

# SAMMAMISH 6

VOLUME/PAGE

284 / 029

PORTION OF GOV'T LOT 1, NE 1/4, NE 1/4, SEC. 19, TWP. 24 N., RGE. 6 E., 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, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, 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 DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF ISSAQUAH, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF ISSAQUAH.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S).

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:

A & M HOME PARTNERS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

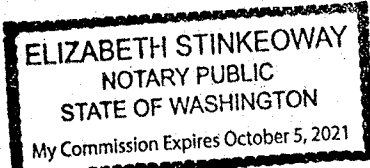
BY: DAVID MAIN  
ITS: PRESIDENT

### ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
COUNTY OF KING )SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID MAIN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS PRESIDENT OF A & M HOME PARTNERS, 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: July 24, 2018  
SIGNATURE: Elizabeth Stinkeoway  
(PRINT NAME) Elizabeth Stinkeoway  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT: Snohomish County, WA  
MY APPOINTMENT EXPIRES: October 5, 2021



### CITY OF ISSAQUAH APPROVALS

#### CITY OF ISSAQUAH PUBLIC WORKS

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

*David Engineer*  
CITY OF ISSAQUAH

#### CITY OF ISSAQUAH LAND USE

EXAMINED AND APPROVED THIS 25th DAY OF July, 2018

*Dawn Yarnick*  
CITY OF ISSAQUAH

#### CITY OF ISSAQUAH CITY COUNCIL

EXAMINED AND APPROVED THIS 30th DAY OF July, 2018

*Mayor Danley*  
CITY OF ISSAQUAH  
*Lissa Kiese*  
CITY OF ISSAQUAH

### KING COUNTY APPROVALS

#### KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS FIRST DAY OF August, 2018  
*John A. Dawson*  
KING COUNTY ASSESSOR  
*Deputy King County Assessor*  
192406-9082  
ACCOUNT NUMBER

#### KING COUNTY OFFICE OF FINANCE

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 ANY OTHER PUBLIC USE, ARE PAID IN FULL THIS 1st DAY OF August, 2018

*Scott Matheson*  
MANAGER, FINANCE DIVISION  
*Deputy*

### LEGAL DESCRIPTION

PARCEL A:  
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF KING COUNTY SHORT PLAT NO. 484068, RECORDED UNDER RECORDING NO. 8603310564, RECORDS OF KING COUNTY, WASHINGTON;  
THENCE NORTH 58°06'12" EAST, 331.25 FEET;  
THENCE NORTH 31°51'44" WEST, 134.05 FEET;  
THENCE SOUTH 57°31'22" WEST, 225.07 FEET;  
THENCE SOUTH 32°07'22" EAST, 5.62 FEET;  
THENCE SOUTH 61°29'42" WEST, 120.00 FEET;  
THENCE SOUTH 37°40'30" EAST, ALONG THE NORTHEASTERLY LINE OF AFORESAID LOT 2, 134.18 FEET TO THE SOUTHEAST CORNER THEREOF AND POINT OF BEGINNING.  
(ALSO KNOWN AS PARCEL A, CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. PLN07-00086, RECORDED IN VOLUME 231 OF SURVEYS, PAGES 260 AND 261, UNDER RECORDING NO. 20070918900005, RECORDS OF KING COUNTY, WASHINGTON.)

PARCEL A-1:  
AN EASEMENT FOR DRIVEWAY OVER THAT PORTION OF AFORESAID GOVERNMENT LOT 1, RECORDED UNDER RECORDING NO. 8208120500, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF LYING WITHIN THE ABOVE DESCRIBED MAIN PARCEL A. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

### EASEMENT PROVISIONS

- AN EASEMENT IS HEREBY GRANTED TO THE CITY OF ISSAQUAH, PUGET SOUND ENERGY, CENTURY LINK, AND ANY CABLE TELEVISION COMPANY AND OTHER UTILITIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET LYING ADJACENT TO THE TRACT A (PRIVATE ROAD), ADDITIONALLY TOGETHER WITH THAT PORTION OF LOT 3 AS DEPICTED HEREON, OF THIS PLAT IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND DISTRIBUTION SYSTEMS WITH THE NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING TOGETHER THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES, FOR THE PURPOSE HEREIN STATED. MAINTENANCE AND EXPENSE THEREOF SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) AND/OR THE EAGLE COVE ESTATES HOMEOWNERS ASSOCIATION AS ESTABLISHED BY COVENANT RECORDED UNDER AUDITOR'S NO.
- A PRIVATE 11.00 FOOT SIDEWALK EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE EAGLE COVE ESTATES HOMEOWNERS ASSOCIATION (HOA) OVER, UNDER, ACROSS, AND UPON THE NORTHWEST 11.00 FEET OF LOTS 1, 2, 3, AND 6, ALSO A VARIABLE WIDTH WITHIN SAID LOT 6 GRAPHICALLY DEPICTED HEREON FOR THE PURPOSE OF CONSTRUCTING, AND/OR RECONSTRUCTING SIDEWALK. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID SIDEWALK.
- A PRIVATE 10.00 FOOT SEWER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LOT 1 OVER, UNDER, ACROSS AND UPON A PORTION OF LOT 2 AS GRAPHICALLY DEPICTED HEREON FOR THE PURPOSE OF CONSTRUCTING, AND/OR RECONSTRUCTING SEWER. LOT 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID SEWER.
- A PRIVATE 7.00 FOOT STORMDRAIN EASEMENT FOR UNDERGROUND LOT DRAIN IS HEREBY RESERVED FOR AND GRANTED TO LOTS 1, AND 2 OVER, UNDER, ACROSS AND UPON THE NORTHWESTERLY PORTION OF LOTS 2, AND 3 AS GRAPHICALLY DEPICTED HEREON FOR THE PURPOSE OF CONSTRUCTING, AND/OR RECONSTRUCTING STORM. MAINTENANCE SHALL BE BY LOTS 1, 2, AND 3 EXCEPT THAT NO LOT OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PORTION OF THE LOT DRAIN UPSTREAM FROM THEIR LOT. SAID LOTS SHALL MAKE NO USE OF THIS EASEMENT AREA WHICH WILL INTERFERE WITH THE RIGHTS GRANTED HEREIN. MAINTENANCE AND EXPENSE THEREOF SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) AND/OR THE EAGLE COVE ESTATES HOMEOWNERS ASSOCIATION AS ESTABLISHED BY COVENANT RECORDED UNDER AUDITOR'S NO.
- A PRIVATE SEWER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LOTS 3, 4, 5, AND 6 OVER, UNDER, ACROSS AND UPON A PORTION OF LOTS 3, 5, AND 6 AS GRAPHICALLY DEPICTED HEREON FOR THE PURPOSE OF CONSTRUCTING, AND/OR RECONSTRUCTING SEWER. LOTS 3, 4, 5, AND 6 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID SEWER.
- A PRIVATE 10.00 FOOT STORMDRAIN EASEMENT FOR UNDERGROUND LOT DRAIN IS HEREBY RESERVED FOR AND GRANTED TO LOTS 4, 5, AND 6 AS GRAPHICALLY DEPICTED HEREON FOR THE PURPOSE OF CONSTRUCTING, AND/OR RECONSTRUCTING STORM. MAINTENANCE SHALL BE BY LOTS 4, 5, AND 6 EXCEPT THAT NO LOT OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PORTION OF THE LOT DRAIN UPSTREAM FROM THEIR LOT. SAID LOTS SHALL MAKE NO USE OF THIS EASEMENT AREA WHICH WILL INTERFERE WITH THE RIGHTS GRANTED HEREIN. MAINTENANCE AND EXPENSE THEREOF SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) AND/OR THE EAGLE COVE ESTATES HOMEOWNERS ASSOCIATION AS ESTABLISHED BY COVENANT RECORDED UNDER AUDITOR'S NO.

### TRACT NOTE

TRACT A IS FOR A PRIVATE ACCESS ROAD, UTILITIES AND PRIVATE STORMWATER FACILITIES AND IS HEREBY CONVEYED ALONG WITH ALL MAINTENANCE RESPONSIBILITIES FOR THE STORMWATER CONVEYANCE AND DETENTION FACILITIES WITHIN SAID TRACT TO THE SAMMAMISH 6 HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS PLAT. TRACT A IS SUBJECT TO A WATER AND SEWER EASEMENT WITH ACCESS EASEMENT FOR THE CITY OF ISSAQUAH OVER ITS ENTIRETY. SEE CITY OF ISSAQUAH EASEMENT PROVISIONS.

### PLAT NOTES

- BASIS OF BEARINGS: HELD OBSERVED BEARING OF N 33°11'04" E ALONG 193RD PLACE SOUTHEAST BETWEEN FOUND MONUMENTS
- PROPERTY CORNERS SET AS FOLLOWS UNLESS OTHERWISE STATED: SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED L.S. #38011 AT ALL LOT CORNERS AND ANGLE POINTS.

### MATTERS OF RECORD

- SCHEDULE B TITLE NOTES: (PER FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON GUARANTEE/CERTIFICATE NO. 611172614 DATED DECEMBER 15, 2014 AT 12:00 AM.) NOTES 1-5 INTENTIONALLY LEFT BLANK - TITLE NOTES
- SUBJECT TO EASEMENT(S) PER DEED REC. NO. 3255487 (AFFECTS NORTHERLY PORTION)
  - SUBJECT TO EASEMENT(S) REC. NO. 5704085 (AFFECTS NORTHERLY PORTION OF THE SOUTHWESTERLY PORTION, PARTIALLY EXTINGUISHED SEE DETAIL SHEET 2)
  - SUBJECT TO EASEMENT(S) PER DEED REC. NO. 6270404 (AFFECTS NORTHERLY PORTION, PARTIALLY EXTINGUISHED SEE DETAIL SHEET 2)
  - SUBJECT TO EASEMENT(S) REC. NO. 8001180737, A RE-RECORDING OF 7911210544 (AN UNDISCLOSED PORTION AS CONSTRUCTED)
  - SUBJECT TO EASEMENT(S) REC. NO. 7808040714 (AFFECTS WESTERLY 20 FEET, PARTIALLY EXTINGUISHED SEE DETAIL SHEET 2)
  - SUBJECT TO ROAD MAINTENANCE AGREEMENT REC. NO. 8208120500 (AFFECTS NORTHERLY PORTION, PARTIALLY EXTINGUISHED SEE DETAIL SHEET 2)
  - INTENTIONALLY LEFT BLANK
  - INTENTIONALLY LEFT BLANK
  - SUBJECT TO EASEMENT(S) REC. NO. 8211290495 (EXTINGUISHED SEE DETAIL SHEET 2)
  - SUBJECT TO EASEMENT(S) REC. NO. 8607180908 (EXTINGUISHED SEE DETAIL SHEET 2)
  - SUBJECT TO EASEMENT(S) REC. NO. 8609220757 (AFFECTS THE NORTHWESTERLY PORTION LYING SOUTHWESTERLY OF PRIVATE ROAD)
  - SUBJECT TO SURVEY REC. NO. 8812219001 (MATTERS SHOWN THEREON)
  - SUBJECT TO EASEMENT(S) REC. NO. 20050406000968 (AFFECTS NORTHERLY PORTION)
  - SUBJECT TO EASEMENT(S) REC. NO. 20051117002796 (AFFECTS NORTHERLY PORTION)
  - SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, REGITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS AS SET FORTH IN THE CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. PLN07-00086 REC. NO. 20070918900005 (MATTERS SHOWN THEREON NORTHERLY PORTION)
  - SUBJECT TO EASEMENT(S) REC. NO. 20080602001937 (AS-CONSTRUCTED, NOT PLOTTED)
  - SUBJECT TO EASEMENT(S) REC. NO. 20091002000627 (AFFECTS NORTHERLY PORTION)
  - SUBJECT TO AGREEMENT(S) REC. NO. 20091002000628 (AFFECTS NORTHERLY PORTION)
  - SUBJECT TO DEED REC. NO. 20171005001265.
  - SUBJECT TO DEED REC. NO. 20171005001266

### CITY OF ISSAQUAH EASEMENT PROVISIONS

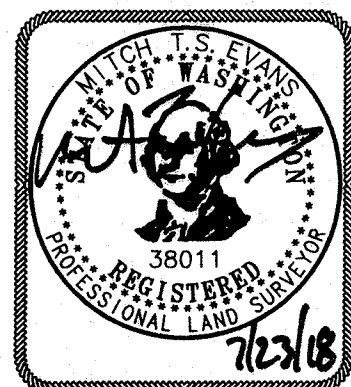
AN EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CITY OF ISSAQUAH OVER, UNDER, THROUGH AND UPON THE EASEMENTS SHOWN ON THIS PLAT DESCRIBED AS "PUBLIC SANITARY SEWER EASEMENT" OR "PUBLIC WATER EASEMENT" AND AS DESCRIBED BELOW

- TRACT A.
- THE EXTERIOR 10 FEET, OF ALL LOTS PARALLEL WITH AND ADJOINING TRACT A.

IN WHICH TO INSTALL, LAY, CONSTRUCT, MAINTAIN, INSPECT, REPLACE, REPAIR, REMOVE, AND OPERATE WATER SYSTEM AND APPURTENANCES FOR THIS SUBDIVISION 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 GRANOR COVENANT THAT NO STRUCTURES SHALL BE CONSTRUCTED OR ERRECTED OVER, UPON OR WITHIN THESE EASEMENTS, INCLUDING FENCES OR ROCKERIES AND NOT TREES, BUSHES OR OTHER SHRUBBERY SHALL BE PLANTED IN THE AREA OF GROUND FOR WHICH THE EASEMENT IN FAVOR OF THE CITY OF ISSAQUAH HAS BEEN APPROVED.

FOR EASEMENTS ACROSS THE ENTIRETY OF TRACT A, PRIVATE ACCESS AND UTILITY TRACT. THE EAGLE COVE ESTATES HOMEOWNERS ASSOCIATION SHALL NOT BE RESPONSIBLE FOR ANY COSTS OR PAVEMENT REPLACEMENT OR REPAIR NECESSITATED BY DAMAGE INCURRED THROUGH THE NORMAL OPERATION OR MAINTENANCE OF THE WATER AND/OR SEWER FACILITIES, EXCEPT THAT IN THE EVENT THAT THE SURFACING IS REMOVED BY THE GRANTEE FOR ANY UNDER GROUND CONSTRUCTION, UNDERGROUND REPAIR OR REPLACEMENT OF THE WATER AND/OR SEWER LINES, THE SURFACING SHALL BE RESTORED AS NEARLY AS REASONABLY POSSIBLE TO ITS CONDITIONS PRIOR TO PLACEMENT OF THE WATER OR SEWER.

ASSESSOR'S PARCEL NUMBER(S):	192406-9082
CITY FILE NO.:	PP16-00003
TOTAL NUMBER OF LOTS:	6
TOTAL NUMBER OF COMMON PARCELS:	1
PROJECT ACREAGE:	1.02 ACRES / 44,627 SQ. FT.
INDEXING DATA:	POR. OF GOV'T LOT 1, NE 1/4, NE 1/4, SEC. 19, T. 24 N., R. 6 E., W.M.
JOB NO.:	15-114
DATE PREPARED:	7/19/2018
SHEET:	1 OF 3
AUDITOR'S FILE NO.:	



### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF SAMMAMISH 6 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT THE MONUMENTS HAVE BEEN SET, AND THE LOT AND BLOCK NUMBERS HAVE BEEN STAKED CORRECTLY ON THE GROUND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES OF THE PLATTING REGULATION.

*Mitch T.S. Evans*  
MITCH T.S. EVANS, P.L.S.  
38011  
CERTIFICATE NO.  
7/23/18  
DATE

### RECORDING CERTIFICATE

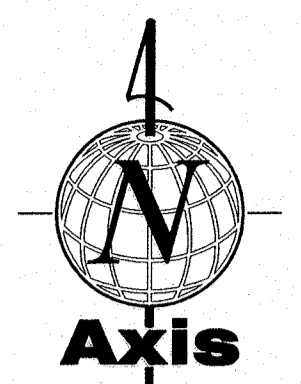
FILED FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH THE 1st DAY OF AUGUST, 2018, AT 27 MINUTES PAST 10 AM. AND RECORDED IN VOLUME 284 OF PLATS, PAGE(S) 29-31 RECORDS OF KING COUNTY, WASHINGTON AT THE REQUEST OF MITCH T.S. EVANS.

DIVISION OF RECORDS AND ELECTIONS  
*[Signature]*  
MANAGER  
*[Signature]*  
SUPERINTENDENT OF RECORDS

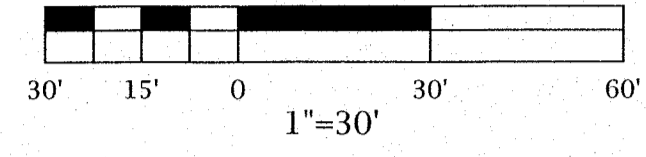
20180801000293 Vol:284 Page:29  
PLAT 284  
Rec: \$185.00  
8:00 AM - 5:00 PM  
KING COUNTY, WA

# SAMMAMISH 6

PORTION OF GOV'T LOT 1, NE 1/4, NE 1/4, SEC. 19, TWP. 24 N., RGE. 6 E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



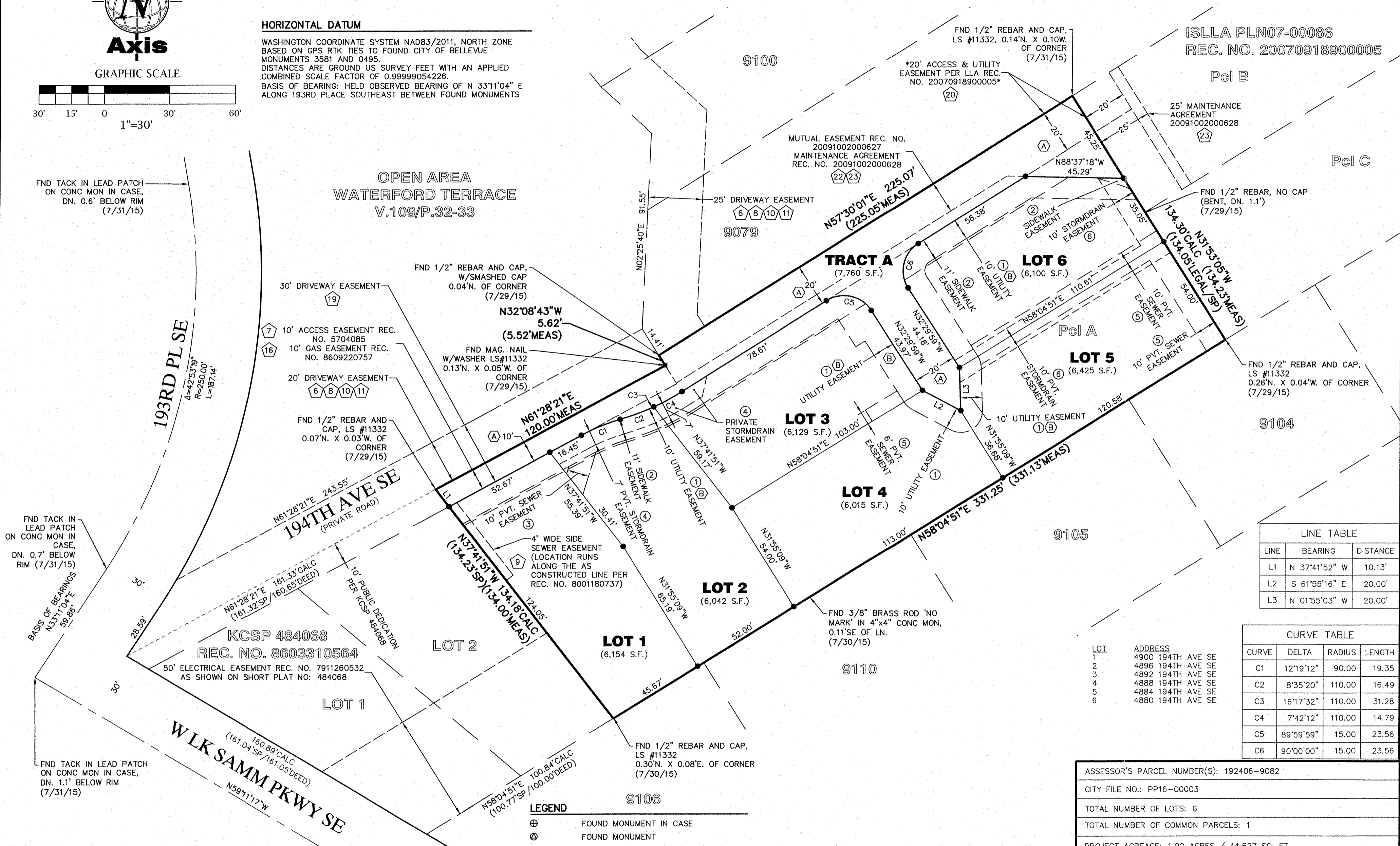
GRAPHIC SCALE



**HORIZONTAL DATUM**

WASHINGTON COORDINATE SYSTEM NAD83/2011, NORTH ZONE  
BASED ON GPS RTK TIES TO FOUND CITY OF BELLEVUE  
MONUMENTS 3581 AND 0495.  
DISTANCES ARE GROUND US SURVEY FEET WITH AN APPLIED  
COMBINED SCALE FACTOR OF 0.99999054226.  
BASIS OF BEARING: HELD OBSERVED BEARING OF N 33°11'04" E  
ALONG 193RD PLACE SOUTHEAST BETWEEN FOUND MONUMENTS

OPEN AREA  
WATERFORD TERRACE  
V.109/P.32-33



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 37°41'52" W	10.13'
L2	S 61°55'16" E	20.00'
L3	N 01°55'03" W	20.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	12°19'12"	90.00	19.35
C2	8°35'20"	110.00	16.49
C3	16°17'32"	110.00	31.28
C4	7°42'12"	110.00	14.79
C5	89°59'59"	15.00	23.56
C6	90°00'00"	15.00	23.56

LOT	ADDRESS
1	4900 194TH AVE SE
2	4896 194TH AVE SE
3	4892 194TH AVE SE
4	4888 194TH AVE SE
5	4884 194TH AVE SE
6	4880 194TH AVE SE

**SURVEY NOTES**

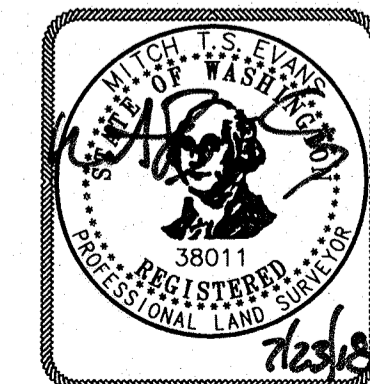
1. PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SYSTEM 1200 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090.

**REFERENCES**

- (R1) CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. PLN07-00086, RECORDED UNDER RECORDING NUMBER 20070918900005, IN KING COUNTY, WASHINGTON.
- (SP) SHORT PLAT NO. 484068, RECORDED UNDER RECORDING NUMBER 8603310564, IN KING COUNTY, WASHINGTON
- (R2) PLAT OF WATERFORD TERRACE, RECORDED IN VOL 109/PG 32-33, IN KING COUNTY, WASHINGTON.

**LEGEND**

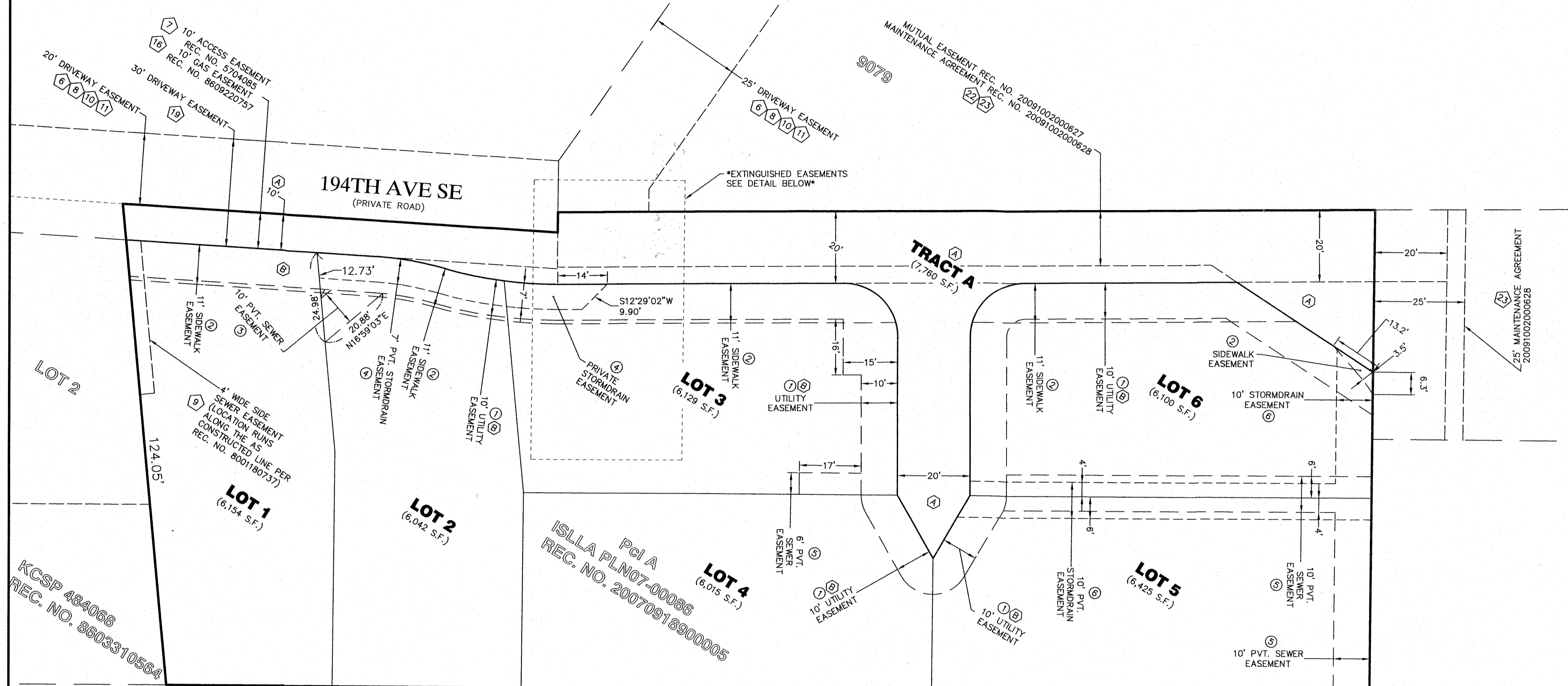
- ⊕ FOUND MONUMENT IN CASE
- ⊙ FOUND MONUMENT
- FOUND REBAR AND CAP AS NOTED
- SET 1/2" REBAR AND CAP "AXIS 38011"
- ⊗ FOUND MAG. NAIL & WASHER
- Ⓐ CITY OF ISSAQUAH EASEMENT OVER THE ENTIRETY OF TRACT A - SEE PROVISION SHEET 1
- Ⓑ UTILITY EASEMENT - SEE PROVISION SHEET 1
- Ⓒ UTILITY EASEMENT - SEE PROVISION SHEET 1
- ① PRIVATE SIDEWALK EASEMENT - SEE PROVISION SHEET 1
- ② PRIVATE SEWER EASEMENT - SEE PROVISION SHEET 1
- ③ PRIVATE STORMDRAIN EASEMENT - SEE PROVISION SHEET 1
- ④ PRIVATE SEWER EASEMENT - SEE PROVISION SHEET 1
- ⑤ PRIVATE STORMDRAIN EASEMENT - SEE PROVISION SHEET 1
- ⓧ SCHEDULE B TITLE EXCEPTION - SEE MATTERS OF RECORD SHEET 1



ASSESSOR'S PARCEL NUMBER(S):	192406-9082
CITY FILE NO.:	PP16-00003
TOTAL NUMBER OF LOTS:	6
TOTAL NUMBER OF COMMON PARCELS:	1
PROJECT ACREAGE:	1.02 ACRES / 44,627 SQ. FT.
INDEXING DATA:	POR. OF GOV'T LOT 1, NE 1/4, NE 1/4, SEC. 19, T. 24 N., R. 6 E., W.M.
15241 NE 90TH ST REDMOND, WA 98052 TEL. 425.823-5700 FAX 425.823-6700	
JOB NO.:	15-114
DATE PREPARED:	7/19/2018
SHEET:	2 OF 3
AUDITOR'S FILE NO.:	

# SAMMAMISH 6

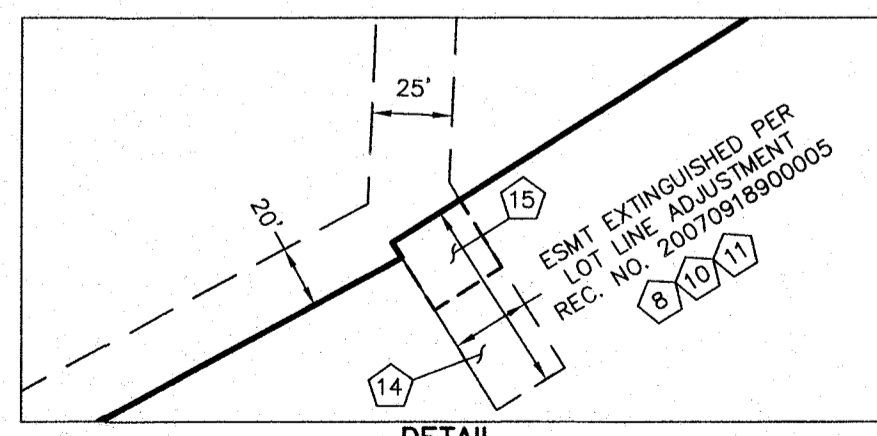
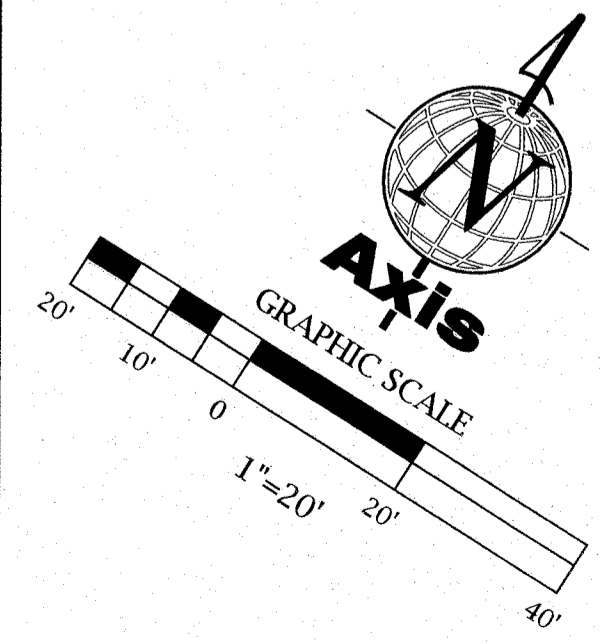
PORTION OF GOV'T LOT 1, NE 1/4, NE 1/4, SEC. 19, TWP. 24 N., RGE. 6 E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



KCSP 484068  
REC. NO. 8603310564

ISLLA PCI A  
REC. NO. 20070918900005

## EASEMENT SHEET



DETAIL SCALE 1"=60'

### LEGEND

- (A) CITY OF ISSAQUAH EASEMENT OVER THE ENTIRETY OF TRACT A - SEE PROVISION SHEET 1
- (B) UTILITY EASEMENT - SEE PROVISION SHEET 1
- (1) UTILITY EASEMENT - SEE PROVISION SHEET 1
- (2) PRIVATE SIDEWALK EASEMENT - SEE PROVISION SHEET 1
- (3) PRIVATE SEWER EASEMENT - SEE PROVISION SHEET 1
- (4) PRIVATE STORMDRAIN EASEMENT - SEE PROVISION SHEET 1
- (5) PRIVATE SEWER EASEMENT - SEE PROVISION SHEET 1
- (6) PRIVATE STORMDRAIN EASEMENT - SEE PROVISION SHEET 1
- (XX) SCHEDULE B TITLE EXCEPTION - SEE MATTERS OF RECORD SHEET 1

LOT	ADDRESS
1	4900 194TH AVE SE
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