

## SAMMAMISH POINTE

SW 1/4 SECTION 20, TOWNSHIP 24N, RANGE 6E, W.M.  
ISSAQUAH, WASHINGTON

## BINDING SITE PLAN

## LEGAL DESCRIPTION:

## ADJUSTED PARCEL 2

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTHEASTERLY OF THE RIGHT-OF-WAY OF NEWPORT ISSAQUAH ROAD, ALSO KNOWN AS STATE ROAD NO. 2, ALSO KNOWN AS SOUTHEAST NEWPORT WAY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SUBDIVISION AND THE NORTHEASTERLY MARGIN OF SAID NEWPORT ISSAQUAH ROAD;  
THENCE SOUTH 89° 37' 09" EAST, 447.50 FEET ALONG SAID SOUTH LINE;  
THENCE NORTH 46° 26' 13" WEST, 4.68 FEET TO A POINT OF CURVATURE;  
THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 81° 18' 23" AND AN ARC LENGTH OF 35.48 FEET TO A POINT OF REVERSE CURVATURE;  
THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 74° 15' 21" AND AN ARC LENGTH OF 77.76 FEET TO A POINT OF REVERSE CURVATURE;  
THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 56° 10' 59" AND AN ARC LENGTH OF 39.22 FEET;  
THENCE NORTH 16° 47' 48" EAST, 65.14 FEET;  
THENCE NORTH 60° 14' 16" EAST, 53.41 FEET;  
THENCE NORTH 00° 57' 49" EAST, 3.16 FEET;  
THENCE NORTH 29° 20' 58" EAST, 49.90 FEET;  
THENCE NORTH 17° 10' 31" EAST, 24.77 FEET;  
THENCE NORTH 11° 04' 24" WEST, 34.09 FEET;  
THENCE NORTH 38° 42' 01" WEST, 43.98 FEET;  
THENCE NORTH 89° 06' 44" WEST, 208.30 FEET;  
THENCE SOUTH 37° 18' 58" WEST, 18.28 FEET TO A POINT OF CURVATURE;  
THENCE SOUTH 08° 06' 21" WEST, 48.89 FEET;  
THENCE SOUTH 29° 14' 07" WEST, 82.90 FEET;  
THENCE NORTH 60° 45' 53" EAST, 60.46 FEET;  
THENCE SOUTH 29° 14' 07" WEST, 51.00 FEET;  
THENCE SOUTH 07° 25' 54" EAST, 23.96 FEET;  
THENCE SOUTH 24° 43' 40" WEST, 49.45 FEET;  
THENCE NORTH 67° 22' 42" EAST, 100.50 FEET;  
THENCE SOUTH 53° 36' 54" WEST, 130.70 FEET;  
THENCE NORTH 43° 22' 19" WEST, 92.59 FEET;  
THENCE SOUTH 45° 04' 53" WEST, 28.38 FEET TO A POINT ON THE NORTHEASTERLY MARGIN OF SAID NEWPORT ISSAQUAH ROAD, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST, THE RADIUS OF WHICH BEARS SOUTH 43° 10' 14" WEST, 984.26 FEET;  
THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY MARGIN ALONG SAID CURVE, AN ARC DISTANCE OF 772.19 FEET THROUGH A CENTRAL ANGLE OF 12° 56' 04" TO THE POINT OF BEGINNING.

## TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTHEASTERLY OF THE RIGHT-OF-WAY OF NEWPORT ISSAQUAH ROAD, ALSO KNOWN AS STATE ROAD NO. 2, ALSO KNOWN AS SOUTHEAST NEWPORT WAY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SUBDIVISION AND THE NORTHEASTERLY MARGIN OF SAID NEWPORT ISSAQUAH ROAD;  
THENCE SOUTH 89° 37' 09" EAST, 447.50 FEET ALONG SAID NORTH LINE;  
THENCE SOUTH 46° 26' 13" EAST, 0.72 FEET TO A POINT OF CURVATURE;  
THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 49° 10' 00" AND AN ARC LENGTH OF 21.45 FEET;  
THENCE SOUTH 02° 43' 47" WEST, 112.81 FEET;  
THENCE SOUTH 31° 02' 31" WEST, 108.48 FEET TO A POINT OF CURVATURE;  
THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 53° 03' 31" AND AN ARC LENGTH OF 23.15 FEET;  
THENCE SOUTH 84° 06' 02" WEST, 5.82 FEET TO A POINT OF CURVATURE;  
THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 36° 56' 14" AND AN ARC LENGTH OF 16.12 FEET;  
THENCE SOUTH 47° 09' 48" WEST, 41.03 FEET;  
THENCE NORTH 65° 04' 18" WEST, 20.09 FEET;  
THENCE NORTH 43° 13' 31" WEST, 17.69 FEET;  
THENCE NORTH 89° 56' 14" WEST, 53.34 FEET;  
THENCE SOUTH 68° 41' 42" WEST, 25.92 FEET;  
THENCE NORTH 64° 02' 28" WEST, 33.68 FEET;  
THENCE NORTH 69° 40' 12" WEST TO THE NORTHEASTERLY MARGIN OF SAID NEWPORT ISSAQUAH ROAD, THENCE NORTHEASTERLY ALONG SAID NORTHEASTERLY MARGIN TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS EGRESS AND UTILITIES OVER, UNDER AND ACROSS THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTH OF THE RIGHT-OF-WAY OF NEWPORT ISSAQUAH ROAD, ALSO KNOWN AS STATE ROAD NO. 2, ALSO KNOWN AS SOUTHEAST NEWPORT WAY, WEST OF A LINE 60 FEET EAST OF, AS MEASURED PARALLEL WITH AND PERPENDICULAR TO, THE EAST LINE OF A PARCEL OF LAND SURVEYED BY RECORD OF SURVEY RECORDED UNDER RECORDING NO. 8405119004 RECORDS OF KING COUNTY, WASHINGTON, AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20 AND THE NORTHEASTERLY MARGIN OF SAID NEWPORT ISSAQUAH ROAD;  
THENCE SOUTH 89° 37' 09" EAST, 447.50 FEET ALONG SAID SOUTH LINE;  
THENCE NORTH 46° 26' 13" WEST, 4.68 FEET TO A POINT OF CURVATURE;  
THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 81° 18' 23" AND AN ARC LENGTH OF 35.48 FEET TO A POINT OF REVERSE CURVATURE;  
THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 74° 15' 21" AND AN ARC LENGTH OF 77.76 FEET TO A POINT OF REVERSE CURVATURE;  
THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 56° 10' 59" AND AN ARC LENGTH OF 39.22 FEET;  
THENCE NORTH 16° 47' 48" EAST, 65.14 FEET;  
THENCE NORTH 60° 14' 16" EAST, 53.41 FEET;  
THENCE NORTH 00° 57' 49" EAST, 3.16 FEET;  
THENCE NORTH 29° 20' 58" EAST, 49.90 FEET;  
THENCE NORTH 17° 10' 31" EAST, 24.77 FEET;  
THENCE NORTH 11° 04' 24" WEST, 34.09 FEET;  
THENCE NORTH 38° 42' 01" WEST, 43.98 FEET;  
THENCE NORTH 89° 06' 44" WEST, 208.30 FEET;  
THENCE SOUTH 37° 18' 58" WEST, 18.28 FEET TO A POINT OF CURVATURE;  
THENCE SOUTH 08° 06' 21" WEST, 48.89 FEET;  
THENCE SOUTH 29° 14' 07" WEST, 82.90 FEET;  
THENCE NORTH 60° 45' 53" EAST, 60.46 FEET;  
THENCE SOUTH 29° 14' 07" WEST, 51.00 FEET;  
THENCE SOUTH 07° 25' 54" EAST, 23.96 FEET;  
THENCE SOUTH 24° 43' 40" WEST, 49.45 FEET;  
THENCE NORTH 67° 22' 42" EAST, 100.50 FEET;  
THENCE SOUTH 53° 36' 54" WEST, 130.70 FEET;  
THENCE NORTH 43° 22' 19" WEST, 92.59 FEET;  
THENCE SOUTH 45° 04' 53" WEST, 28.38 FEET TO A POINT OF CURVATURE;  
THENCE SOUTH 43° 10' 14" WEST, 984.26 FEET TO A POINT OF CURVATURE;  
THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 81° 30' 32" AND AN ARC LENGTH OF 56.90 FEET;  
THENCE SOUTH 83° 07' 28" WEST, 24.80 FEET TO A POINT OF CURVATURE;  
THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 66° 01' 09" AND AN ARC LENGTH OF 46.09 FEET;  
THENCE NORTH 30° 51' 23" WEST, 24.71 FEET;  
THENCE NORTH 33° 03' 25" WEST, 20.82 FEET;  
THENCE NORTH 55° 34' 54" WEST, 60.57 FEET;  
THENCE NORTH 07° 55' 27" EAST, 56.85 FEET;  
THENCE NORTH 43° 23' 04" WEST, 9.52 FEET;  
THENCE NORTH 46° 08' 48" WEST, 52.27 FEET;  
THENCE NORTH 33° 38' 33" WEST, 70.42 FEET TO THE TRUE POINT OF BEGINNING OF HEREIN DESCRIBED LINE.

THENCE NORTH 76° 17' 32" WEST TO THE EAST LINE OF THE RECORD OF SURVEY RECORDED UNDER RECORDING NO. 8405119004 RECORDS OF KING COUNTY, WASHINGTON AND THE TERMINUS.

## ADJUSTED PARCEL 4

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTHEASTERLY OF THE RIGHT-OF-WAY OF NEWPORT ISSAQUAH ROAD, ALSO KNOWN AS STATE ROAD NO. 2, ALSO KNOWN AS SOUTHEAST NEWPORT WAY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SUBDIVISION AND THE NORTHEASTERLY MARGIN OF SAID NEWPORT ISSAQUAH ROAD, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST, THE RADIUS OF WHICH BEARS SOUTH 43° 10' 14" WEST 984.26 FEET;  
THENCE NORTHEASTERLY ALONG SAID NORTHEASTERLY MARGIN ALONG SAID CURVE, AND ARC DISTANCE OF 772.19 FEET THROUGH A CENTRAL ANGLE OF 12° 56' 04" TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 45° 04' 53" EAST, 28.38 FEET;  
THENCE SOUTH 43° 22' 19" EAST, 92.59 FEET;  
THENCE NORTH 53° 36' 54" EAST, 130.70 FEET;  
THENCE SOUTH 67° 22' 42" EAST, 100.50 FEET;  
THENCE NORTH 24° 47' 40" EAST, 49.45 FEET;  
THENCE NORTH 07° 25' 54" WEST, 23.96 FEET;  
THENCE NORTH 29° 14' 07" EAST, 51.00 FEET;  
THENCE SOUTH 60° 45' 53" EAST, 60.46 FEET;  
THENCE NORTH 29° 14' 07" WEST, 82.90 FEET;  
THENCE NORTH 08° 06' 21" WEST, 48.89 FEET;  
THENCE SOUTH 37° 18' 58" WEST, 5.99 FEET TO A POINT OF CURVATURE;  
THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 83° 46' 17" AND AN ARC LENGTH OF 58.48 FEET;  
THENCE NORTH 58° 54' 45" WEST, 53.70 FEET;  
THENCE NORTH 38° 39' 30" WEST, 32.10 FEET;  
THENCE SOUTH 66° 55' 30" WEST, 21.13 FEET;  
THENCE NORTH 76° 21' 25" WEST, 50.64 FEET;  
THENCE NORTH 58° 08' 57" WEST, 102.11 FEET;  
THENCE NORTH 56° 30' 31" WEST, 22.45 FEET;  
THENCE SOUTH 79° 29' 15" WEST, 44.84 FEET;  
THENCE NORTH 63° 21' 40" WEST, 61.39 FEET;  
THENCE NORTH 75° 13' 15" WEST, 52.83 FEET;  
THENCE SOUTH 67° 04' 11" WEST, 10.26 FEET;  
THENCE SOUTH 01° 36' 56" WEST, 36.23 FEET TO A POINT OF CURVATURE;  
THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 81° 30' 32" AND AN ARC LENGTH OF 56.90 FEET;  
THENCE SOUTH 83° 07' 28" WEST, 24.80 FEET TO A POINT OF CURVATURE;  
THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 66° 01' 09" AND AN ARC LENGTH OF 46.09 FEET;  
THENCE NORTH 30° 51' 23" WEST, 24.71 FEET;  
THENCE NORTH 33° 03' 25" WEST, 20.82 FEET;  
THENCE NORTH 55° 34' 54" WEST, 60.57 FEET;  
THENCE NORTH 07° 55' 27" EAST, 56.85 FEET;  
THENCE NORTH 43° 23' 04" WEST, 9.52 FEET;  
THENCE NORTH 46° 08' 48" WEST, 52.27 FEET;  
THENCE NORTH 33° 38' 33" WEST, 70.42 FEET;  
THENCE NORTH 76° 17' 32" WEST TO A LINE 60.00 FEET EAST OF, AS MEASURED PARALLEL WITH AND PERPENDICULAR TO, THE EAST LINE OF THE RECORD OF SURVEY RECORDED UNDER RECORDING NO. 8405119004, RECORDS OF KING COUNTY, WASHINGTON;  
THENCE SOUTHERLY ALONG SAID LINE TO THE NORTHEASTERLY MARGIN OF SAID NEWPORT ISSAQUAH ROAD, THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY MARGIN TO THE POINT OF BEGINNING.

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THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 74° 15' 21" AND AN ARC LENGTH OF 77.76 FEET TO A POINT OF REVERSE CURVATURE;  
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THENCE SOUTH 29° 14' 07" WEST, 82.90 FEET;  
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THENCE SOUTH 07° 25' 54" EAST, 23.96 FEET;  
THENCE SOUTH 24° 43' 40" WEST, 49.45 FEET;  
THENCE NORTH 67° 22' 42" EAST, 100.50 FEET;  
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THENCE NORTH 33° 03' 25" WEST, 20.82 FEET;  
THENCE NORTH 55° 34' 54" WEST, 60.57 FEET;  
THENCE NORTH 07° 55' 27" EAST, 56.85 FEET;  
THENCE NORTH 43° 23' 04" WEST, 9.52 FEET;  
THENCE NORTH 46° 08' 48" WEST, 52.27 FEET;  
THENCE NORTH 33° 38' 33" WEST, 70.42 FEET TO THE TRUE POINT OF BEGINNING OF HEREIN DESCRIBED LINE.

THENCE NORTH 76° 17' 32" WEST TO THE EAST LINE OF THE RECORD OF SURVEY RECORDED UNDER RECORDING NO. 8405119004 RECORDS OF KING COUNTY, WASHINGTON AND THE TERMINUS.

## BASIS OF BEARING:

Subdivision of Sec. 20, Twp. 24 N., R. 6 E., W.M., Rec. of Survey  
file in Vol. 3 of Surveys, Page 272, under Aud. file # 75010/0413  
Rec King County, Washington

## VERTICAL DATUM AND BENCHMARK:

SANITARY SEWER INVERT IN FRONT OF MARK FRISBY TENNIS ACADEMY  
AND RACQUET CLUB, 2115 POLAR WAY, ISSAQUAH, WA 98117-4064  
KING COUNTY DATUM NGVD 27

## DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 28 DAY OF OCT, 1996.

ASSESSOR

NE 1/4 20-24-06

DEPUTY ASSESSOR

202406-9026 &amp; 9036

## RECORDING CERTIFICATE

Filed for record at the request of Brentview, Inc., this 29 day of Oct, 1996, at 10 past 2:00 o'clock P m., and  
Recorded in Volume 35 of COMDQ at pages 66-68, records of King  
County Washington.

## DIVISION OF RECORDS AND ELECTION

Manager

By:

Superintendent of Records

Recording No. 9610291479

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE PROPERTY HEREIN DESCRIBED HEREBY SUBJECTS THE LAND DESCRIBED HEREIN TO THIS SAMMAMISH POINTE BINDING SITE PLAN.

SAMMAMISH POINTE, L.L.C.  
A WASHINGTON LIMITED LIABILITY COMPANY

BY: POLYGON NORTHWEST COMPANY  
A WASHINGTON GENERAL PARTNERSHIP  
ITS: MANAGER

BY: BRENTVIEW, INC.  
ITS: GENERAL PARTNER

BY: Eric H.G. Wells  
ITS: Authorized Agent.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Eric H.G. Wells 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 Authorized Agent OF BRENTVIEW, INC., A WASHINGTON CORPORATION, GENERAL PARTNER OF POLYGON NORTHWEST COMPANY, A WASHINGTON GENERAL PARTNERSHIP, MANAGER OF SAMMAMISH POINTE, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

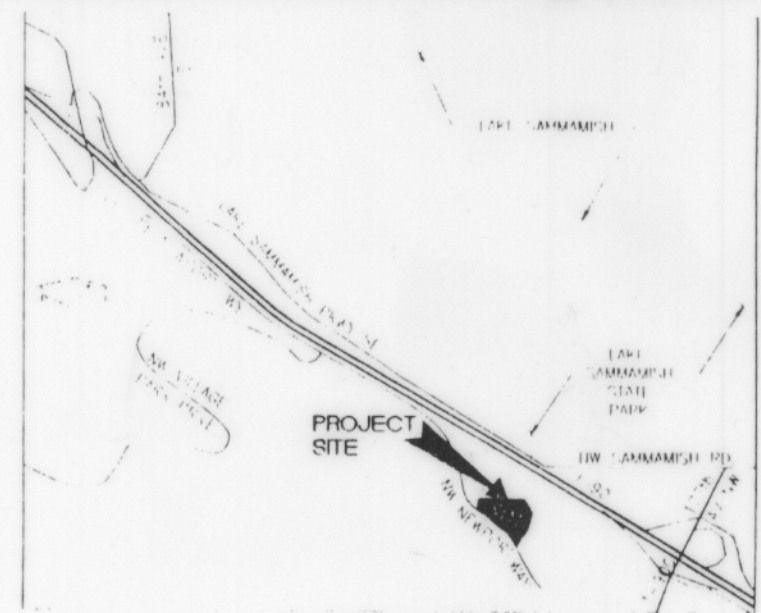
DATED THIS 19 DAY OF September, 1996.

BY: Dick M. Sullivan  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING AT Bothell

MY APPOINTMENT EXPIRES 8/29/98

CALL BEFORE YOU DIG  
1-800-424-5555

APPROVED  
CITY OF ISSAQUAH  
Engineering Division  
5-2-96



VICINITY MAP

COVER SHEET

SAMMAMISH POINTE

POLYGON NORTHWEST COMPANY  
4030 LAKE WASHINGTON BLVD. N.E., SUITE 201  
KIRKLAND, WA 98033  
(206) 822-7700

Scale

Horizontal

Vertical

N/A

N/A

N/A

N/A

N/A

N/A

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N/A

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