

THE WOODS AT ISSAQUAH

110-31

DIVISION NO. 1
SECTION 28, TWP. 24N., R.6 E., W.M.
CITY OF ISSAQUAH
KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

Lots 2, 3 and 4 of Issaquah Short Plat No. 78-03, as recorded under King County Receiving No. 7901230711, Lot 1 of Issaquah Short Plat No. 79-01, as recorded under King County Receiving No. 7903271108, and Lot 2, Issaquah Short Plat No. 78-04, as recorded under King County Receiving No. 7901230712, all in the West half of the West half of Section 28, Township 24 North, Range 6 East, W.M., King County, Washington, more particularly described as follows:

Commencing at the southeast corner of the Northwest quarter of the Southwest quarter of said Section 28; thence N88°34'51"W along the south line of said subdivision 749.48 feet to the northeast corner of Lot 2, Issaquah Short Plat No. 78-03, said point also being the southeast corner of Lot 1, Issaquah Short Plat No. 79-01 and the POINT OF BEGINNING; thence N01°25'09"E along the easterly line of said Lot 1 a distance of 188.00 feet; thence continuing along said westerly line N88°34'51"W 10.00 feet; thence N01°25'09"E 80.00 feet; thence N88°34'51"W 15.00 feet; thence N01°25'09"E 80.00 feet; thence N88°34'51"W 15.00 feet; thence N01°25'09"E 160.00 feet; thence N04°59'44"E 80.16 feet; thence N81°15'28"E 47.28 feet; thence N33°03'33"E 100.00 feet; thence N67°10'37"E 73.74 feet; thence N29°14'01"E 236.82 feet; thence N04°22'47"E 99.63 feet; thence N09°00'00"W 65.00 feet; thence S89°15'28"E 221.05 feet; thence N80°53'54"E 30.45 feet; thence N04°44'32"E 257.02 feet; thence N67°50'28"W 170.00 feet; thence S80°14'42"W 55.00 feet; thence N13°04'17"W 137.80 feet; thence N20°30'56"E 72.02 feet; thence N13°04'17"W 112.63 feet; thence N88°20'58"W 201.91 feet; thence N32°47'53"W 75.00 feet; thence S70°00'00"W 50.00 feet to intersect the arc of a curve the center of which bears S03°43'29"W 1000.00 feet distant; thence westerly along the arc of said curve to the left through a central angle of 14°04'23" an arc distance of 245.62 feet to the east line of Lot 2, Issaquah Short Plat No. 78-04; thence N01°39'07"E along said east line 275.00 feet to an angle point in said east line; thence N88°20'58"W 56.00 feet; thence continuing along said east line N01°39'07"E 90.00 feet to the northeast corner of said Lot 2; thence N88°20'58"W along the north line thereof 130.00 feet to the easterly margin of 12th Avenue N.W. (also known as Mt. Olympus Drive N.W.), as conveyed to the City of Issaquah by deed recorded under Auditor File No. 6570967; thence southerly along said easterly margin by the following courses and distances: S01°39'07"W 671.07 feet to the beginning of a curve to the left having a radius of 230.23 feet; thence along the arc of said curve through a central angle of 44°27'48" an arc distance of 178.67 feet to a point of reverse curvature and the beginning of a curve to the right having a radius of 288.74 feet; thence along the arc of said curve through a central angle of 44°50'08" an arc distance of 225.95 feet to a point of tangency; thence S02°01'27"W 682.53 feet to the beginning of a curve to the left having a radius of 161.51 feet; thence along the arc of said curve through a central angle of 35°11'23" an arc distance of 99.20 feet to a point of reverse curvature and the beginning of a curve to the right having a radius of 221.51 feet; thence along the arc of said curve through a central angle of 35°11'23" an arc distance of 136.05 feet to a point of tangency; thence S02°01'27"W 239.00 feet to the south line of the Northwest quarter of the Southwest quarter of said Section 28, said point begin the northwest corner of Lot 4, Issaquah Short Plat No. 78-03; thence continuing southerly and easterly along said street margin and along the boundary of Lots 4, 3 and 2 of said Short Plat No. 78-03 by the following courses and distances: S02°01'27"W 0.27 feet to the beginning of a curve to the left having a radius of 118.43 feet; thence southeasterly along the arc of said curve through a central angle of 90°36'18" an arc distance of 187.28 feet to a point of tangency; thence S88°34'51"E 197.58 feet to the southeast corner of Lot 2 of said Short Plat No. 78-03; thence N01°25'09"E along the east line thereof 119.95 feet to the POINT OF BEGINNING.

RESTRICTIONS

No lot or portion of a lot in this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area required for the use district in which located.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to PUGET SOUND POWER & LIGHT COMPANY and PACIFIC NORTHWEST BELL, and their successors and assigns, under and upon the exterior 7 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, and wires with necessary facilities and other equipment for the purpose of service to 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.

Also, 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 purposes of utilities and drainage.

No lines or wires for the transmission of electric current or for telephone use, CATV, fire, or police signals, or for other purposes, shall be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of THE WOODS AT ISSAQUAH is based upon an actual survey and subdivision of Section 28, Township 24 North, Range 6 East of W.M., that the courses and distances are shown correctly thereon; that the monuments will be set and the lot and block corners will be staked correctly on the ground as construction is completed and that I have fully complied with the provisions of the platting regulations.



Glen E. Muggy, Jr.
Professional Land Surveyor
Certificate No. 12336

APPROVALS

I hereby certify that this plat of "The Woods at Issaquah Division No. 1" is duly approved by the City of Issaquah Planning Commission this 11th day of April, 1979, A.D.

[Signature] Chairman, Planning Commission
[Signature] Secretary

Examined and approved this 16th day of April, 1979, A.D.

[Signature] Mayor, City of Issaquah
[Signature] Clerk, City of Issaquah

Examined and approved this 16th day of April, 1979, A.D.

[Signature] City Engineer
[Signature] Planning Director

Examined and approved this 24 day of APRIL, 1979, A.D.

DEPARTMENT OF ASSESSMENTS
[Signature] King County Assessor
[Signature] Deputy King County Assessor

COMPTROLLERS CERTIFICATE

I hereby certify that all property taxes are paid, that there are no special assessments certified to this office for collection and that the assessments certified to this office for collection on any of the lots contained, dedicated as streets, alleys or for other public use, are in full. This 24 day of APRIL, 1979, A.D.

Office of the Comptroller
[Signature] King County Comptroller
[Signature] Deputy King County Comptroller

I hereby certify that there are no delinquent special assessments and no assessments against any of the property contained dedicated as streets, roads or alleys or other public use.

[Signature] Treasurer, City of Issaquah

RECORDING CERTIFICATE 7904241112

Filed for Record at the request of City of Issaquah this 24th day of April, 1979, A.D., at 18 minutes past 4: P.M. and recorded in Volume 110 of Plats, pages 31 - 33, records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS
[Signature] Manager
[Signature] Superintendent of Records

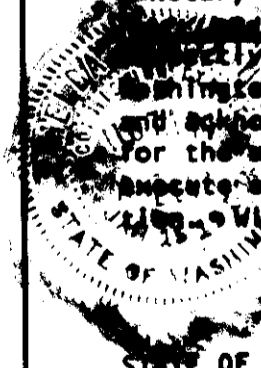
DEDICATION

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 all public purposes not inconsistent with 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 this plat in the original reasonable grading of the streets and avenues shown thereon. IN WITNESS WHEREOF we have set our hands and seals.

[Signature] M & H Development Co., Inc.
[Signature] President
[Signature] Secretary
[Signature] Washington Federal Savings and Loan Association

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF KING
This is to certify that on the 11th day of April, 1979, before me, the undersigned, a Notary Public, personally appeared JACK L. MCGUIRE and GERALD W. [Signature], the PRESIDENT and VICE PRESIDENT respectively, of M & H DEVELOPMENT CO., INC., a Washington corporation, to me known to be the individual(s) who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and the seal affixed (if any) is the corporate seal of said corporation. WITNESS my hand and official seal the day and year first above written.



[Signature]
Notary Public in and for the State of Washington
residing at SEATTLE

This is to certify that on the 10th day of April, 1979, before me, the undersigned, a Notary Public, personally appeared CHARLES R. RICHMOND and EVELYN M. NELSON, the VICE PRESIDENT and ASSISTANT SECRETARY respectively, of WASHINGTON FEDERAL SAVINGS AND LOAN ASSOCIATION, a Washington corporation, to me known to be the individual(s) who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and the seal affixed (if any) is the corporate seal of said corporation. WITNESS my hand and official seal the day and year first above written.

[Signature]
Notary Public in and for the State of Washington
residing at SEATTLE

#45.00 [Signature]