

RIDGEWOOD ESTATES

Sec. 33, Twp. 24 N., R. 6 E.W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 2, WILDWOOD ACRES, ACCORDING TO THE PLAT RECORDED IN VOLUME 89 OF PLATS, PAGE 60 AND 61, IN KING COUNTY, WASHINGTON; THENCE SOUTH 6°28'06" EAST ALONG THE EASTERLY MARGIN OF WILDWOOD BOULEVARD 83.24 FEET TO A TANGENT CURVE HAVING A RADIUS OF 531.20 FEET; THENCE ALONG SAID CURVE TO THE RIGHT THROUGH AN ANGLE OF 22°34'01" 209.22 FEET; THENCE CONTINUING ALONG SAID MARGIN SOUTH 16°05'55" WEST 175.28 FEET TO THE TRUE POINT OF BEGINNING AND ALSO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 63.42 FEET; THENCE CONTINUING ALONG SAID MARGIN AND ALONG SAID CURVE TO THE RIGHT THROUGH AN ANGLE OF 72°54'35" 80.70 FEET TO MARGIN OF LOT 1, CABIN CREEK, ACCORDING TO THE PLAT RECORDED IN VOLUME 94 OF PLATS, PAGE 57, IN KING COUNTY, WASHINGTON; THENCE ALONG THE EASTERLY AND SOUTHERLY MARGIN OF SAID LOT 1, 501.45 FEET TO THE MOST SOUTHERLY POINT THEREOF; THENCE NORTH 36°18'25" WEST 249.47 FEET; THENCE SOUTH 59°52'43" WEST 401.07 FEET TO THE SOUTHEASTERLY CORNER OF LOT 6, BLOCK 3, WILDWOOD PARK, DIVISION 3, ACCORDING TO THE PLAT RECORDED IN VOLUME 90 OF PLATS, PAGE 2 THROUGH 3, IN KING COUNTY, WASHINGTON; THENCE SOUTH 59°23'06" WEST ALONG THE SOUTHERLY MARGIN OF SAID DIVISION 485.75 FEET TO THE SOUTHERLY CORNER THEREOF; THENCE CONTINUING SOUTH 59°23'06" WEST 120.02 FEET TO THE MOST EASTERLY CORNER OF LOT 35, TIMBERCREST, ACCORDING TO THE PLAT RECORDED IN VOLUME 94 OF PLATS, PAGE 92 THROUGH 93, IN KING COUNTY, WASHINGTON; THENCE SOUTH 63°02'27" WEST ALONG SOUTHERLY BOUNDARY OF SAID TIMBERCREST 523.60 FEET; THENCE NORTH 87°38'41" WEST 139.99 FEET; THENCE NORTH 2°21'18" EAST 140.00 FEET THENCE SOUTH 50°19'29" WEST 254.18 FEET; THENCE SOUTH 33°26'28" EAST 537.14 FEET TO THE SOUTH LINE OF SAID SECTION 33; THENCE SOUTH 86°23'25" EAST ALONG SAID SOUTH LINE 370.02 FEET TO THE SOUTH QUARTER CORNER THEREOF; THENCE SOUTH 89°10'17" EAST ALONG SAID SOUTH LINE 309 FEET TO CENTER LINE OF CABIN CREEK; THENCE NORTH 29°34'50" EAST 200.46 FEET ALONG THE CENTERLINE OF CABIN CREEK; THENCE NORTH 39°14'30" EAST 338.29 FEET ALONG THE CENTERLINE OF CABIN CREEK; THENCE NORTH 64°47'56" EAST 169.09 FEET ALONG THE CENTERLINE OF CABIN CREEK; THENCE NORTH 88°11'20" EAST 241.90 FEET ALONG THE CENTERLINE OF CABIN CREEK TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE NORTH 2°14'24" EAST 144.74 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE SOUTH 88°53'18" EAST 188.66 FEET ± ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 TO THE CENTERLINE OF CABIN CREEK; THENCE NORTH 40°55'16" EAST 406.81 FEET ALONG THE CENTERLINE OF CABIN CREEK, TO A POINT WHICH BEARS SOUTH 0°59'30" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 0°59'30" WEST 445.74 FEET TO THE TRUE POINT OF BEGINNING.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF RIDGEWOOD ESTATES IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND LOTS AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

John E. Norman
 JOHN E. NORMAN, PROFESSIONAL LAND SURVEYOR



RESTRICTIONS & COVENANTS

RESTRICTIVE COVENANTS ARE RECORDED BY RECORDING NO. _____, RECORDS OF KING COUNTY, WASHINGTON. NO LOT OR PORTION OF A LOT SHALL BE DIVIDED OR SOLD OR RESOLD, OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED BY THE USE DISTRICT IN WHICH IT IS LOCATED.

A DRAINAGE AND UTILITY EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR FIVE (5) FEET OF EACH LOT BOUNDARY. THESE EASEMENTS ARE NOT SUBJECT TO MAINTENANCE AND IMPROVEMENTS BY THE CITY OF ISSAQUAH UNTIL AND PUBLIC FACILITIES ARE CONSTRUCTED THEREON AND ARE ACCEPTED BY THE CITY FOR MAINTENANCE.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY AND THE PACIFIC NORTHWEST BELL TELEPHONE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR FIVE FEET, PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND TELEPHONE SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED HEREIN. ALL PERMANENT UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THE FACE OF THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON.

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

BELTERRA DEVELOPMENT CORPORATION

PACIFIC NATIONAL BANK

Delbert C. Bennett
 DELBERT C. BENNETT, PRESIDENT

James W. Thompson
 Assistant Vice President
 and Manager

ACKNOWLEDGMENT

STATE OF WASHINGTON))
 SS
 COUNTY OF KING))

THIS IS TO CERTIFY THAT ON THIS 10th DAY OF December, 1980, A.D., BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC, PERSONALLY APPEARED DELBERT C. BENNETT, PRESIDENT, BELTERRA DEVELOPMENT CORPORATION AND James W. Thompson, Asst. V.P., PACIFIC NATIONAL BANK TO ME KNOW TO BE THE INDIVIDUALS WHO EXECUTED THE WITHIN DEDICATION AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Daryl A. Henry
 NOTARY PUBLIC IN AND FOR THE
 STATE OF WASHINGTON, RESIDING
 AT Benton WASHINGTON

APPROVALS

I HEREBY CERTIFY THAT THIS PLAT OF RIDGEWOOD ESTATES IS DULY APPROVED BY THE CITY OF ISSAQUAH PLANNING COMMISSION THIS 10th DAY OF December, 1980, A.D.

Dana Pierce
 CHAIRMAN, PLANNING COMMISSION

Dandy K. Salo
 SECRETARY, PLANNING COMMISSION

EXAMINED AND APPROVED THIS 3rd DAY OF March, 1981, A.D.

Dwight A. Hartman
 DIRECTOR, PLANNING DEPARTMENT

EXAMINED AND APPROVED THIS 2^{3rd} DAY OF March, 1981, A.D.

W. J. Herrington
 MAYOR, CITY OF ISSAQUAH

ATTEST: Linda Ruchle
 CLERK, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 23 DAY OF March, 1981, A.D.

Jack Crowley
 CITY ENGINEER

EXAMINED AND APPROVED THIS 16th DAY OF APRIL, 1981, A.D.

DEPARTMENT OF ASSESSMENTS

Harley H. Hoffa
 KING COUNTY ASSESSOR

J. T. Schramm
 DEPUTY COUNTY ASSESSOR

TREASURERS' CERTIFICATES

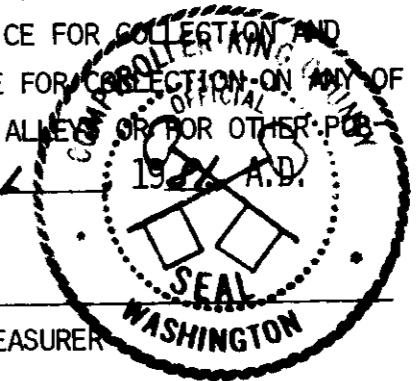
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USES, ARE PAID IN FULL THIS 23 DAY OF March, 1981, A.D.

Clayton Kless
 FINANCE DIRECTOR, CITY OF ISSAQUAH

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 USES, ARE PAID IN FULL THIS 16th DAY OF APRIL, 1981, A.D.

William Parson
 KING COUNTY TREASURER

Seal
 DEPUTY TREASURER



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH THIS 16th DAY OF APRIL, 1981, A.D., AT 59 MINUTES PAST THE HOUR OF 2: P.M. AND RECORDED IN VOLUME 118 OF PLATS, PAGES 26 AND 27, RECORDS OF KING COUNTY, WASHINGTON.

DEPARTMENT OF RECORDS AND ELECTIONS **8104160581**

CLINT G. ELSON
 DIRECTOR

JAMES S. WEEKS
 DEPUTY DIRECTOR