

# THE WOODS AT ISSAQUAH DIVISION 3A

SECTION 28, TWP. 24 N., RGE. 6 E. W.M.

CITY OF ISSAQUAH

KING COUNTY

WASHINGTON

### LEGAL DESCRIPTION

That portion of Lots No. 2 and 3 of City of Issaquah Short Plat No. SP79-01 as recorded under King County Recording No. 7903271108, described as follows:

Commencing at the Southeast corner of said Lot 3 (said corner also being the Southeast corner of the Northwest quarter of the Southwest quarter of Section 28, Township 24 North, Range 6 East, W.M., King County, Washington); Thence North 01° 57' 14" East along the East line of said Lot No. 3 and the East line of the Northwest quarter of the Southwest quarter of said Section 28 a distance of 1,318.01 feet to the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 28, said point being the TRUE POINT OF BEGINNING of herein described parcel; Thence North 01° 45' 41" East along the East line of the Southwest quarter of the Northwest quarter of said Section 28 a distance of 130.36 feet; Thence North 88° 20' 58" West a distance of 298.74 feet; Thence South 30° 03' 45" West a distance of 22.46 feet to the Northeasterly corner of Lot No. 34 of "The Woods at Issaquah Division No. 1" per plat recorded in Volume 110 of Plats at page 32; Thence South 00° 44' 32" West along the East line of said Plat Division No. 1 a distance of 257.02 feet; Thence continuing along said East boundary line South 80° 53' 54" West a distance of 30.45 feet; Thence North 89° 15' 28" West a distance of 221.05 feet; Thence South 09° 00' 00" East a distance of 65.00 feet; Thence South 04° 22' 47" West a distance of 99.63 feet; Thence South 29° 14' 01" West a distance of 236.82 feet to the Southeast corner of Lot No. 25 of said Plat Division No. 1; Thence South 60° 45' 59" East along the Northerly margin line of Northwest Firwood Boulevard (Southeast 74th Street) a distance of 94.01 feet; Thence South 07° 42' 42" West a distance of 64.50 feet to a point on the Northerly line of Lot No. 21 of "The Woods at Issaquah Division No. 2" per plat recorded in Volume 116 of Plats at page 87; Thence South 60° 45' 59" East along said Northerly line a distance of 80.00 feet to the Northeast corner of Lot No. 21 of said Plat Division No. 2; Thence North 35° 15' 56" East a distance of 60.33 feet; Thence South 60° 45' 59" East a distance of 56.39 feet to a point on a curve; Thence Northeasterly along said curve to the left having a central angle of 09° 46' 44" an arc distance of 41.82 feet to a point on said curve the radius point of which bears North 19° 27' 17" East a distance of 245.00 feet; Thence North 29° 14' 01" East a distance of 236.42 feet; Thence North 66° 25' 00" East a distance of 128.00 feet; Thence North 87° 29' 00" East a distance of 162.19 feet to a point on the East line of the Northwest quarter of the Southwest quarter of said Section 28; Thence North 01° 57' 14" East along said East line a distance of 389.65 feet to THE TRUE POINT OF BEGINNING.

### EASEMENT PROVISIONS

An easement is hereby reserved for and granted to PUGET SOUND POWER AND 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.

### APPROVALS

I hereby certify that this plat of "The Woods At Issaquah Division No. 3A is duly approved by the City of Issaquah Development Commission this 5<sup>TH</sup> day of DECEMBER, 1983, A.D.

[Signature]  
Chairman, Development Commission  
[Signature]  
Secretary

Examined and approved this 5<sup>TH</sup> day of December, 1983, A.D.

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

Examined and approved this 1<sup>ST</sup> day of December, 1983, A.D.

[Signature]  
City Engineer  
[Signature]  
Planning Director

Examined and approved this 1<sup>ST</sup> day of December, 1983, A.D.

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

### COMPTROLLER'S 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 13 day of JAN, 1984, 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 for other public use.

[Signature]  
Treasurer, City of Issaquah

### RECORDING CERTIFICATE 8401130738

Filed for Record at the request of the City of Issaquah this 13 day of JANUARY 1984, A.D., at 5 minutes past 1 P. M., and recorded in Volume 125 of Plats, pages 98-99, records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS  
[Signature]  
Manager  
[Signature]  
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.

### 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 City 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]  
JACK L. MCINTOSH, PRES. M&H DEVEL. CO.  
[Signature]  
CHARLES R. RICHMOND, EXEC. VICE-PRES. WASH. FEDERAL S. & L.  
[Signature]  
GERALD W. HARKLEBROAD, VICE-PRES. M&H DEVEL. CO.  
[Signature]  
WALLACE L. DRAYTON, ASSISTANT VICE-PRES. WASH. FEDERAL S. & L.

### ACKNOWLEDGEMENTS

STATE OF WASHINGTON  
COUNTY OF KING

This is to certify that on the 26 day of AUGUST, 1983, before me, the undersigned, a Notary Public, personally appeared JACK L. MCINTOSH AND GERALD W. HARKLEBROAD 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 free and 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.

### ACKNOWLEDGEMENTS

STATE OF WASHINGTON  
COUNTY OF KING

This is to certify that on the 26 day of AUGUST, 1983, before me, the undersigned, a Notary Public, personally appeared CHARLES R. RICHMOND AND WALLACE L. DRAYTON the EXEC. VICE PRESIDENT AND ASS'T VICE PRESIDENT 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 free and 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 Bellevue.

BARGHAUSEN CONSULTING ENGINEERS, INC.  
"LAND PLANNING AND DESIGN SPECIALISTS"