

# THE WOODS AT ISSAQUAH DIVISION 3B

SECTION 28, TWP. 24 N., RGE. 6 E., W.M.  
CITY OF ISSAQUAH  
KING COUNTY, WASHINGTON

### LEGAL DESCRIPTION

That portion of Lot 3 of the City of Issaquah Short Plat No. 79-01 recorded under Recording No. 7903271108, described as follows:

COMMENCING at the Southeast corner of said Lot 3, said point also being the Southeast corner of the Northwest quarter of the Southwest quarter of Section 28, Township 24 North, Range 6 East, W.M., in King County, Washington, and the TRUE POINT OF BEGINNING;  
THENCE North 01° 57' 14" East along the East line of said subdivision a distance of 928.36 feet to the Southeast corner of the Plat of the Woods at Issaquah Division 3A, according to the plat thereof recorded in Volume 125 of Plats, pages 98 and 99, records of King County, Washington;  
THENCE South 87° 29' 00" West along the Southerly line of said Plat of the Woods at Issaquah Division 3A, 162.19 feet;  
THENCE continuing along said Southerly boundary South 66° 25' 00" West, 128.00 feet;  
THENCE South 29° 14' 01" West 236.42 feet to a point on a curve whose radius point bears North 19° 27' 17" East;  
THENCE along the arc of a curve to the right having a radius of 245.00 feet through a central angle of 09° 46' 44", an arc distance of 41.82 feet;  
THENCE North 60° 45' 59" West 56.39 feet;  
THENCE South 35° 15' 56" West 60.33 feet to the Northeast corner of Lot 21, of the Plat of the Woods at Issaquah Division 2, according to the plat thereof recorded in Volume 116 of Plats, pages 85 and 86;  
THENCE South 29° 14' 01" West along the Easterly line of said Plat of the Woods at Issaquah Division 2, 95.00 feet;  
THENCE continuing along said Easterly boundary line South 04° 12' 32" West, 55.85 feet;  
THENCE South 17° 57' 00" East, 352.47 feet;  
THENCE South 54° 31' 00" East, 99.00 feet;  
THENCE South 03° 56' 00" West, 118.78 feet to the South line of said Lot 3 of short plat, said line also being the South line of the Northwest quarter of the Southwest quarter of said Section 28;  
THENCE South 88° 34' 51" East along said South line 354.75 feet to the TRUE POINT OF BEGINNING;

TOGETHER WITH Lot 1 of the City of Issaquah Short Plat No. 78-03, as recorded under Recording No. 7901230711;  
EXCEPT that portion of said Lot 1, platted as the Woods at Issaquah Division 2.

Situate in the City of Issaquah, County of King, State of Washington.

### 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.

John S. McDaniel  
Gerald W. Harkleroad  
Charles R. Richmond  
Jeff Harkleroad, Vice Pres.

### ACKNOWLEDGEMENTS

STATE OF WASHINGTON  
COUNTY OF KING

This is to certify that on the 23 day of AUGUST, 1989, before me, the undersigned, a Notary Public, personally appeared JACK L. MCINTOSH AND GERALD W. HARKLEROAD 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.

Melba C. Mayhew  
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 23 day of AUGUST, 1989, before me, the undersigned, a Notary Public, personally appeared CHARLES R. RICHMOND & F.L. JACOBS the EXEC. VICE PRESIDENT AND VICE PRESIDENT respectively, of WASHINGTON FEDERAL SAVINGS AND LOAN ASSOC., 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.

Pamela M. Smith  
Notary Public in and for the State of Washington  
residing at SEATTLE.

### 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 20th day of November, 1984, A.D.

Donna G. McInerney  
Chairman, Development Commission  
John S. McDaniel  
Secretary

Examined and approved this 20th day of November, 1984, A.D.

John S. McDaniel  
Mayor, City of Issaquah  
John S. McDaniel  
Clerk, City of Issaquah

Examined and approved this 20th day of November, 1984, A.D.

Gary Smith  
City Engineer  
John S. McDaniel  
Planning Director

Examined and approved this 20th day of November, 1984, A.D.

### DEPARTMENT OF ASSESSMENTS

Robert V. Smith  
King County Assessor  
John S. McDaniel  
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 10th day of DEC, 1984, A.D.

Office of the Comptroller

Robert V. Smith  
King County Comptroller Finance Director  
John S. McDaniel  
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.

John S. McDaniel  
Treasurer, City of Issaquah

### RECORDING CERTIFICATE 8412100637

Filed for Record at the request of the City of Issaquah this 10 day of DEC, 1984, A.D., at 53 minutes past 11 A.M., and recorded in Volume 129 of Plats, pages 33-34, records of King County, Washington.

### DIVISION OF RECORDS AND ELECTIONS

ELLEN HANSEN  
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.

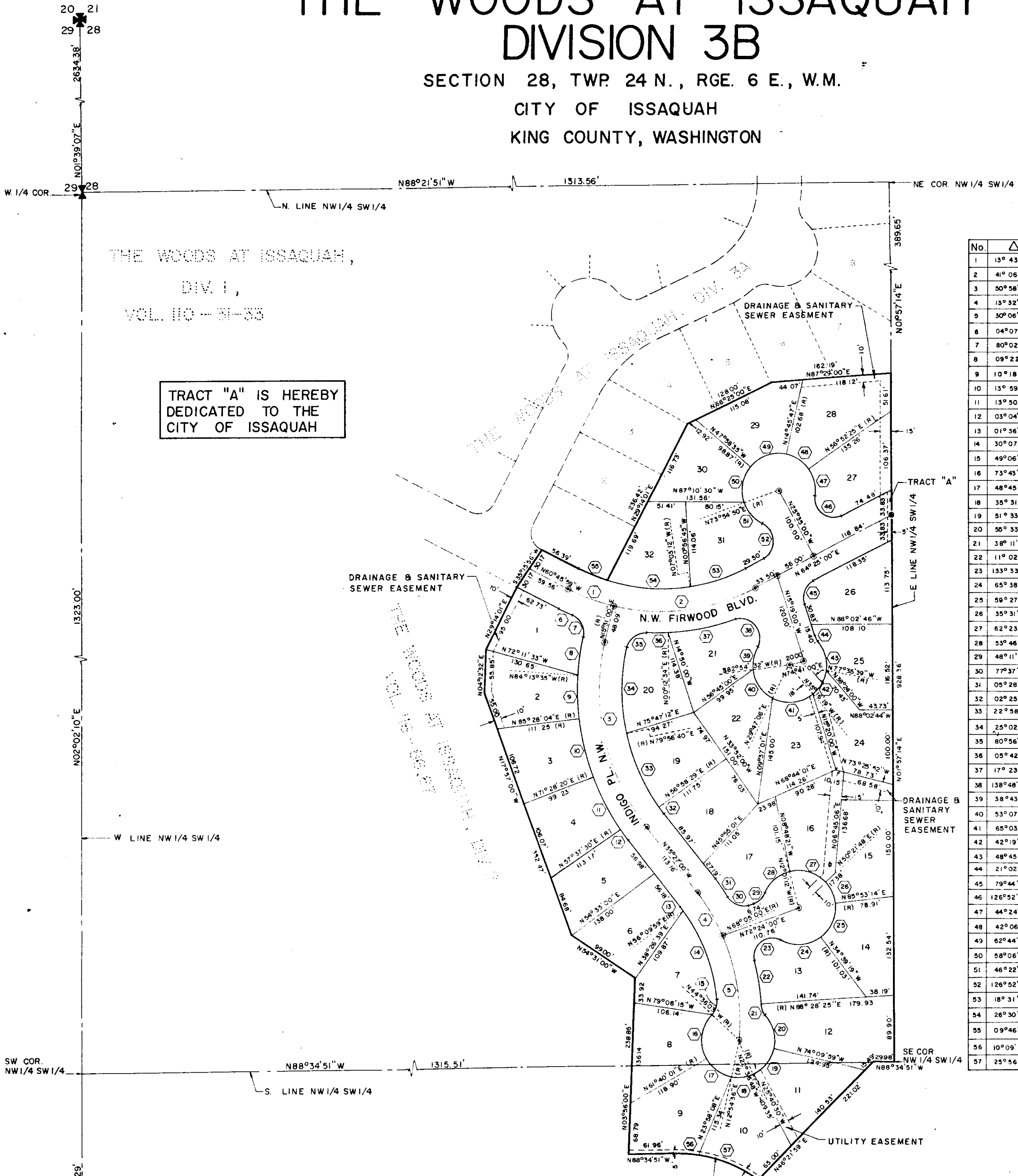
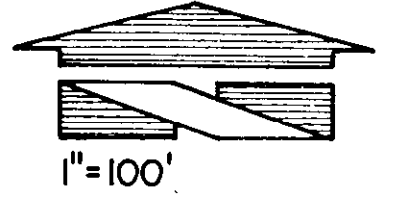
RESTRICTIVE COVENANTS #8412100638

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

# THE WOODS AT ISSAQUAH DIVISION 3B

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

CITY OF ISSAQUAH  
KING COUNTY, WASHINGTON



TRACT "A" IS HEREBY  
DEDICATED TO THE  
CITY OF ISSAQUAH

### CURVE DATA

No.	Δ	R	L	T
1	13° 43' 01"	275.00	65.84	35.08
2	41° 06' 00"	275.00	197.27	103.09
3	50° 58' 00"	300.00	266.86	142.99
4	13° 32' 00"	275.00	64.96	32.63
5	50° 06' 00"	275.00	144.47	73.94
6	04° 07' 27"	305.00	21.95	10.98
7	80° 02' 15"	25.00	34.92	20.99
8	09° 22' 24"	350.00	53.99	27.05
9	10° 18' 21"	330.00	59.36	29.76
10	13° 59' 44"	330.00	80.61	40.51
11	13° 50' 50"	330.00	79.75	40.07
12	03° 04' 30"	330.00	17.71	8.86
13	01° 36' 59"	245.00	6.91	3.46
14	30° 07' 05"	245.00	128.79	65.92
15	49° 06' 54"	25.00	21.43	11.42
16	73° 43' 56"	50.00	64.34	37.49
17	48° 45' 25"	50.00	42.55	22.66
18	35° 31' 24"	50.00	31.00	16.02
19	51° 33' 12"	50.00	44.99	24.15
20	56° 33' 35"	50.00	48.49	26.34
21	38° 11' 59"	25.00	16.67	8.66
22	11° 02' 52"	305.00	58.81	29.50
23	133° 33' 46"	25.00	58.28	58.28
24	65° 38' 39"	50.00	57.29	32.25
25	59° 27' 27"	50.00	51.89	28.55
26	35° 31' 25"	50.00	31.00	16.02
27	62° 23' 01"	50.00	54.44	30.27
28	53° 46' 10"	50.00	46.92	25.55
29	48° 11' 22"	25.00	21.03	11.18
30	77° 37' 45"	25.00	33.87	20.11
31	05° 28' 45"	305.00	29.17	14.59
32	02° 25' 30"	270.00	11.43	5.71
33	22° 58' 10"	270.00	108.24	54.86
34	25° 02' 14"	270.00	117.99	59.95
35	80° 56' 21"	25.00	35.32	21.33
36	05° 42' 40"	305.00	30.40	15.21
37	17° 23' 50"	305.00	92.61	46.66
38	138° 48' 57"	25.00	60.57	66.54
39	38° 43' 09"	50.00	33.79	17.57
40	53° 07' 26"	50.00	46.36	25.00
41	65° 03' 25"	50.00	56.77	31.89
42	42° 19' 20"	50.00	36.93	19.35
43	48° 45' 43"	50.00	42.55	22.66
44	21° 02' 25"	25.00	9.16	4.64
45	79° 44' 01"	25.00	34.79	20.88
46	126° 52' 13"	25.00	55.36	50.00
47	44° 24' 46"	50.00	38.76	20.41
48	42° 06' 38"	50.00	36.75	19.25
49	62° 44' 22"	50.00	54.75	30.48
50	58° 06' 35"	50.00	50.71	27.76
51	46° 22' 02"	50.00	40.46	21.41
52	126° 52' 10"	25.00	55.36	50.00
53	18° 31' 48"	245.00	79.24	39.97
54	26° 30' 29"	245.00	113.35	57.71
55	09° 46' 44"	245.00	41.82	20.96
56	10° 09' 21"	190.00	33.68	16.88
57	25° 56' 27"	190.00	86.02	43.76

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF THE WOODS AT ISSAQUAH, DIVISION 3B IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, 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.

*George W. Drysdale* 8/9/84  
GEORGE W. DRYSDALE  
P.L.S. NO. 6228

5' WIDE SCREENING  
EASEMENT TO CITY  
OF ISSAQUAH  
(NO REMOVAL OF  
VEGETATION THIS AREA)

NOTE:  
BASIS OF BEARING AND SECTION SUBDIVISION BASED  
ON "THE WOODS AT ISSAQUAH DIVISION NO. 1" RECORDED  
IN VOL. 110 OF PLATS AT PAGES 31-33, RECORDS OF  
KING COUNTY, WASHINGTON.