

# THE WOODS AT ISSAQUAH

116-86

DIVISION NO. 2  
SECTION 28, TWP. 24N., R.6E., W.M.  
CITY OF ISSAQUAH  
KING COUNTY, WASHINGTON

### LEGAL DESCRIPTION

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

Beginning at the southeast corner of said Lot 3; thence N88°34'51"W along the south line thereof 354.75 feet to the TRUE POINT OF BEGINNING; thence N03°56'00"E 118.78 feet; thence N54°31'00"W 99.00 feet; thence N17°57'00"W 352.47 feet; thence N04°12'32"E 55.85 feet; thence N29°14'01"E 95.00 feet; thence N60°45'59"W 80.00 feet; thence N07°42'42"E 64.50 feet; thence N60°45'59"W 94.01 feet to the most southerly corner of Lot 25, The Woods at Issaquah, Division No. 1 according to plat recorded in Volume 110 of Plats, page 31 thru 33, records of King County, Washington; thence southerly along the easterly line of said plat by the following courses and distances: S67°10'37"W 73.74 feet; S33°03'33"W 100.00 feet; S81°15'28"W 47.28 feet; S04°59'44"W 80.16 feet; S01°25'09"W 160.00 feet; S88°34'51"E 15.00 feet; S01°25'09"W 80.00 feet; S88°34'51"E 30.00 feet; S01°25'09"W 80.00 feet; S88°34'51"E 15.00 feet; S01°25'09"W 80.00 feet; S88°34'51"E 10.00 feet; S01°25'09"W 307.95 feet to the north margin of Mt. Olympus Drive N.W.; thence leaving the easterly line of said plat S88°34'51"E along said north margin 389.46 feet to a point which bears S03°56'00"W from the TRUE POINT OF BEGINNING; thence N03°56'00"E 120.07 feet to the TRUE POINT OF BEGINNING.

Containing 277876. square feet or 6.38 acres more or less.

### EASEMENT PROVISIONS

An easement is hereby reserved for and granted to PUGET SOUND POWER & LIGHT COMPANY and PACIFIC NORTHWEST BELL and THE CITY OF ISSAQUAH, and their successors and assigns, under and upon the exterior 7 feet parallel with and adjoining the street frontage of all lots, 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.

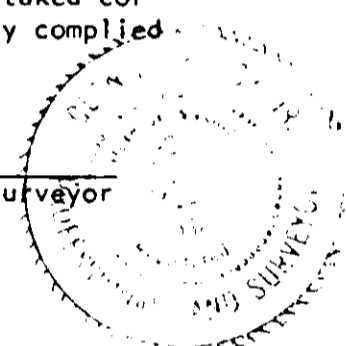
Also, all lots shall be subject to an easement 2.5 feet in width, parallel with and adjacent to all interior lot lines and 5 feet in width, parallel with and adjacent to all rear lot lines for purposes of utilities and drainage.

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 DIV. NO. 2 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



### 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.

Jack S. ...  
M & H Development Co., Inc.

Donald W. ...

... v.p.  
Washington Federal Savings and Loan Association

... sr.v.p.

### APPROVALS

I hereby certify that this plat of "The Woods at Issaquah Division No. 2" is duly approved by the City of Issaquah Planning Commission this \_\_\_ day of \_\_\_, 1980, A.D.

Chairman, Planning Commission \_\_\_\_\_ Secretary \_\_\_\_\_

Examined and approved this \_\_\_ day of \_\_\_, 1980, A.D.

Mayor, City of Issaquah \_\_\_\_\_ Clerk, City of Issaquah \_\_\_\_\_

Examined and approved this \_\_\_ day of \_\_\_, 1980, A.D.

City Engineer \_\_\_\_\_ Planning Director \_\_\_\_\_

Examined and approved this 4 day of DEC, 1980, A.D.

DEPARTMENT OF ASSESSMENTS

... King County Assessor ... Deputy King County Assessor

### COMPTROLLERS CERTIFICATE

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 use, are paid in full. This 4 day of DEC, 1980, A.D.

Office of the Comptroller

... King County Comptroller ... 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.

Treasurer, City of Issaquah \_\_\_\_\_

### RECORDING CERTIFICATE 8012040789

Filed for Record at the request of City of Issaquah this 4 day of DEC, 1980, A.D., at 00 minutes past 4 P.M. and recorded in Volume 116 of Plats, pages 86 & 87, records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

CLINT G. ELSON Manager JAMES S. WEEKS Superintendent of Records

### 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.