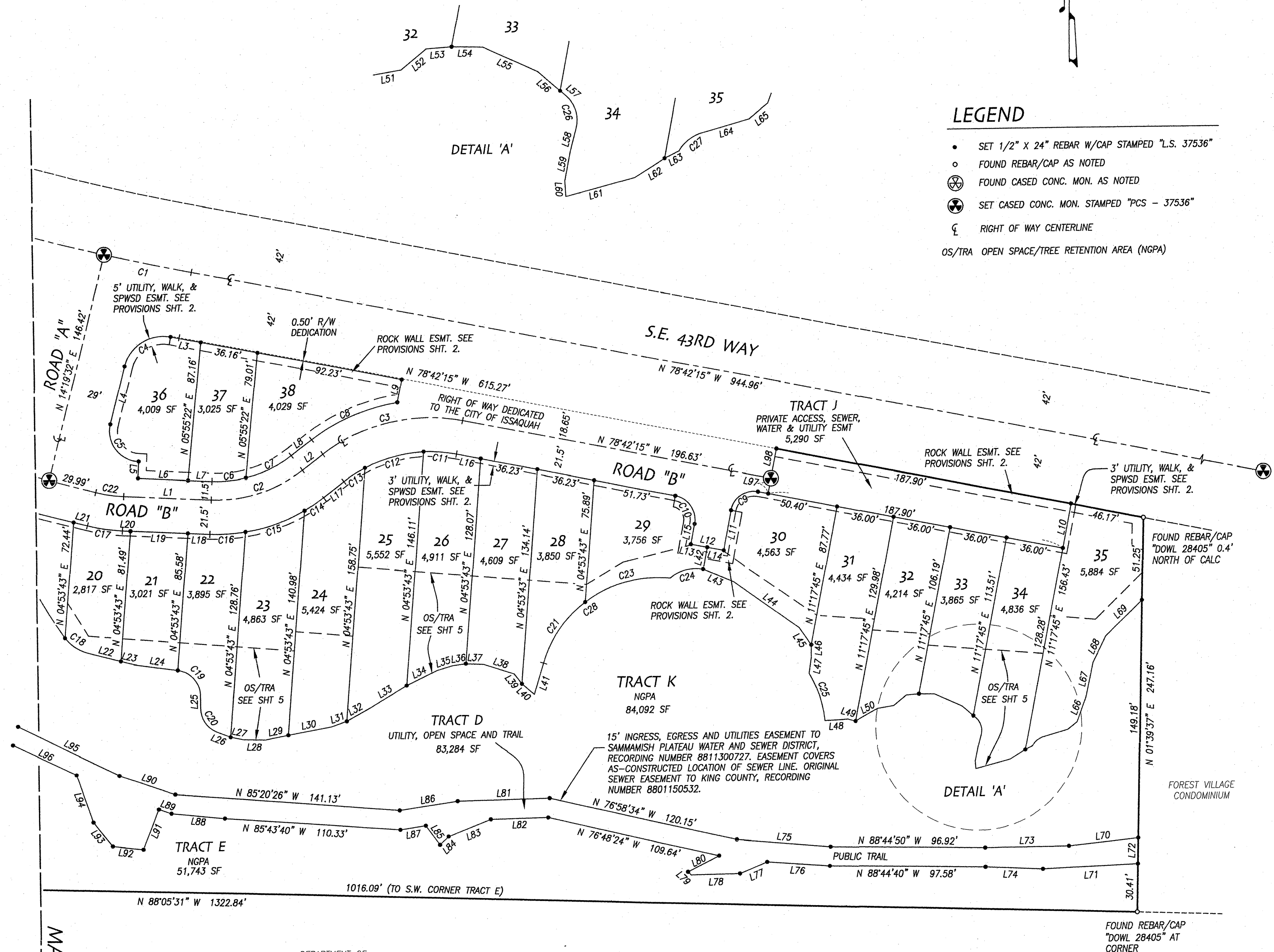


**LINE TABLE**

LINE	LENGTH	BEARING
L1	54.97	N 86°51'38" W
L2	16.28	N 52°45'43" E
L3	19.21	N 78°42'15" W
L4	37.15	N 14°19'32" E
L5	10.50	N 03°02'25" E
L6	31.45	N 86°51'38" W
L7	15.06	N 86°51'38" W
L8	16.28	N 52°45'43" E
L9	14.28	N 11°17'45" E
L10	28.15	N 11°17'45" E
L11	25.50	N 11°19'28" E
L12	20.99	N 78°42'15" W
L13	10.48	N 78°42'15" W
L14	10.51	N 78°42'15" W
L15	12.99	N 11°19'15" E
L16	15.45	N 78°42'15" W
L17	16.28	N 52°45'43" E
L18	13.87	N 86°51'38" W
L19	36.02	N 86°51'38" W
L20	5.08	N 86°51'38" W
L21	8.96	N 75°08'31" W
L22	21.02	N 75°04'51" W
L23	9.31	N 75°44'42" W
L24	26.86	N 81°57'36" W
L25	8.58	N 00°01'31" E
L26	9.96	N 67°28'38" W
L27	8.35	N 78°06'27" W
L28	13.50	N 88°47'13" W
L29	14.78	N 79°15'25" E
L30	27.68	N 79°18'01" E
L31	10.22	N 70°52'29" E
L32	16.69	N 61°30'58" E
L33	27.35	N 58°39'15" E
L34	21.36	N 64°23'33" E
L35	10.15	N 73°06'26" E
L36	8.37	N 82°20'10" E
L37	11.31	N 87°28'25" W
L38	19.93	N 71°38'18" W
L39	7.96	N 36°57'26" W
L40	10.21	N 49°08'34" W
L41	20.51	N 17°04'23" E
L42	13.49	N 11°17'45" E
L43	21.02	N 66°44'46" W
L44	50.15	N 54°06'04" W
L45	12.95	N 34°22'40" W
L46	7.72	N 00°47'05" E
L47	10.20	N 08°26'18" E
L48	14.46	N 86°55'59" E
L49	4.96	N 74°42'36" W
L50	15.77	N 61°50'18" E
L51	10.24	N 80°24'10" E
L52	10.30	N 50°37'39" E
L53	8.03	N 85°45'56" E
L54	9.66	N 88°52'06" W
L55	19.07	N 65°07'15" W
L56	9.17	N 48°57'45" W
L57	2.32	N 48°57'45" W
L58	7.83	N 14°50'07" E
L59	9.21	N 11°34'01" E
L60	4.96	N 03°05'52" W
L61	22.50	N 75°07'27" E
L62	11.08	N 58°00'17" E
L63	5.08	N 63°26'56" E
L64	16.23	N 74°01'04" E
L65	7.63	N 51°28'33" E
L66	16.23	N 20°27'52" E
L67	22.51	N 12°18'22" E
L68	18.79	N 26°41'19" E
L69	31.95	N 45°45'27" E
L70	43.80	N 83°46'36" E
L71	59.57	N 87°33'51" E
L72	16.31	N 01°39'37" E
L73	52.54	N 89°43'34" E
L74	36.12	N 87°05'20" W
L75	58.87	N 84°50'12" W
L76	39.33	N 85°35'47" W
L77	18.56	N 67°40'38" E
L78	30.62	N 89°09'28" E
L79	2.76	N 45°25'14" W
L80	21.97	N 63°21'17" E
L81	57.77	N 88°51'40" E
L82	36.12	N 88°51'40" E
L83	28.55	N 88°36'46" E
L84	7.55	N 46°26'35" E
L85	14.93	N 35°53'24" W
L86	36.74	N 81°36'52" E
L87	16.12	N 81°36'52" E
L88	33.69	N 83°56'33" W
L89	8.34	N 70°52'09" W
L90	36.96	N 70°52'09" W
L91	26.96	N 21°45'20" E
L92	19.31	N 83°17'19" W
L93	19.35	N 37°55'54" W
L94	31.15	N 19°08'59" W
L95	70.91	N 63°17'58" W
L96	44.28	N 63°58'38" W
L97	9.50	N 11°17'45" E
L98	18.65	N 11°17'45" E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C1	55.87	1500.00	2°08'02"
C2	61.31	87.00	40°22'39"
C3	93.18	110.00	48°32'02"
C4	37.95	25.00	86°58'13"
C5	33.81	19.00	101°57'49"
C6	21.42	75.50	16°15'06"
C7	31.79	75.50	24°07'33"
C8	59.63	121.50	28°07'14"
C9	22.78	14.50	90°00'00"
C10	23.57	15.00	90°01'30"
C11	20.89	88.50	13°23'48"
C12	38.48	88.50	25°54'49"
C13	15.79	88.50	10°13'25"
C14	14.45	108.50	7°37'58"
C15	39.64	108.50	20°55'53"
C16	22.37	108.50	11°48'48"
C17	22.19	108.50	11°43'07"
C18	17.76	27.25	37°20'06"
C19	22.92	16.20	81°04'47"
C20	18.25	15.94	65°35'35"
C21	47.27	75.00	36°06'36"
C22	17.79	87.00	11°43'07"
C23	56.71	75.00	43°19'36"
C24	22.03	24.35	51°49'40"
C25	31.77	75.00	24°16'19"
C26	11.13	10.00	63°47'52"
C27	8.80	12.87	38°18'14"
C28	103.98	75.00	79°26'12"

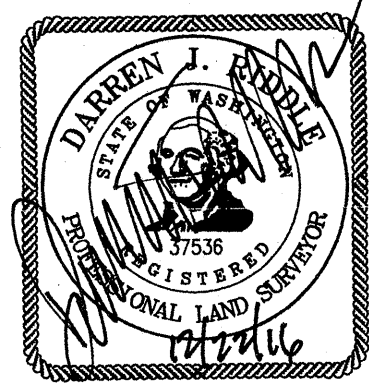


**LEGEND**

- SET 1/2" X 24" REBAR W/CAP STAMPED "L.S. 37536"
- FOUND REBAR/CAP AS NOTED
- ⊗ FOUND CASED CONC. MON. AS NOTED
- ⊙ SET CASED CONC. MON. STAMPED "PCS - 37536"
- ⊔ RIGHT OF WAY CENTERLINE
- OS/TRA OPEN SPACE/TREE RETENTION AREA (NGPA)

MATCH LINE  
(SHEET 3)

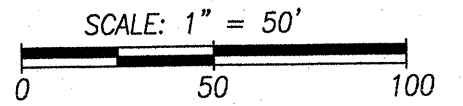
DEPARTMENT OF  
NATURAL RESOURCES  
#1624069014



**Pacific Coast Surveys, Inc.**  
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www.PCSurveys.net

PLAT OF:  
**PROVIDENCE RIDGE**  
CITY OF ISSAQUAH FILE NO. FP15-00004  
SW 1/4, NE1/4, SEC.16, T.24N., R.6E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
NCM	12.20.16	14828FPM.dwg	1" = 50'	14-828



SHEET  
4 of 6

# PROVIDENCE RIDGE

SW 1/4, NE1/4, SEC.16, T.24N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

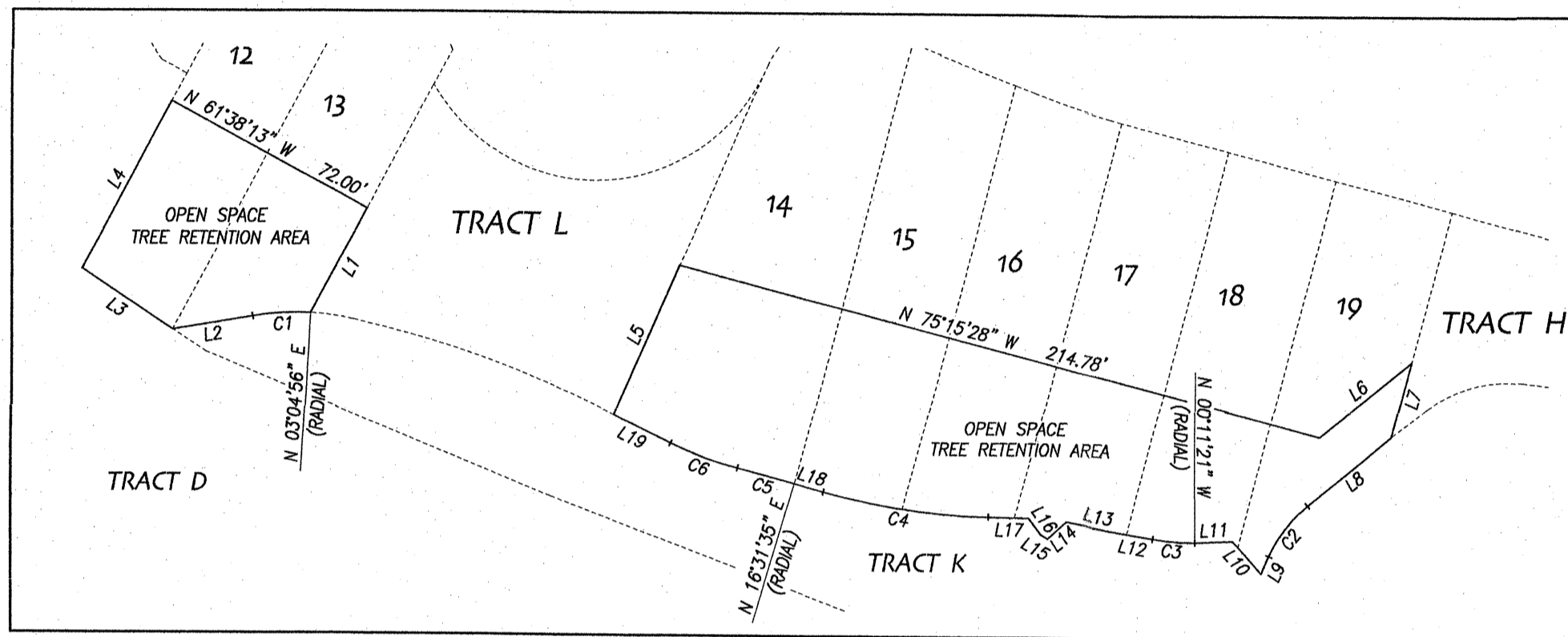


**LINE TABLE**

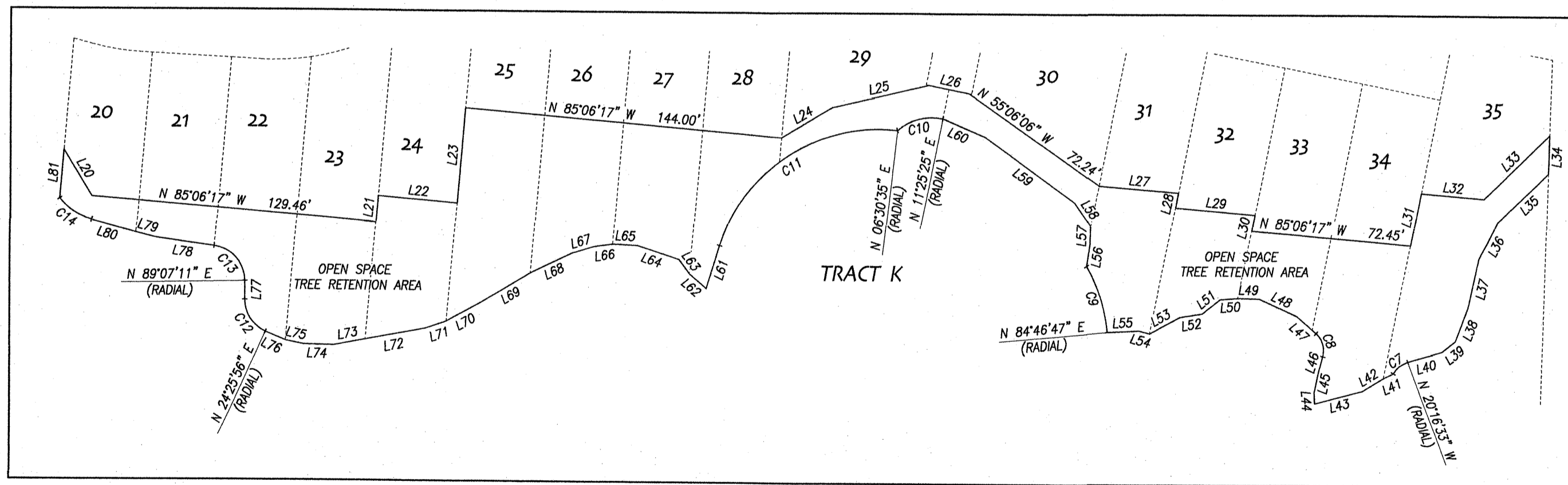
LINE	LENGTH	BEARING
L1	38.47	N 28°21'47" E
L2	26.30	N 80°22'12" E
L3	35.42	N 56°06'29" W
L4	61.12	N 28°21'47" E
L5	53.17	N 23°40'51" E
L6	38.22	N 50°59'18" E
L7	24.77	N 14°44'32" E
L8	35.36	N 50°22'01" E
L9	6.31	N 23°33'42" E
L10	14.20	N 40°49'20" W
L11	12.24	N 87°29'12" E
L12	8.67	N 79°55'46" W
L13	19.62	N 79°43'01" W
L14	8.30	N 47°11'54" E
L15	2.36	N 60°03'40" W
L16	6.86	N 37°04'02" W
L17	12.96	N 89°05'17" W
L18	9.78	N 74°01'14" W
L19	20.87	N 63°17'33" W
L20	24.73	N 31°07'28" W
L21	11.93	N 04°53'43" E
L22	36.00	N 85°06'17" W
L23	43.39	N 04°53'43" E
L24	26.79	N 59°33'12" E
L25	44.73	N 76°47'30" E
L26	18.51	N 78°42'15" W
L27	36.23	N 85°06'17" W
L28	7.00	N 11°17'45" E
L29	36.23	N 85°06'17" W
L30	7.00	N 11°17'45" E
L31	23.88	N 11°17'45" E
L32	28.47	N 85°06'17" W
L33	41.65	N 45°45'27" E
L34	17.24	N 01°39'37" E
L35	31.95	N 45°45'27" E
L36	18.79	N 26°41'19" E
L37	22.51	N 12°18'22" E
L38	16.23	N 20°27'52" E
L39	7.63	N 51°28'33" E
L40	16.23	N 74°01'04" E
L41	5.08	N 63°26'56" E
L42	11.08	N 58°00'17" E
L43	22.50	N 75°07'27" E
L44	4.96	N 03°05'52" W
L45	9.21	N 11°34'01" E
L46	7.83	N 14°50'07" E
L47	11.49	N 48°57'45" W
L48	19.07	N 65°07'15" W
L49	9.66	N 88°52'06" W
L50	8.03	N 85°45'56" E
L51	10.30	N 50°37'39" E
L52	10.24	N 80°24'10" E
L53	15.77	N 61°50'18" E
L54	4.96	N 74°42'36" W
L55	14.46	N 86°55'59" E
L56	10.20	N 08°26'18" E
L57	7.72	N 00°47'05" E
L58	12.95	N 34°22'40" W
L59	50.15	N 54°06'04" W
L60	21.02	N 66°44'46" W
L61	20.51	N 17°04'23" E
L62	10.21	N 49°08'34" W
L63	7.96	N 36°57'26" W
L64	19.93	N 71°38'18" W
L65	11.31	N 87°28'25" W
L66	8.37	N 82°20'10" E
L67	10.15	N 73°06'26" E
L68	21.36	N 64°23'33" E
L69	27.35	N 58°39'15" E
L70	16.69	N 61°30'58" E
L71	10.22	N 70°52'29" E
L72	27.68	N 79°18'01" E
L73	14.78	N 79°15'25" E
L74	13.50	N 88°47'13" W
L75	8.35	N 78°06'27" W
L76	9.96	N 67°28'38" W
L77	8.58	N 00°01'31" E
L78	26.86	N 81°57'36" W
L79	9.31	N 75°44'42" W
L80	21.02	N 75°04'51" W
L81	22.30	N 04°53'43" E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C1	18.86	85.00	12°42'44"
C2	21.05	45.00	26°48'19"
C3	13.72	76.63	10°15'35"
C4	54.44	207.00	15°04'03"
C5	19.20	487.09	2°15'32"
C6	23.19	106.80	12°26'24"
C7	8.60	12.87	38°18'14"
C8	11.13	10.00	63°47'52"
C9	31.77	75.00	24°16'19"
C10	22.03	24.35	51°49'40"
C11	103.98	75.00	79°26'13"
C12	18.25	15.94	65°35'35"
C13	22.93	16.20	81°04'47"
C14	17.76	27.25	37°20'06"



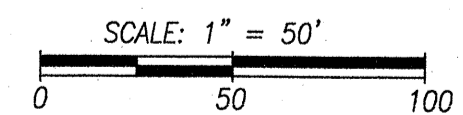
OPEN SPACE/TREE RETENTION AREAS



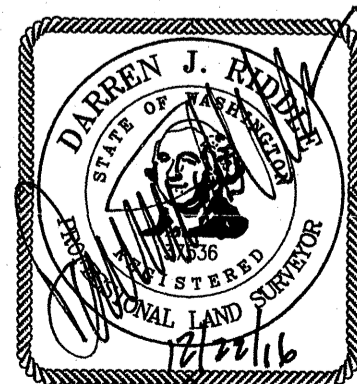
OPEN SPACE/TREE RETENTION AREAS

**LEGEND**

- SET 1/2" X 24" REBAR W/CAP STAMPED "L.S. 37536"
- FOUND REBAR/CAP AS NOTED
- ⊗ FOUND CASED CONC. MON. AS NOTED
- ⊕ SET CASED CONC. MON. STAMPED "PCS - 37536"
- ⊔ RIGHT OF WAY CENTERLINE
- OS/TRA OPEN SPACE/TREE RETENTION AREA (NGPA)



SHEET  
5 of 6



**Pacific Coast Surveys, Inc.**

LAND SURVEYING & MAPPING

P.O. BOX 13619  
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PLAT OF:  
**PROVIDENCE RIDGE**  
CITY OF ISSAQUAH FILE NO. FP15-00004  
SW 1/4, NE1/4, SEC.16, T.24N., R.6E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
NCM	12.20.16	14828FPM.dwg	1" = 50'	14-828

# PROVIDENCE RIDGE

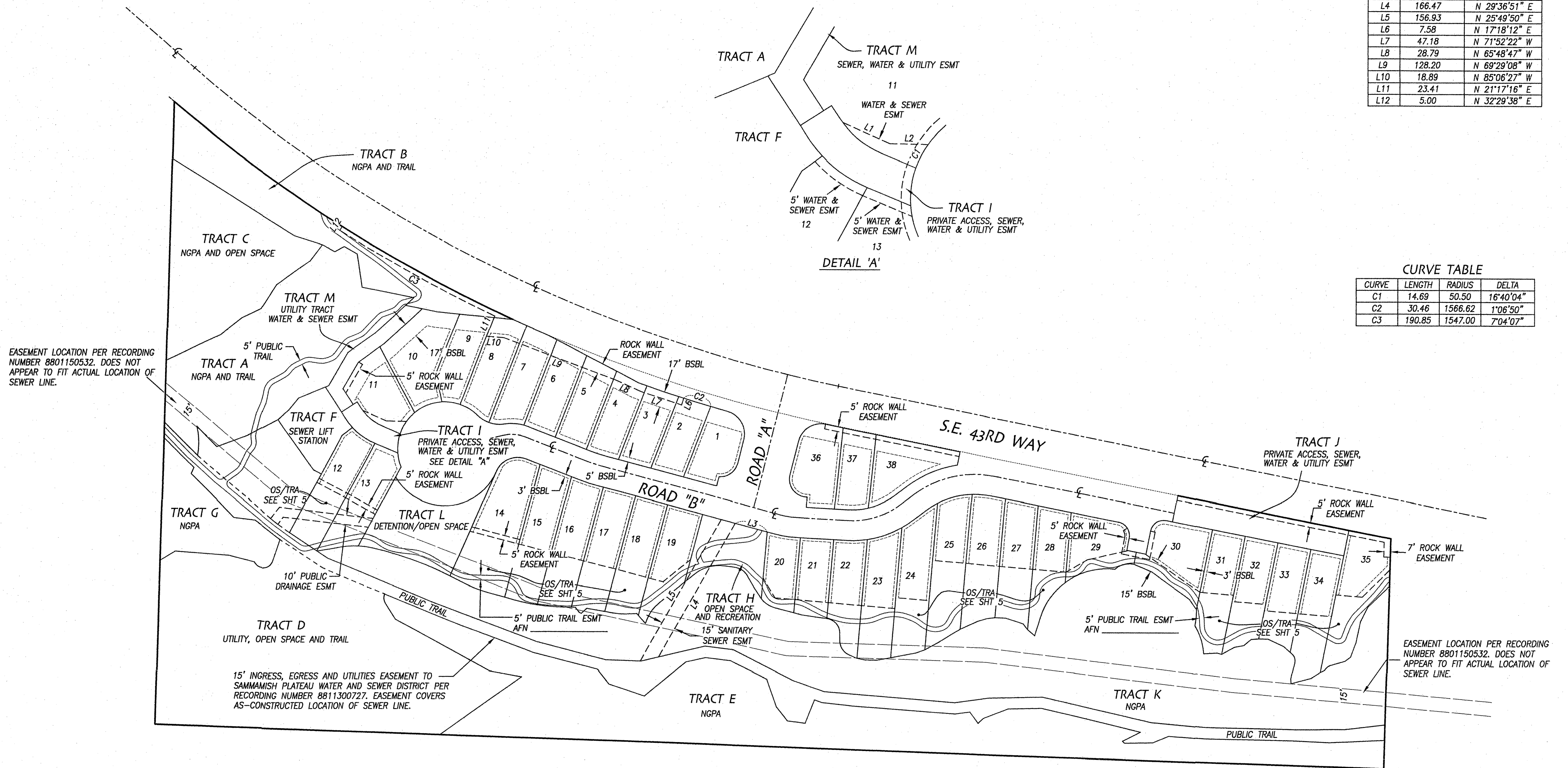
SW 1/4, NE1/4, SEC.16, T.24N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LINE TABLE

LINE	LENGTH	BEARING
L1	27.64	N 66°22'54" W
L2	21.80	N 88°52'54" W
L3	35.69	N 75°08'31" W
L4	166.47	N 29°36'51" E
L5	156.93	N 25°49'50" E
L6	7.58	N 17°18'12" E
L7	47.18	N 71°52'22" W
L8	28.79	N 65°48'47" W
L9	128.20	N 69°29'08" W
L10	18.89	N 85°06'27" W
L11	23.41	N 21°17'16" E
L12	5.00	N 32°29'38" E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	14.69	50.50	16°40'04"
C2	30.46	1566.62	1°06'50"
C3	190.85	1547.00	7°04'07"

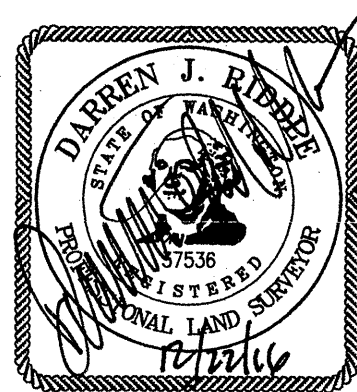
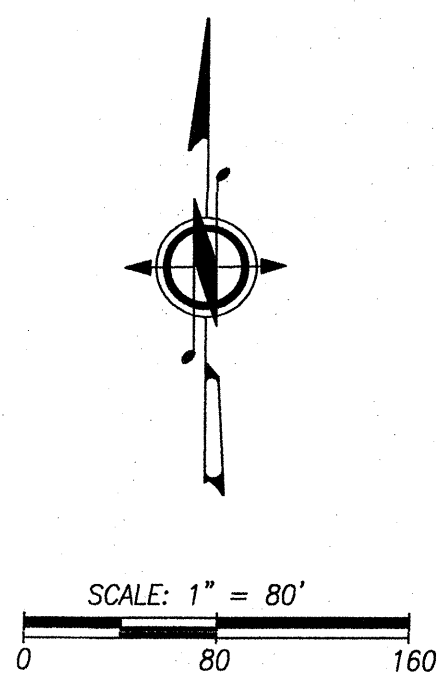


EASEMENT LOCATION PER RECORDING NUMBER 8801150532. DOES NOT APPEAR TO FIT ACTUAL LOCATION OF SEWER LINE.

EASEMENT LOCATION PER RECORDING NUMBER 8801150532. DOES NOT APPEAR TO FIT ACTUAL LOCATION OF SEWER LINE.

LEGEND

- SET 1/2" X 24" REBAR W/CAP STAMPED "L.S. 37536"
- FOUND REBAR/CAP AS NOTED
- ⊗ FOUND CASED CONC. MON. AS NOTED
- ⊙ SET CASED CONC. MON. STAMPED "PCS - 37536"
- ℄ RIGHT OF WAY CENTERLINE
- OS/TRA OPEN SPACE/TREE RETENTION AREA (NGPA)
- BSBL BUILDING SETBACK LINE



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PROVIDENCE RIDGE

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