

SAMMAMISH POINTE  
BINDING SITE PLAN

## PHASE I, SAMMAMISH POINTE APARTMENTS

## LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTHEASTERLY OF THE MARGIN 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 NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20 AND THE NORTHEASTERLY MARGIN OF SAID NEWPORT ISSAQUAH ROAD;  
THENCE SOUTHERLY ALONG SAID NORTHEASTERLY MARGIN ALONG A CURVE CONCAVE TO THE SOUTHWEST, THE RADIAL POINT OF WHICH BEARS SOUTH 55°06'18" WEST, 984.26 FEET, THROUGH A CENTRAL ANGLE OF 09°53'12" AN ARC DISTANCE OF 169.84 FEET;  
THENCE LEAVING SAID NORTHEASTERLY MARGIN AND BEARING NORTH 62°18'00" EAST A DISTANCE OF 95.70 FEET;

THENCE SOUTH 28°14'44" EAST, 24.22 FEET;  
THENCE SOUTH 47°10'00" EAST, 35.27 FEET;  
THENCE SOUTH 73°29'24" EAST, 18.32 FEET;  
THENCE NORTH 88°04'22" EAST, 82.80 FEET;  
THENCE NORTH 88°34'00" EAST, 18.47 FEET;  
THENCE NORTH 49°23'16" EAST, 29.49 FEET;  
THENCE NORTH 29°37'30" EAST, 37.21 FEET;  
THENCE NORTH 03°35'08" EAST, 89.40 FEET;  
THENCE NORTH 25°06'12" WEST, 43.36 FEET;  
THENCE NORTH 15°08'14" WEST, 10.61 FEET;  
THENCE NORTH 09°43'05" WEST, 77.00 FEET;  
THENCE NORTH 02°33'12" EAST, 44.32 FEET;  
THENCE NORTH 14°04'43" EAST, 102.61 FEET;  
THENCE NORTH 77°19'15" WEST, 112.73 FEET;  
THENCE SOUTH 29°14'07" WEST, 49.63 FEET;  
THENCE NORTH 60°45'53" WEST, 60.46 FEET;  
THENCE SOUTH 29°14'07" WEST, 51.00 FEET;  
THENCE SOUTH 07°25'54" EAST, 23.96 FEET;  
THENCE SOUTH 24°47'40" WEST, 49.45 FEET;  
THENCE NORTH 67°22'42" WEST, 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 THE NORTHEASTERLY MARGIN OF NEWPORT ISSAQUAH ROAD;  
THENCE SOUTHEASTERLY ALONG SAID MARGIN ALONG A CURVE CONCAVE TO THE SOUTHWEST, WHOSE RADIAL POINT BEARS SOUTH 42°10'14" WEST, 984.26 FEET, THROUGH A CENTRAL ANGLE OF 12°56'04" AN ARC DISTANCE OF 222.19 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF ADJUSTED PARCEL 2 OF CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. 95-04, AS RECORDED UNDER KING COUNTY RECORDING NUMBER 9604309004.

## PHASE II, SAMMAMISH POINTE APARTMENTS

## LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTHEASTERLY OF THE MARGIN 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 NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20 AND THE NORTHEASTERLY MARGIN OF SAID NEWPORT ISSAQUAH ROAD;  
THENCE SOUTHERLY ALONG SAID NORTHEASTERLY MARGIN ALONG A CURVE CONCAVE TO THE SOUTHWEST, THE RADIAL POINT OF WHICH BEARS SOUTH 55°06'18" WEST, 984.26 FEET, THROUGH A CENTRAL ANGLE OF 09°53'12" AN ARC DISTANCE OF 169.84 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE LEAVING SAID NORTHEASTERLY MARGIN AND BEARING NORTH 62°18'00" EAST A DISTANCE OF 95.70 FEET;

THENCE SOUTH 28°14'44" EAST, 24.22 FEET;  
THENCE SOUTH 47°10'00" EAST, 35.27 FEET;  
THENCE SOUTH 73°29'24" EAST, 18.32 FEET;  
THENCE NORTH 88°04'22" EAST, 82.80 FEET;  
THENCE NORTH 88°34'00" EAST, 18.47 FEET;  
THENCE NORTH 49°23'16" EAST, 29.49 FEET;  
THENCE NORTH 29°37'30" EAST, 37.21 FEET;  
THENCE NORTH 03°35'08" EAST, 89.40 FEET;  
THENCE NORTH 25°06'12" WEST, 43.36 FEET;  
THENCE NORTH 15°08'14" WEST, 10.61 FEET;  
THENCE NORTH 09°43'05" WEST, 77.00 FEET;  
THENCE NORTH 02°33'12" EAST, 44.32 FEET;  
THENCE NORTH 14°04'43" EAST, 102.61 FEET;  
THENCE NORTH 77°19'15" WEST, 112.73 FEET;  
THENCE NORTH 29°14'07" EAST, 33.27 FEET;  
THENCE NORTH 08°06'21" EAST, 48.89 FEET;  
THENCE NORTH 37°18'58" EAST, 12.29 FEET;  
THENCE SOUTH 89°06'44" EAST, 208.30 FEET;  
THENCE SOUTH 38°42'01" EAST, 43.96 FEET;  
THENCE SOUTH 11°04'24" EAST, 34.09 FEET;  
THENCE SOUTH 17°10'31" WEST, 24.77 FEET;  
THENCE SOUTH 29°20'58" WEST, 49.90 FEET;  
THENCE SOUTH 00°57'49" WEST, 3.16 FEET;  
THENCE SOUTH 60°14'16" WEST, 53.41 FEET;  
THENCE SOUTH 16°47'48" WEST, 65.14 FEET TO A POINT OF CURVATURE;  
THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, THROUGH

(continued at right)

## PHASE II, SAMMAMISH POINTE APARTMENTS

## LEGAL DESCRIPTION (continued):

A CENTRAL ANGLE OF 56°10'59", AN ARC DISTANCE OF 39.22 FEET TO A POINT OF REVERSE CURVATURE;  
THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 74°15'21", AN ARC DISTANCE OF 77.76 FEET TO A POINT OF REVERSE CURVATURE;  
THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 81°18'23", AN ARC DISTANCE OF 35.48 FEET;  
THENCE SOUTH 46°26'13" EAST 5.40 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", AN ARC DISTANCE OF 21.45 FEET;  
THENCE SOUTH 02°43'47" WEST, 112.51 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", AN ARC DISTANCE OF 23.15 FEET;  
THENCE SOUTH 84°06'02" WEST, 5.92 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", AN ARC DISTANCE 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 65°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, 91.11 FEET TO THE NORTHEASTERLY MARGIN OF SAID NEWPORT ISSAQUAH ROAD;  
THENCE NORTH 24°04'49" WEST ALONG SAID NORTHEASTERLY MARGIN OF SAID NEWPORT ISSAQUAH ROAD, 36.82 FEET TO A POINT OF CURVATURE;  
THENCE NORTHWESTERLY ALONG SAID MARGIN AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 984.26 FEET, THROUGH A CENTRAL ANGLE OF 00°55'29", AN ARC LENGTH OF 15.88 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF ADJUSTED PARCEL 2 OF CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. 95-04, AS RECORDED UNDER KING COUNTY RECORDING NUMBER 9604309004.

## PHASE III, SAMMAMISH POINTE APARTMENTS

## LEGAL DESCRIPTION:

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 RADIAL POINT OF WHICH BEARS SOUTH 55°06'18" WEST 984.26 FEET;  
THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY MARGIN ALONG SAID CURVE, AN ARC DISTANCE OF 222.19 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" EAST, 82.90 FEET;  
THENCE NORTH 08°06'21" EAST, 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", 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°29'13" WEST, 44.84 FEET;  
THENCE SOUTH 32°10'34" WEST, 150.35 FEET;  
THENCE SOUTH 13°10'51" WEST, 71.87 FEET;  
THENCE SOUTH 39°24'03" WEST, 67.09 FEET TO THE NORTHEASTERLY MARGIN OF SAID NEWPORT ISSAQUAH ROAD;  
THENCE SOUTH 50°35'57" EAST ALONG SAID NORTHEASTERLY MARGIN, 24.56 FEET TO A POINT OF CURVATURE;  
THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY MARGIN ALONG SAID CURVE, AN ARC DISTANCE OF 47.58 FEET THROUGH A CENTRAL ANGLE OF 02°46'11" TO THE POINT OF BEGINNING.

BEING A PORTION OF ADJUSTED PARCEL 4 OF CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. 95-04, AS RECORDED UNDER KING COUNTY RECORDING NUMBER 9604309004.

## PHASE IV, SAMMAMISH POINTE APARTMENTS

## LEGAL DESCRIPTION:

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 BEGIN ON A CURVE CONCAVE TO THE SOUTHWEST, THE RADIUS OF WHICH BEARS SOUTH 55°06'18" WEST 984.26 FEET;  
THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY MARGIN ALONG SAID CURVE, AN ARC DISTANCE OF 269.77 FEET THROUGH A CENTRAL ANGLE OF 15°42'15";  
THENCE NORTH 50°35'57" WEST, CONTINUING ALONG SAID NORTHEASTERLY MARGIN, 24.56 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE LEAVING SAID NORTHEASTERLY MARGIN AND BEARING NORTH 39°24'03" EAST, 67.09 FEET;  
THENCE NORTH 13°10'51" EAST, 71.87 FEET;  
THENCE NORTH 32°10'34" EAST, 150.35 FEET;  
THENCE NORTH 63°21'40" WEST, 61.39 FEET;  
THENCE NORTH 75°13'13" WEST, 52.83 FEET;  
THENCE SOUTH 62°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", AN ARC DISTANCE OF 56.90 FEET;  
THENCE SOUTH 83°07'28" WEST, 24.80 FEET TO A POINT OF CURVATURE;  
THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 66°01'09", AN ARC DISTANCE 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, 57.27 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 NUMBER 8405119004, RECORDS OF KING COUNTY, WASHINGTON;  
THENCE SOUTH ALONG SAID LINE TO THE NORTHEASTERLY MARGIN OF SAID NEWPORT ISSAQUAH ROAD;  
THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY MARGIN TO THE POINT OF BEGINNING.

BEING A PORTION OF ADJUSTED PARCEL 4 OF CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. 95-04, AS RECORDED UNDER KING COUNTY RECORDING NUMBER 9604309004.

## NOTE:

THE LEGAL DESCRIPTIONS SHOWN ON THIS SHEET WERE PREPARED BY BARGHAUSEN CONSULTING ENGINEERS, INC., BASED ON PHASE LINES SHOWN ON AN OVERALL PHASING PLAN, ALSO BY BARGHAUSEN CONSULTING ENGINEERS, INC., DATED FEBRUARY 6, 1996, AND REVISED APRIL 15, 1996, SHOWN AS SHEET C2 OF 18, AND STAMPED BY HAL P. GRUBB, P.E.

THIS SHEET (SHEET 3 OF 3) WAS PREPARED BY BARGHAUSEN CONSULTING ENGINEERS, INC., SPECIFICALLY FOR THIS BINDING SITE PLAN.



18215 72ND AVENUE SOUTH  
KENT, WA 98032  
(206)251-6222  
(206)251-8782 FAX

CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES

DRAWN BY	JMK
DATE	10-18-96
SCALE:	1" = 50'
CHECKED BY:	DJS
JOB NO.:	5335
PROJECT NO.:	5335BSP3.DWG

INDEX DATA
E 1/2 OF SW 1/4, SEC. 20-24N-6E
SURVEY FOR
POLYGON NORTHWEST COMPANY
4030 LAKE WASHINGTON BLVD. NE, STE. 201
KIRKLAND, WASHINGTON 98033
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SHT  
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OF  
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