

PARK HILL II

PORTION SE¼ NE¼ SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION. WE DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES, AND DRAINAGE--UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

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.

THIS SUBDIVISION, DEDICATION, AND WAIVER OF CLAIMS IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

ISSAQUAH PARK HILL ASSOCIATES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: Daniel M. Kelley
ITS: Managing Member

WESTSIDE COMMUNITY BANK, A WASHINGTON CORPORATION

BY: Donald D. Dalton
ITS: President

APPROVALS

DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 17th OF May, 2001.

Bob Brock
CITY OF ISSAQUAH, DIRECTOR OF PUBLIC WORKS

DEPARTMENT OF PLANNING

EXAMINED AND APPROVED THIS 18th OF May, 2001.

Man
CITY OF ISSAQUAH, PLANNING DIRECTOR/MANAGER

DEPARTMENT OF ENGINEERING

EXAMINED AND APPROVED THIS 17th OF May, 2001.

Mike Paine
CITY OF ISSAQUAH, CITY ENGINEER

DEPARTMENT OF FINANCE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS OR FOR OTHER PUBLIC USE ARE PAID IN FULL THIS 16th OF May, 2001.

James R. Blake
CITY OF ISSAQUAH, FINANCE DIRECTOR

ISSAQUAH HEARING EXAMINER

EXAMINED AND APPROVED THIS 15th OF May, 2001.

Theodore Pardo-Winter
CITY OF ISSAQUAH, HEARING EXAMINER

MAYOR

EXAMINED AND APPROVED THIS 16th OF May, 2001.

Ava Fuisinger Linda Ruchle
MAYOR, CITY OF ISSAQUAH CITY CLERK

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 24th OF MAY, 2001.

SCOTT NOBLE John Elly
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR
ACCOUNT NUMBER: 664690-0040

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 OTHER PUBLIC USE, ARE PAID IN FULL. THIS 24th DAY OF May, 2001.

Garry Holmes Julie C. Yetter
MANAGER, FINANCE DIVISION DEPUTY

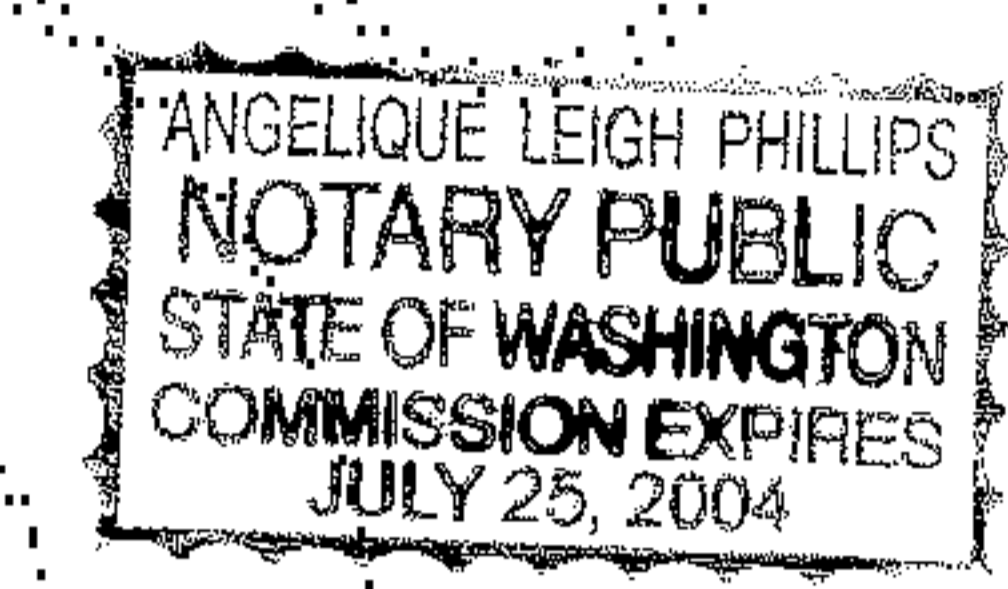


ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF Pierce

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Daniel M. Kelley SIGNED THIS INSTRUMENT, ON OATH STATED THAT THIS PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Managing Member OF ISSAQUAH PARK HILL ASSOCIATES, 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.

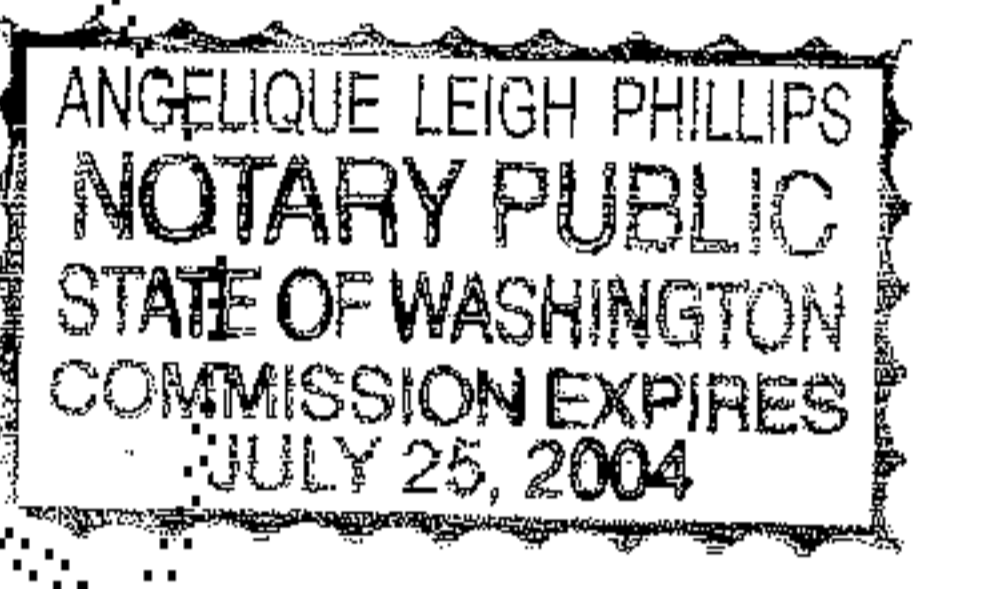
DATED May 7, 2001
SIGNATURE OF Angelique Leigh Phillips
NOTARY PUBLIC
PRINTED NAME OF Angelique Leigh Phillips
NOTARY PUBLIC
TITLE:
RESIDING AT: Tacoma
MY APPOINTMENT EXPIRES 7-25-04



STATE OF WASHINGTON
COUNTY OF Pierce

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Donald D. Dalton SIGNED THIS INSTRUMENT, ON OATH STATED THAT THIS PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE President OF WESTSIDE COMMUNITY BANK, A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

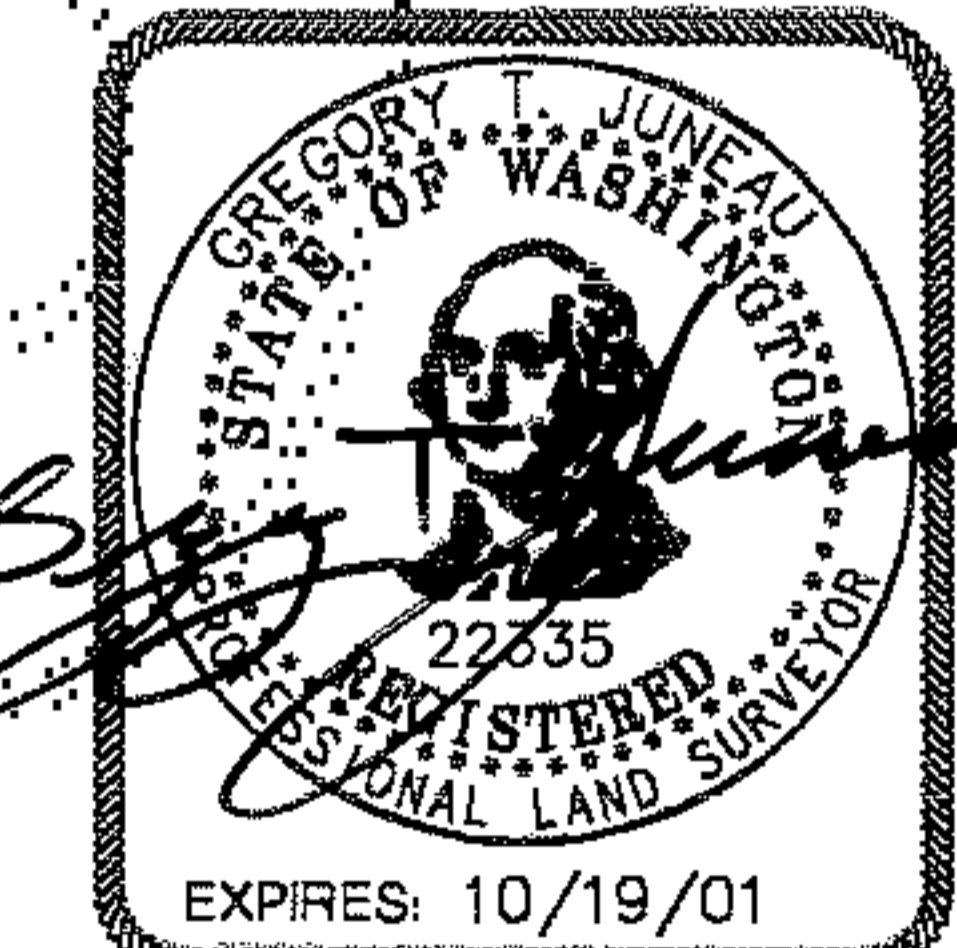
DATED May 7, 2001
SIGNATURE OF Angelique Leigh Phillips
NOTARY PUBLIC
PRINTED NAME OF Angelique Leigh Phillips
NOTARY PUBLIC
TITLE:
RESIDING AT: TACOMA
MY APPOINTMENT EXPIRES 7-25-04



COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF PARK HILL IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, EXCEPT AS NOTED, THAT I FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



Gregory Juneau
GREGORY JUNEAU, PROFESSIONAL LAND SURVEYOR. CERTIFICATE NO. 22335
TRIAD ASSOCIATES
11814 115TH AVE. NE.
KIRKLAND, WASHINGTON 98034
PHONE: (425) 821-8448

RECORDING CERTIFICATE

RECORDING NO. 20010524001419
FILED FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH THIS 24th DAY OF May, 2001, AT 18 MINUTES PAST 2:00 P.M. AND RECORDED IN VOLUME 200 OF PLATS, PAGE(S) 40-43, RECORDS OF KING COUNTY, WASHINGTON.
KING COUNTY RECORDING NO. 20010524001419
DIVISION OF RECORDS AND ELECTIONS

Bob Bruce Walt Washington
MANAGER SUPERINTENDENT OF RECORDS

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON

20010524001419

VOL/PG
200 40

PARK HILL II

PORTION SE 1/4 NE 1/4 SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

TL 80
UNPLATTED

UNPLATTED

TRACT C

PARK HILL AT ISSAQUAH DIV.
VOL. 190 PG. 27
REC. NO. 9906081905

229TH AVE. SE.

TRACT A

ENTRY SIGNAGE AND
LANDSCAPING TRACT
3158 SF
SEE NOTE 14
SHEET 2

25' PRIVATE INGRESS, EGRESS
& UTILITY ESMT. REC. NO. 9906081905

| CURVE TABLE | | | |
|-------------|--------|---------|----------------------------|
| CURVE | LENGTH | RADIUS | DELTA |
| C1 | 25.87' | 101.00' | $\Delta=14^{\circ}40'35''$ |
| C2 | 30.84' | 100.00' | $\Delta=17^{\circ}40'18''$ |
| C5 | 30.19' | 35.00' | $\Delta=49^{\circ}25'33''$ |
| C6 | 25.28' | 35.00' | $\Delta=41^{\circ}22'34''$ |
| C7 | 13.85' | 35.00' | $\Delta=22^{\circ}40'32''$ |

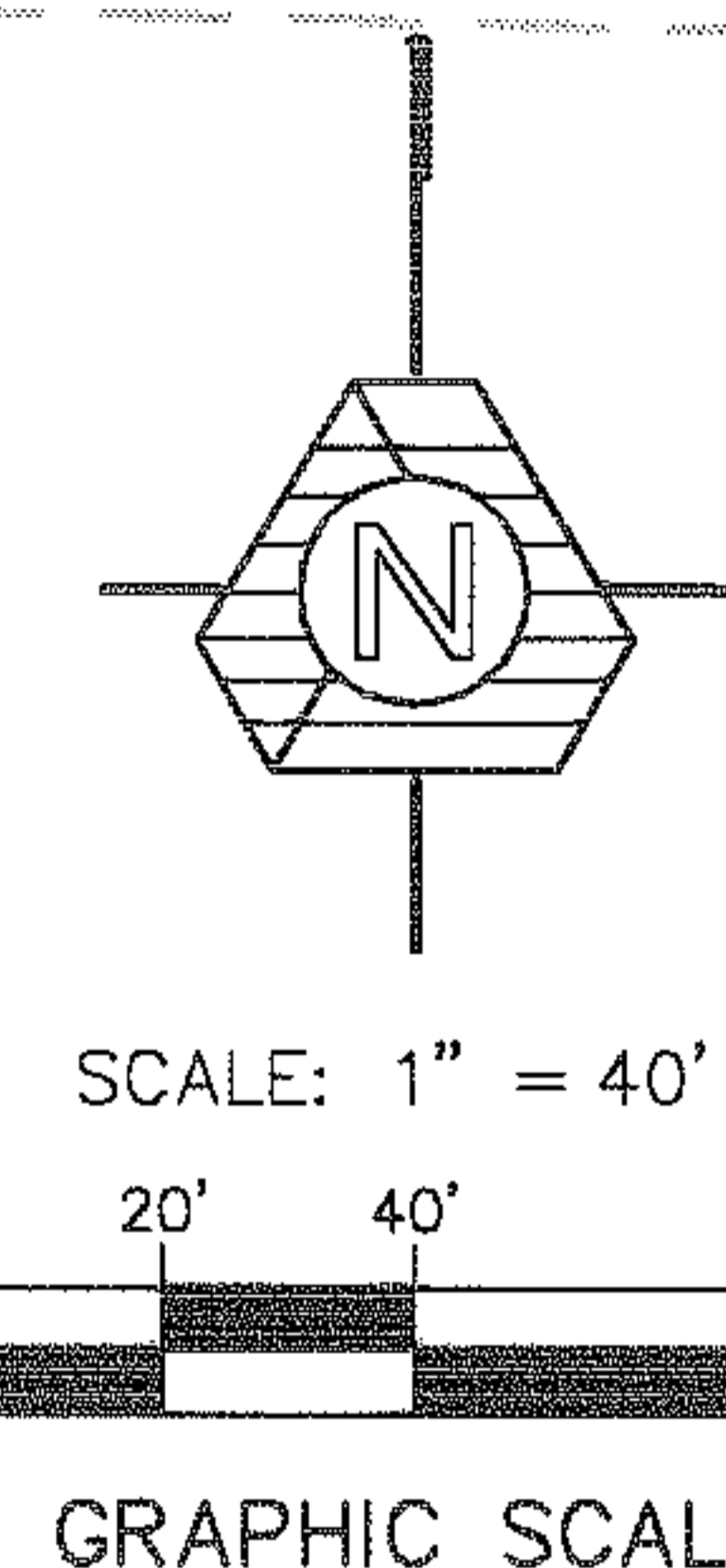
| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 24.82' | N23°20'19"W |
| L2 | | |
| L3 | | |
| L5 | 5.00' | N66°39'41"E |
| L6 | 9.27' | S58°46'20"E |
| L8 | 17.20' | N23°18'14"W |
| L9 | 5.01' | N66°39'41"E |
| L10 | 6.56' | N23°20'19"W |
| L11 | 12.23' | N01°21'59"E |
| L12 | 17.50' | N01°21'59"E |

10' PRIVATE STORM
DRAINAGE EASEMENT
REC. NO. 9906081905

10' PRIVATE STORM
DRAINAGE EASEMENT

EX. 10' P.N.W.B. TELE. ESMT.
REC. NO. 7804140988

EX. 15' INGRESS/EGRESS/UTILITY
ESMT. REC. NO. 8612311320

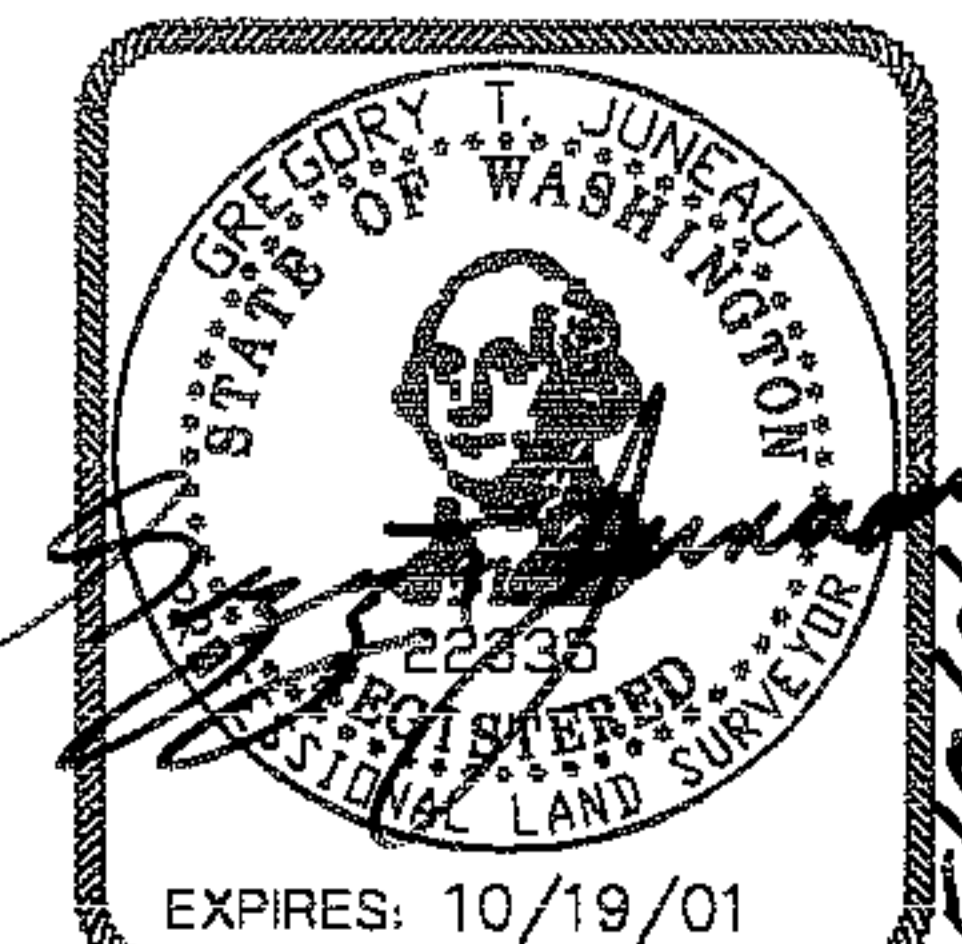


- LEGEND**
- BSBL BUILDING SETBACK LINE
 - SF SQUARE FEET
 - (R) RADIAL
 - ⊗ SET CITY OF ISSAQUAH STANDARD MONUMENT IN CASE

MATCHLINE
SEE SHEET 4



JOB NO 00-229
SHEET 3 OF 4



20010524001419

PARK HILL II

VOL/PG
200 41

PORTION SE 1/4 NE 1/4 SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

TRACT E, PARK HILL AT ISSAQUAH DIVISION 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 190 OF PLATS, PAGE(S) 27-33, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

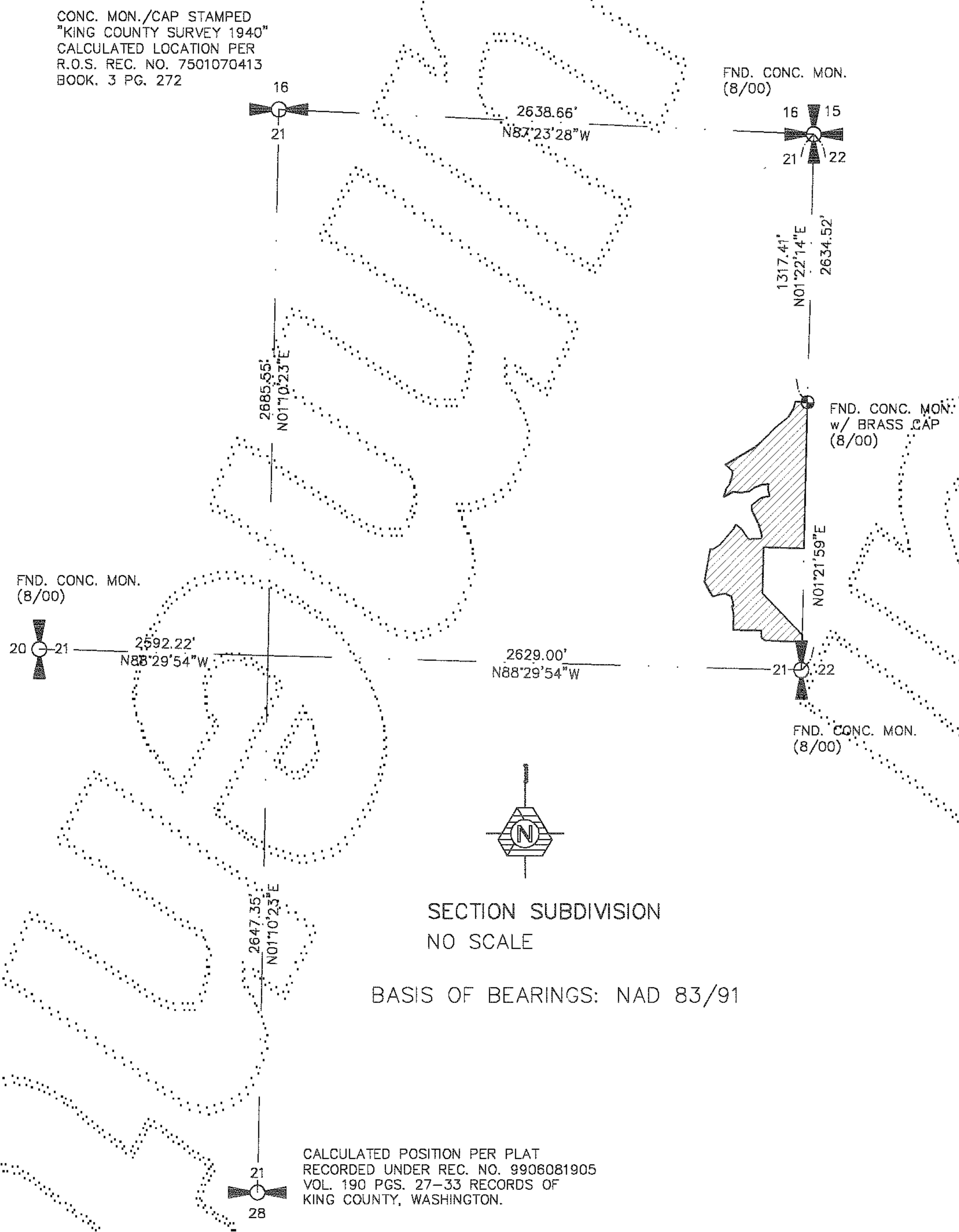
EASEMENT PROVISIONS

AN EASEMENT IS HEREBY GRANTED TO PUGET SOUND ENERGY, U.S. WEST, SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AND AT&T CABLE SERVICES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS 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 TV SERVICE, SEWER AND WATER, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED.

ALL LOTS SHALL BE SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL INTERIOR LOT LINES AND 5 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL REAR LOT LINES FOR THE PURPOSE OF PRIVATE DRAINAGE. IN THE EVENT THE LOT LINES ARE ADJUSTED AFTER THE RECORDING OF THE PLAT, THE EASEMENTS SHALL MOVE WITH THE ADJUSTED LOT LINES. MAINTENANCE OF ALL PRIVATE DRAINAGE EASEMENTS ON THIS PLAT SHALL BE RESPONSIBILITY OF ALL LOTS DERIVING BENEFIT FROM SAID EASEMENT. NO STRUCTURE OTHER THAN FENCES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS.


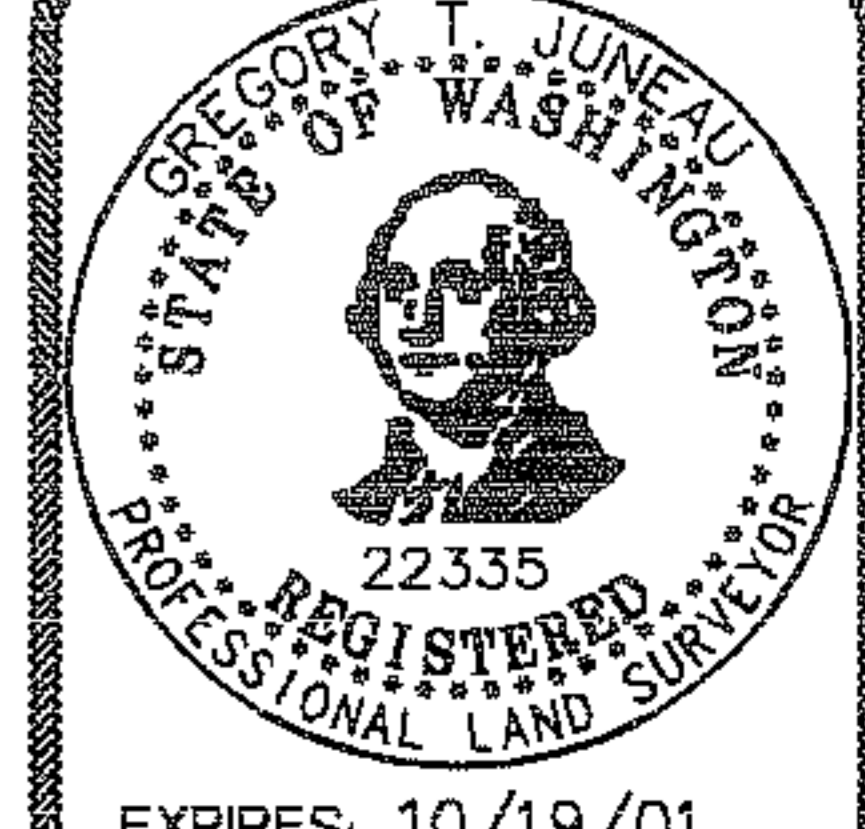
GENERAL NOTES

- INSTRUMENTATION FOR THIS SURVEY WAS A 1 MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
- PROPERTY CORNERS SHALL BE SET AS FOLLOWS UNLESS OTHERWISE SPECIFIED:
 - SET 1/2" X 24" REBAR WITH CAP "LS NO. 22335" AT A TWENTY-FOOT OFFSET FROM THE FRONT LOT CORNERS.
 - LEAD AND TACKS ON CONCRETE CURB AT FRONT LOT LINE EXTENSIONS.
 - SET 1/2" X 24" REBAR WITH CAP "LS NO. 22335" AT ALL REAR LOT CORNERS.
- ALL BUILDING DOWNSPOUTS, FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS ON FILE WITH THE CITY OF ISSAQUAH. THIS PLAN SHALL BE SUBMITTED WITH APPLICATION OF ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL. FOR THOSE LOTS THAT ARE DESIGNATED FOR INDIVIDUAL LOT INFILTRATION SYSTEMS, THE SYSTEMS SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH THE PLANS ON FILE.
- RESTRICTIONS FOR SENSITIVE AREA TRACTS AND SENSITIVE AREAS AND BUFFERS: DEDICATION OF A SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE TRACT/SENSITIVE AREA AND BUFFER. 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 SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE LAND SUBJECT TO THE TRACT/SENSITIVE AREA AND BUFFER THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY OF ISSAQUAH, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT/SENSITIVE AREA AND BUFFER. THE VEGETATION WITHIN THE TRACT/SENSITIVE AREA AND BUFFER 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. THE COMMON BOUNDARY BETWEEN THE TRACT/SENSITIVE AREA AND BUFFER AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE MARKED OR OTHERWISE FLAGGED TO THE SATISFACTION OF THE CITY OF ISSAQUAH PRIOR TO ANY CLEARING, GRADING, BUILDING CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITY ON A LOT SUBJECT TO THE SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER. THE REQUIRED MARKING OR FLAGGING SHALL REMAIN IN PLACE UNTIL ALL DEVELOPMENT PROPOSAL ACTIVITIES IN THE VICINITY OF THE SENSITIVE AREA ARE COMPLETED. NO BUILDING FOUNDATIONS ARE ALLOWED BEYOND THE REQUIRED 15-FOOT BUILDING SETBACK LINE, UNLESS OTHERWISE PROVIDED BY LAW.
- THE HOUSE ADDRESS SYSTEM FOR THIS PLAT SHALL BE AS FOLLOWS: ADDRESSES SHALL BE ASSIGNED FOR THE NORTH-SOUTH ROADS WITHIN THE RANGE OF 5300 TO 5320; AND WITHIN THE RANGE OF 1 TO 10 FOR THE EAST-WEST ROADS. INDIVIDUAL ADDRESSES WILL BE ASSIGNED TO THE PRINCIPAL ENTRANCE OF EACH RESIDENCE OR BUILDING IN ACCORDANCE WITH THE CITY OF ISSAQUAH CODE.
- ALL FEES REQUIRED BY KING COUNTY CODE 14.75, MITIGATION PAYMENT SYSTEM (MPS) HAVE BEEN PAID.
- ALL INDIVIDUAL STUBOUTS AND INFILTRATION SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
- STRUCTURES, FILL OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANGS) SHALL NOT BE PERMITTED BEYOND THE BUILDING SETBACK LINE OR WITHIN DRAINAGE EASEMENTS. ADDITIONALLY, GRADING AND CONSTRUCTION OF FENCING SHALL NOT BE ALLOWED WITHIN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT MAP UNLESS OTHERWISE APPROVED BY KING COUNTY DDES OR ITS SUCCESSOR AGENCY.
- PLANTER ISLANDS, (IF ANY) WITHIN CUL-DE-SAC BULBS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE STREET TREES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE ROAD AND STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE PLAN NO. ON FILE WITH THE CITY OF ISSAQUAH. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE PROPER AGENCY.
- OWNERSHIP, MONITORING AND MAINTENANCE OF THE DRAINAGE/DEWATERING SYSTEM FOR LOT AND ROADWAY STABILIZATION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. THE MONITORING AND MAINTENANCE OF THE DRAINAGE/DEWATERING SYSTEM SHALL COMPORT TO THE PLAN RECOMMENDATIONS CONTAINED IN THE GEO TECHNICAL REPORT PREPARED IN APRIL 1999 BY ZIPPER-ZEMAN, GEO TECHNICAL AND ENVIRONMENTAL CONSULTING. COSTS FOR REPAIR AND MAINTENANCE OF SITE IMPROVEMENTS NECESSARY FOR THE STABILITY OF ALL LOTS SHALL BE APPORTIONED FAIRLY AMONG THE OWNERS OF THE BENEFITED AND AFFECTED LOTS.
- NOTE DELETED.
- TRACT "A" IS AN ENTRY SIGNAGE AND LANDSCAPE TRACT HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN TRACT "A".
- TRACTS "B" AND "I" ARE SENSITIVE AREA TRACTS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING AND THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN TRACTS "B" AND "I" IN ACCORDANCE WITH NOTE 4 ABOVE.
- TRACT "J" IS AN OPEN SPACE TRACT AND HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN TRACT "J" IN ACCORDANCE WITH NOTE 4 ABOVE.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 9 IS FOR THE BENEFIT OF LOT 8. LOT 8 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM WITHIN THE EASEMENT AREA.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 4 AND 5 IS FOR THE BENEFIT OF LOTS 3 AND 4. LOTS 3 AND 4 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
- TRACT "C" IS A PRIVATE ROADWAY TRACT AND IS OWNED AND MAINTAINED BY THE PARK HILL HOMEOWNER'S ASSOCIATION. TRACT "C" IS ALSO A PUBLIC SANITARY SEWER AND PUBLIC WATER EASEMENT, A PRIVATE STORM DRAINAGE EASEMENT AND A PUBLIC ACCESS, INGRESS AND EGRESS EASEMENT. THE PARK HILL HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM DRAINAGE FACILITIES WITHIN TRACT "C".



SECTION SUBDIVISION
NO SCALE
BASIS OF BEARINGS: NAD 83/91

CALCULATED POSITION PER PLAT
RECORDED UNDER REC. NO. 9906081905
VOL. 190 PGS. 27-33 RECORDS OF
KING COUNTY, WASHINGTON.

| | | |
|---|--|--------------------------|
|  <p>11814 115th AVENUE NE • KIRKLAND, WA 98034 (425) 821-8448 • (425) 821-3481 FAX</p> |  <p>22335 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 10/19/01</p> | <p>VOL/PG 200 41</p> |
| <p>JOB NO 00-229 SHEET 2 OF 4</p> | | |

20010524081419

PARK HILL II

PORTION SE 1/4 NE 1/4 SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 3
MATCHLINE

TRACT D

8
16,427 SF
SEE NOTE 13
SHEET 2

9
17,853 SF
SEE NOTES 13 & 17
SHEET 2

10
20,155 SF
SEE NOTE 13
SHEET 2

11
20,498 SF
SEE NOTE 13
SHEET 2

12
27,468 SF
SEE NOTE 13
SHEET 2

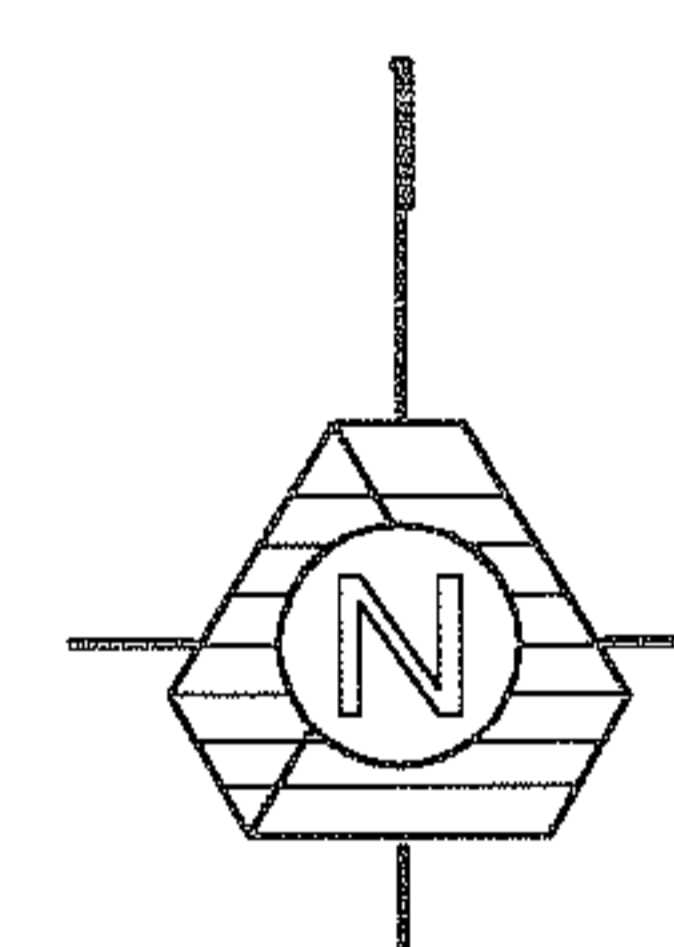
TRACT C
SEE NOTE

TRACT I
SENSITIVE AREA
6,380 SF
SEE NOTE 15
SHEET 2

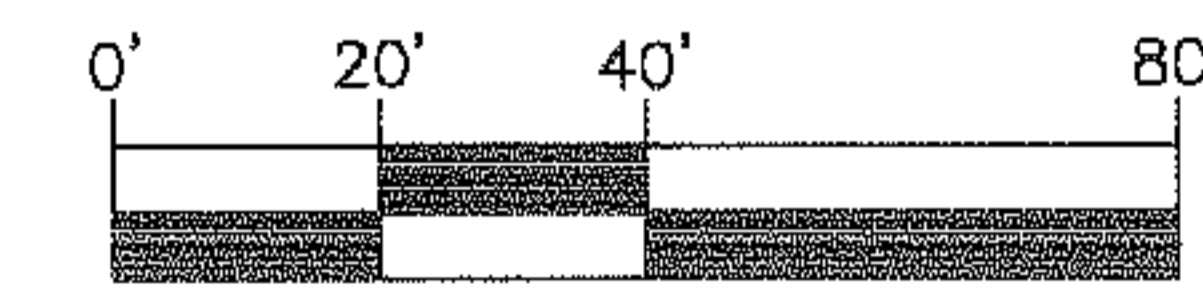
TRACT J
SENSITIVE AREA
7,216 SF

| CURVE TABLE | | | |
|-------------|--------|--------|----------------------------|
| CURVE | LENGTH | RADIUS | DELTA |
| C3 | 33.00' | 90.00' | $\Delta=21^{\circ}00'19''$ |
| C4 | 18.38' | 33.50' | $\Delta=31^{\circ}28'59''$ |

| LINE TABLE | | |
|------------|--------|---------------------------|
| LINE | LENGTH | BEARING |
| L6 | 9.27' | N58 $^{\circ}$ 46'20"W |
| L7 | 5.00' | N37 $^{\circ}$ 52'31"W(R) |
| L17 | 14.87' | N70 $^{\circ}$ 02'08"W |
| L18 | 9.38' | N11 $^{\circ}$ 10'20"E |



SCALE: 1" = 40'



GRAPHIC SCALE

LEGEND

- BSBL BUILDING SET BACK LINE
- SF SQUARE FEET
- (R) RADIAL
- ⊕ SET CITY OF ISSAQUAH STANDARD MONUMENT IN CASE

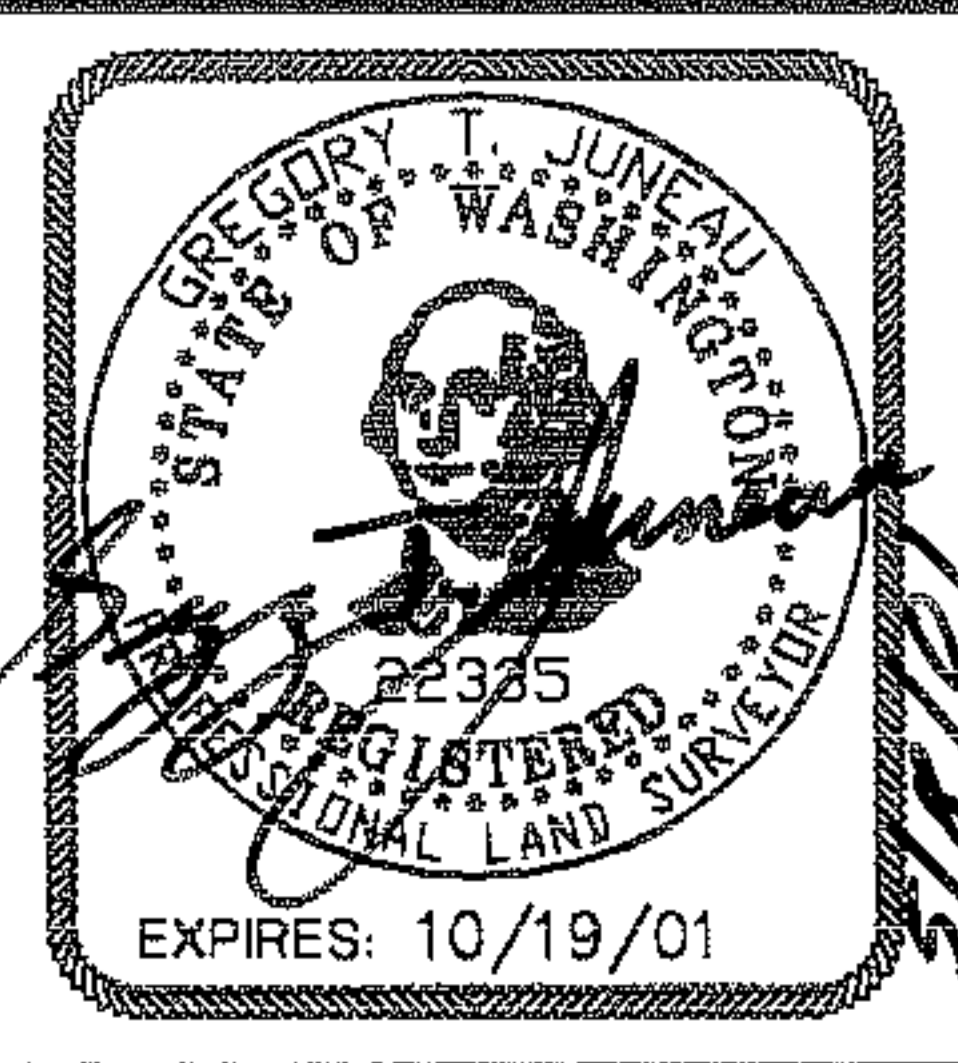
EX. 15' INGRESS/EGRESS/UTILITY ESMT. REC. NO. 8612311320

EX. 10' P.N.W.B. TELE. ESMT. REC. NO. 7804140988

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

JOB NO 00-229

SHEET 4 OF 4



SE 56TH ST.

UNPLATTED

20010524001419