

THE WOODS AT ISSAQUAH DIVISION V-A

N.E.¼, S.W.¼, SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 E., W.M.

CITY OF ISSAQUAH

KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON; DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AS DESCRIBED IN THE PLAT OF "THE WOODS AT ISSAQUAH, DIVISION 3B"; RECORDED IN VOLUME 129 OF PLATS, PAGE 34, RECORDS OF KING COUNTY, WASHINGTON, THENCE S88°22'11"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, 980.39 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTHEAST NEWPORT WAY, THENCE S32°44'44"E 16.09 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF SOUTHEAST NEWPORT WAY, TO AN INTERSECTION WITH A LINE 336.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, THENCE S2°07'21"W 375.35 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED BY DEED, RECORDING No. 8001240142, KING COUNTY RECORDS; THENCE S88°22'11"E 126.00 FEET ALONG THE SOUTH LINE THEREOF TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED BY DEED, RECORDING No. 7504230007 KING COUNTY RECORDS; THENCE S52°22'25"W 369.39 FEET, THENCE N83°24'13" W 241.59 FEET; THENCE N73°55'40"W 138.80 FEET; THENCE N65°06'10"W 60.54 FEET; THENCE N88°02'48"W 115.57 FEET; THENCE S01°57'12"W 99.34 FEET; THENCE N88°02'48"W 168.00 FEET; THENCE S01°57'12"W 70.55 FEET TO THE BEGINNING OF A 150.00 FT. RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°29'32" AND AN ARC LENGTH OF 140.04 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 25.00 FT. RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 65°34'44" AND AN ARC LENGTH OF 28.61 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 150.00 FT. RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°09'28" AND AN ARC LENGTH OF 10.89 FEET; THENCE S75°37'09"W 128.63 FEET; THENCE N88°02'48"W 60.00 FEET TO A POINT ON THE WESTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE HEREIN DESCRIBED SECTION 28; THENCE N01°57'12"W 903.36 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I hereby certify that this plat of the Woods at Issaquah Div. V-A 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.

John A. Modawell
 John A. Modawell
 PLS No. 19562

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, as owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the Public all roads, easements and rights of way shown hereon also the right to make necessary slopes for cuts and fills upon the lots and blocks shown on the face of this plat in the original reasonable grading of the streets and avenues shown hereon; and dedicate to the City of Issaquah free and clear of all encumbrances, except as shown hereon; and dedicate all easements for public utilities in favor of the City of Issaquah and grant to the City of Issaquah authority to assign last said easements to other utilities at its discretion. Tract "B", the Native Growth Protection Easement is hereby dedicated to the City of Issaquah. Tract "C" is hereby dedicated to the City of Issaquah for use as a water booster pump station.

In witness whereof we set our hands and seals.
Walter J. Kees
Gerald E. Schneider

R.A. Horton
 R.A. Horton, VP

A WASHINGTON CORPORATION

CORPORATION ACKNOWLEDGEMENT

STATE OF WASHINGTON,
 COUNTY OF KING

I certify that I have or have satisfactory evidence that **PETER A. deLEUW** signed this instrument, an oath stated that (he/she/they) (was/were) authorized to execute this instrument and acknowledge it as the **PRESIDENT** of **Colony Craft Inc.**, a Washington Corporation to be the free and voluntary act of such (party/parties) for the uses and purposes mentioned in the instrument.

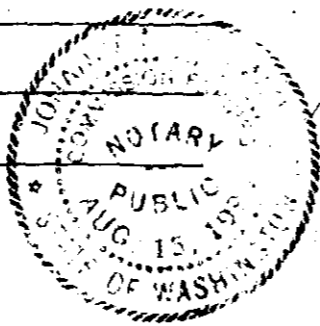
Dated August 12th, 1992
 Signature of Ken C. Linnard
 Notary Public
 My appointment expires JUNE 6th, 1996

CORPORATION ACKNOWLEDGEMENT

STATE OF WASHINGTON,
 COUNTY OF KING

I certify that I have or have satisfactory evidence that **GERALD E. SCHNEIDER** signed this instrument, an oath stated that (he/she/they) (was/were) authorized to execute this instrument and acknowledge it as the **PRESIDENT** of **SCHNEIDER HOMES INC.** Washington Corporation to be the free and voluntary act of such (party/parties) for the uses and purposes mentioned in the instrument.

Dated AUGUST 21, 1992
 Signature of Shanna M. Colman
 Notary Public
 My appointment expires AUGUST 15, 1993



CORPORATION ACKNOWLEDGEMENT

STATE OF WASHINGTON,
 COUNTY OF KING

I certify that I have or have satisfactory evidence that **RICHARD A. FLORIDA** signed this instrument, an oath stated that (he/she/they) (was/were) authorized to execute this instrument and acknowledge it as the **VICE PRESIDENT** of **USBANK**, a Washington Corporation to be the free and voluntary act of such (party/parties) for the uses and purposes mentioned in the instrument.

Dated August 31, 1992
 Signature of [Signature]
 Notary Public
 My appointment expires 4-9-94



APPROVALS

Examined and approved this 3rd day of NOVEMBER 1992 A.D.

[Signature]
 Director of Public Works
 City of Issaquah

Examined and approved this ___ day of _____ 19___ A.D.

Director of Development Review
 City of Issaquah

Examined and approved this 3rd day of NOVEMBER 1992 A.D.

Kim Hunter, PE for John Carotta
 City Engineer
 City of Issaquah

Examined and approved this ___ day of _____ 19___ A.D.

Chairman Secretary
 Development Commission Development Commission

Examined and approved this 5th day of November 1992 A.D.

Lowan Childs Attest: Linda Ruedle
 Mayor, City of Issaquah City Clerk

Examined and approved this 9 day of SEPT 1992 A.D.

NORWANA P. BOOKS [Signature]
 King County Assessor Deputy King County Assessor

FINANCE DIVISION 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 for collection on any of the property herein contained dedicated as streets, easements, Tracts, or for other public uses, are paid in full.

Dated this ___ day of September, 1992 A.D.
[Signature]
 Manager, King County Office of Finance

TREASURER'S CERTIFICATE

I hereby certify that there are no delinquent special assessments certified to this office for collection, and that all special assessments certified for collection on any of the property herein contained dedicated as streets, easements, Tracts, or for other public uses, are paid in full.

Dated this ___ day of November, 19___ A.D.
[Signature]
 Finance Director, City of Issaquah

RECORDING CERTIFICATE

Filed for record at the request of the City of Issaquah this day of 12th - Nov. 1992, at ___ minutes past ___ m, in Volume 162 of Plats at pages 72-75, Records of King County, Washington.

DIVISION OF RECORDS AND ELECTION

Manager Superintendent of Records

Pg. 162-172 VOL.

THE WOODS AT ISSAQUAH DIVISION V-A

N.E.¼, S.W.¼, SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 E., W.M.

CITY OF ISSAQUAH

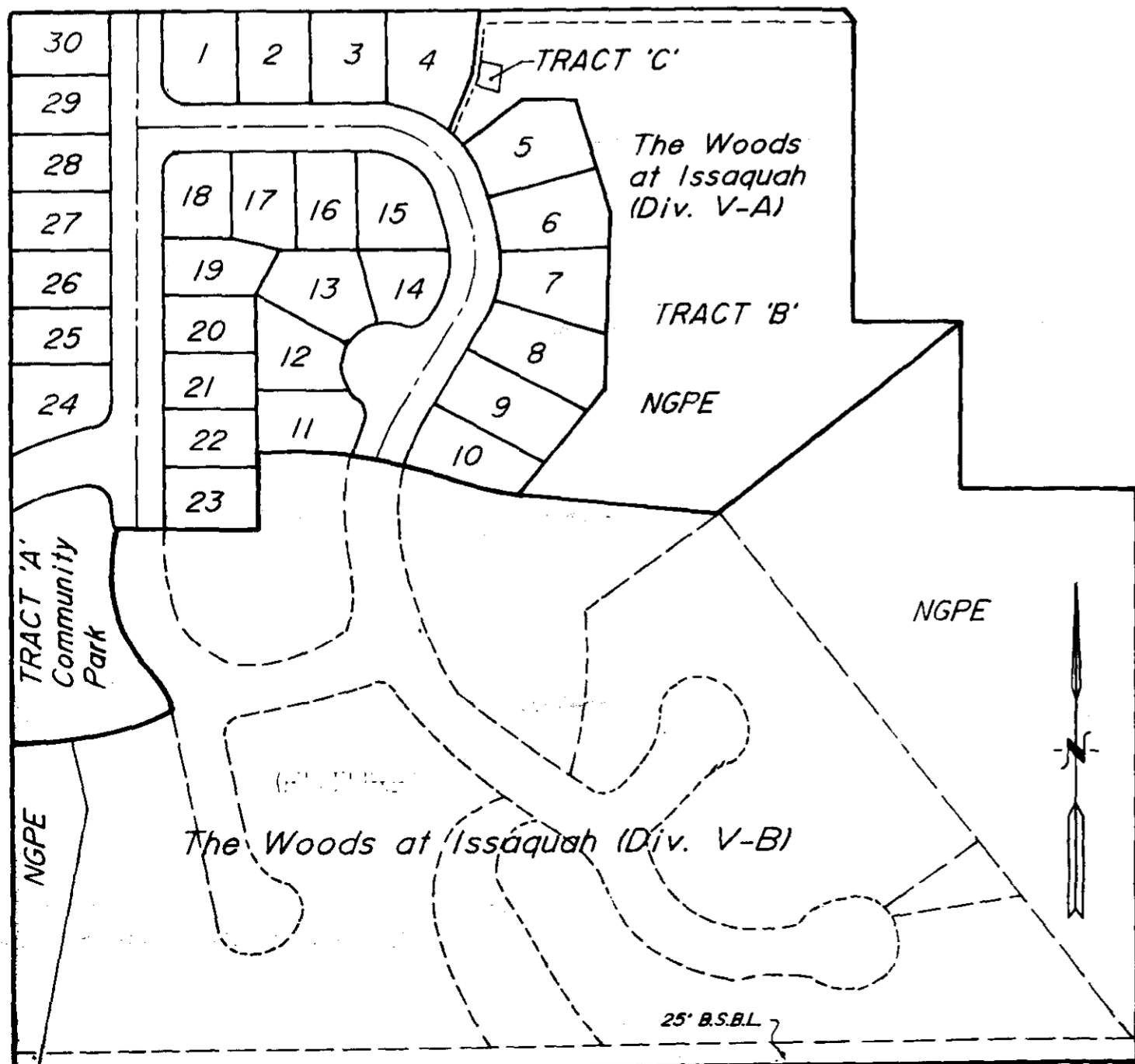
EASEMENT PROVISIONS

1. An easement is hereby reserved for and granted to Washington Natural Gas Company, U.S. West Communications and a Cable T.V. Company, and their respective successors and assigns under and upon the exterior 7 feet (10 feet Puget Power and Light Company) of front and rear boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground pipe conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone and utility service, together with the right to enter upon the lots at all times for the purposes stated, also hereby granted is the right to use the streets for the same purposes.
2. An easement is hereby reserved for and granted to the City of Issaquah under and upon all public and private Streets, Avenues and Places which are herein dedicated and upon the easements shown on the plat and described herein for "utilities" and "sanitary sewer easement". The City of Issaquah shall have the right to construct, maintain, replace, repair and operate sanitary sewer mains and appurtenances within and together with the right to enter upon, said easements at all times for the purposes stated. Structures shall not be constructed upon any area reserved for easement. The surface of said easement may be used by the property owner if such use does not interfere with the installation or maintenance of the sewer main.
3. Dedication of Native Growth Protection Easement (NGPE) conveys to the public a beneficial interest in the land within the easement. The interest includes the preservation of native vegetation for all purposes that benefit public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, visual and aural buffering, and protection of land and animal habitat. The NGPE imposes upon all present and future owners and occupiers of the land subject to the easement the obligation, enforceable on behalf of the public by the City of Issaquah, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned, covered by, removed or damaged without the express permission from the City of Issaquah. Any such activity in NGPE areas shall require City approval prior to undertaking such work.
4. Before beginning and during the course of any grading, building construction or other development activity on a lot subject to the NGPE, the common boundary between the easement and the area of development activity must be fenced or otherwise marked to the satisfaction of the City of Issaquah.
5. An easement is hereby reserved to the benefit of the City of Issaquah for the purpose of storm water conveyance and underground storm water detention facilities. Maintenance of said detention facilities are the responsibility of the City of Issaquah.
6. Drainage Easement Restrictions: Structures, fill or obstructions (including but not limited to decks, patios, outbuildings, or overhangs) shall not be permitted beyond the Building Setback Line or within drainage easements. Additionally, grading and construction of fencing shall not be allowed within the drainage easements unless otherwise approved by the City of Issaquah.
7. A 20 foot "buffering easement" shall be established along the westerly 20 feet of Lots 24 through 30. Only those trees considered diseased or dangerous or impacted by utility or drainage facilities shall be removed.
8. A 5 foot buffering easement shall be established along the northerly 5 feet of Lots 1 thru 4 & Lot 30

NOTES AND RESTRICTIONS

1. This plat is subject to the "Declaration of Covenants, Conditions and Restriction Applicable to The Woods at Issaquah (Div. V-A) recorded under County recording No. 921121726 as they may be amended from time to time, and to the "Conditions of Approval for MORGAN'S RIDGE ON FILE AT THE CITY OF ISSAQUAH.
2. 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 plot shall be less than the area required for the use district in which located.
3. All monuments delineated as found were field visited as stated.
4. This survey was performed by field traverse using a 6 second theodolite and electronic distance meter and exceeds the minimum required field traverse precision as established under W.A.C. 332-130-090.
5. Structures and obstructions (including but not limited to decks, patios, outbuildings, or overhangs beyond 18 inches) are prohibited beyond the building setback line, and within 25-year flood plains (if applicable), and within the Native Growth Protection Easement(s) as shown.
6. All individual stub-outs shall be privately owned and maintained by lot homeowner.
7. All house construction within this plat shall adhere to the conditions set forth in the S.E.P.A. Mitigated Determination of Nonsignificance, dated _____.
8. The fronts of all lots are subject to a slope easement for cuts and fills to the benefit of the City of Issaquah for the original and reasonable grading of streets associated with this plat.
9. Building Setbacks: All lots shall have the following minimum setbacks:

Front Yard:	20 feet
Side Yard:	6 feet
Rear Yard:	25 feet
10. Any specific setbacks shall be so noted on the specific lots and addressed by a Geotechnical report.
11. Building setbacks shall be 25 feet from the top of the 40% bank as shown on the plat map for lots 4 through 10. These setbacks may be adjusted on a case by case basis with the approval of a Geotechnical Engineer and with the concurrence of the City of Issaquah.
12. All permits required for any activity within a sensitive area as defined by the City of Issaquah Critical Areas Ordinance shall be processed and governed by Critical Areas Ordinance.
13. No structures may intrude into any buffer easement or Native Growth Protection Easement.
14. The City of Issaquah shall have the right to enter all utility easements and Native Growth Protection Easement for the purposes of inspection, maintenance and repair.
15. Each home in this plat shall be constructed with fire retardant roof materials and shall be constructed with a fire retardant sprinkler system.
16. Each lot owner abutting a Native Growth Protection Easement, at the time of issuance of a building permit, shall be required to post N.G.P.E. with a protection sign as specified by the City of Issaquah.



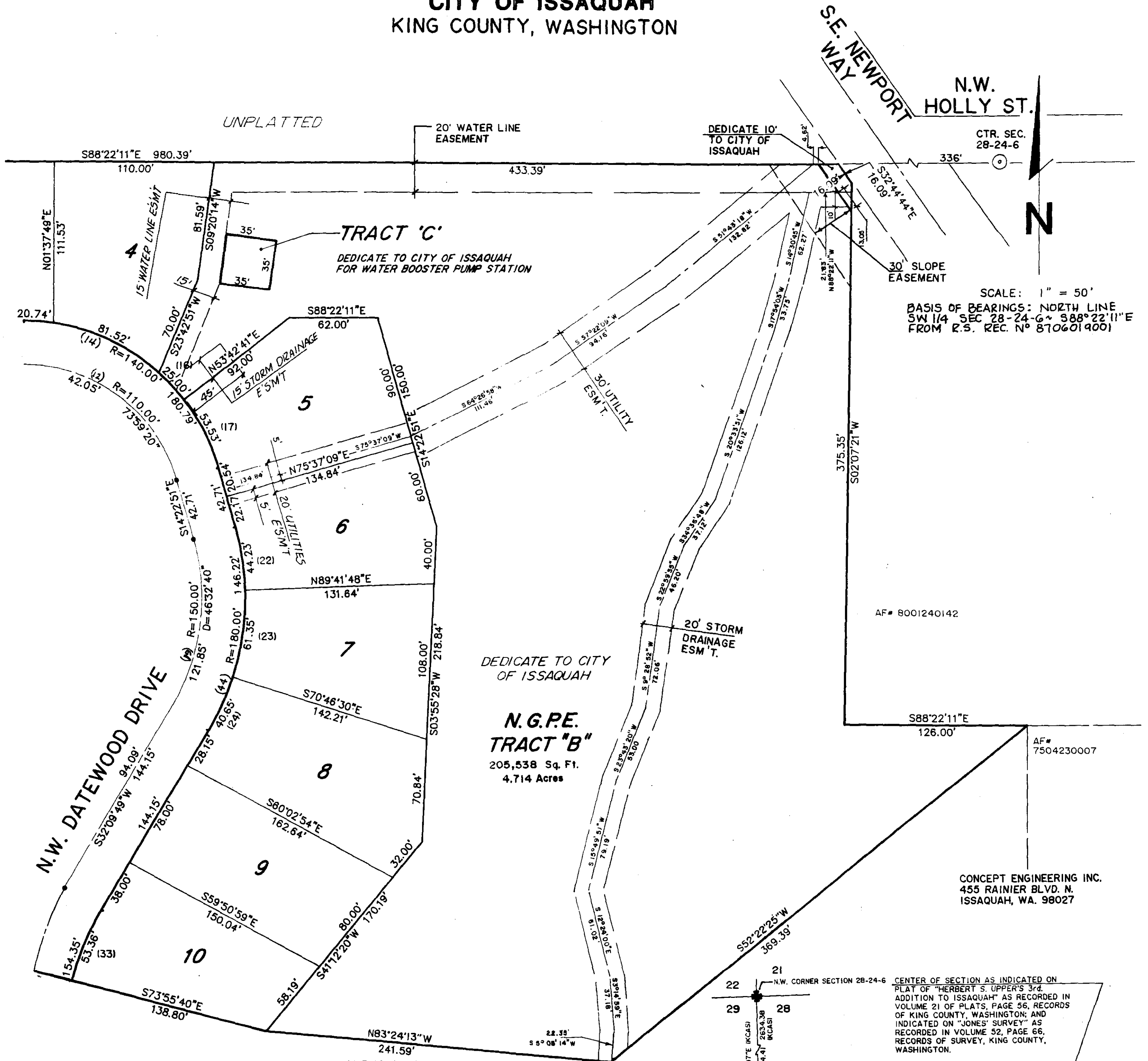
CONCEPT ENGINEERING INC.
455 RAINIER BLVD. N.
ISSAQUAH, WA. 98027

162/173
Pg. VOL.

THE WOODS AT ISSAQUAH DIVISION V-A

N.E. 1/4, S.W. 1/4, SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 E., W.M.

CITY OF ISSAQUAH
KING COUNTY, WASHINGTON

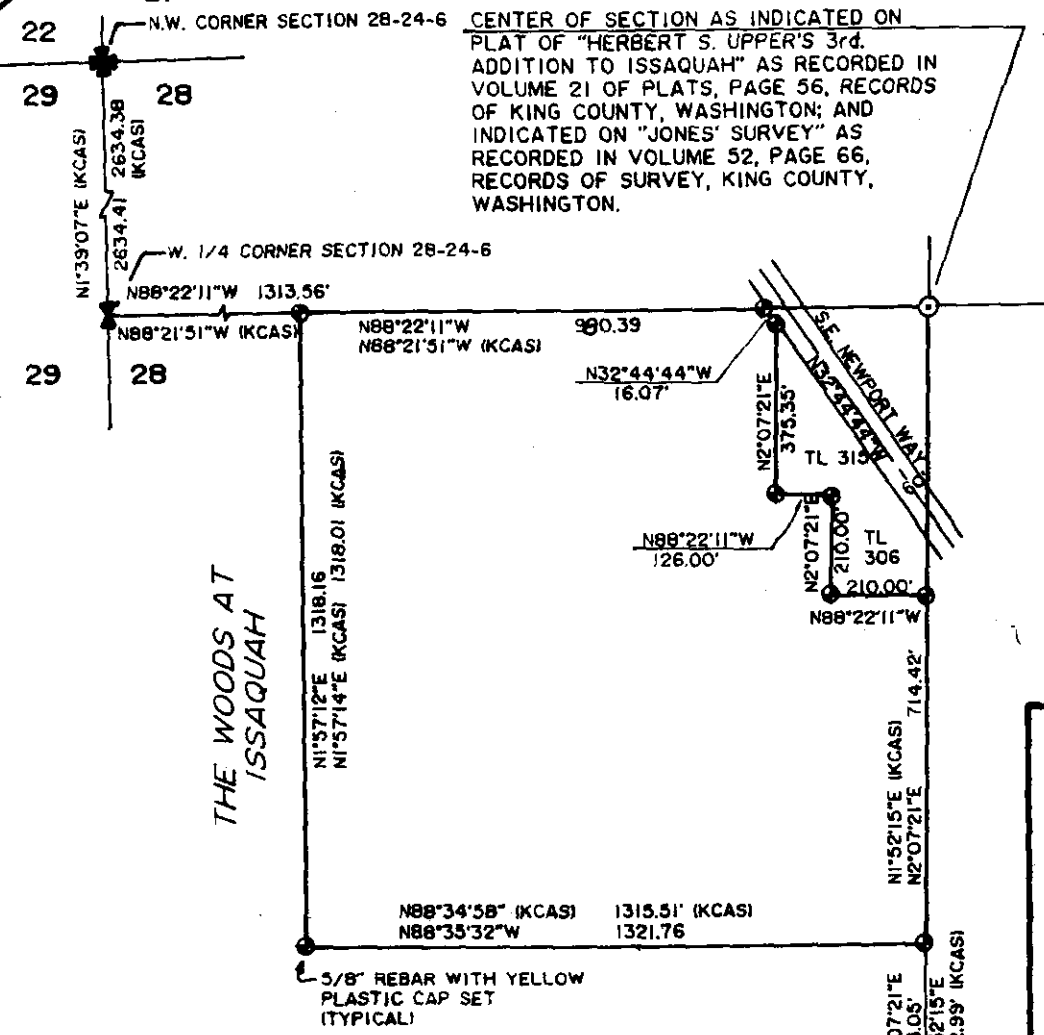
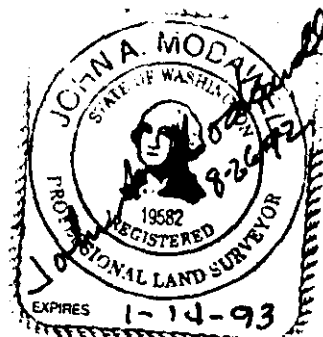


SCALE: 1" = 50'
BASIS OF BEARINGS: NORTH LINE
SW 1/4 SEC 28-24-6 + S88°22'11"E
FROM R.S. REC. N° 8706019001

SURVEYING PERFORMED IN CONJUNCTION WITH THIS PLAT UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

1. SUBDIVISION AND CONTROL TRAVERSES:
10" TOPCON GTS 3-C TOTAL STATION
2. INTERIOR LOT SURVEYS:
SAME AS ABOVE

INSTRUMENTS ARE MAINTAINED TO MANUFACTURERS SPECIFICATION AS REQUIRED BY WAC-332-130-100.



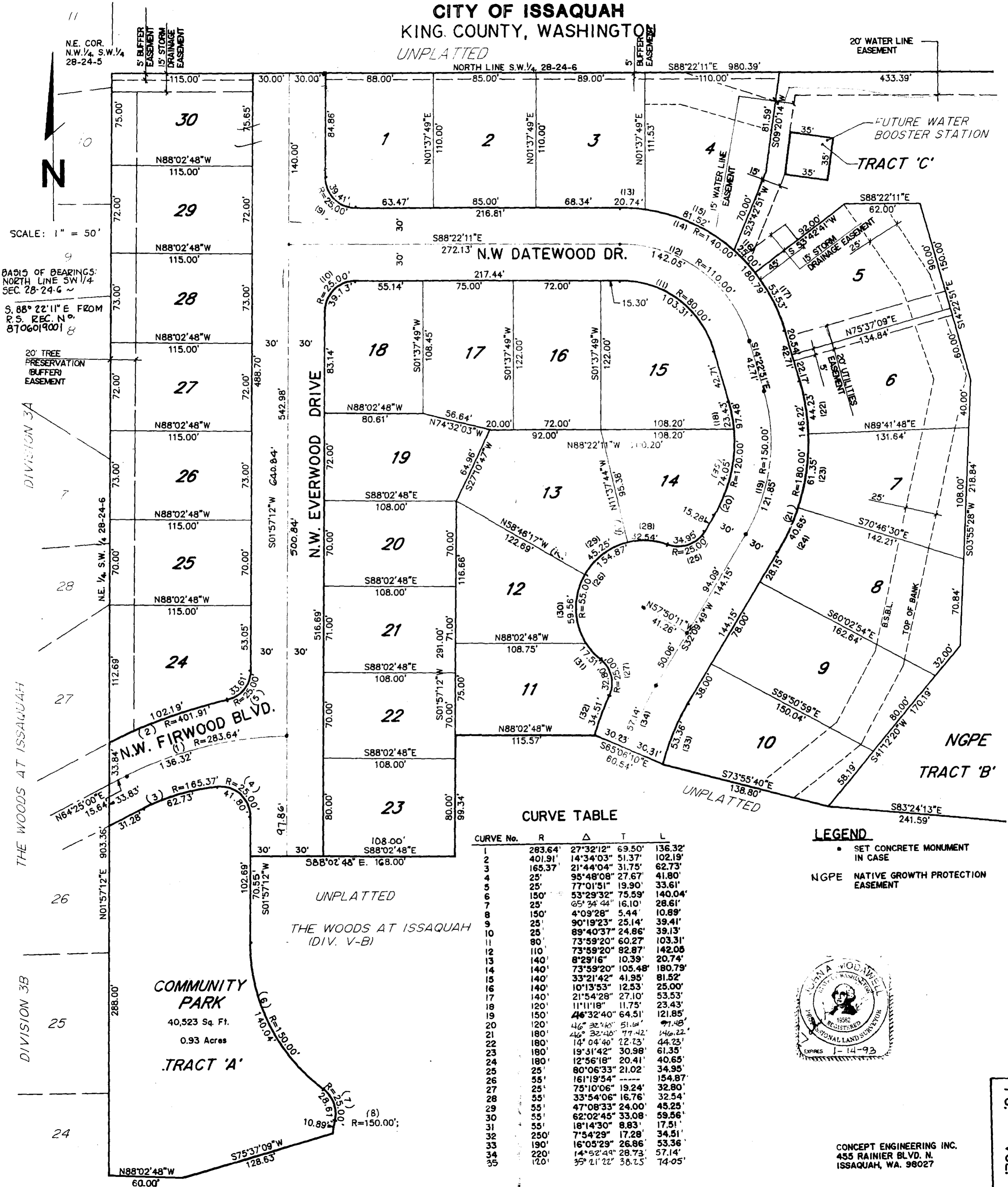
CONCEPT ENGINEERING INC.
455 RAINIER BLVD. N.
ISSAQUAH, WA. 98027

THE WOODS AT ISSAQUAH DIVISION V-A

N.E. 1/4, S.W. 1/4, SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 E., W.M.

CITY OF ISSAQUAH
KING COUNTY, WASHINGTON

UNPLATTED



SCALE: 1" = 50'

BASIS OF BEARINGS:
NORTH LINE SW 1/4
SEC. 28-24-6 ~
S. 88° 22' 11" E FROM
R.S. REC. NO.
8706019001

CURVE TABLE

CURVE No.	R	Δ	T	L
1	283.64'	27°32'12"	69.50'	136.32'
2	401.91'	14°34'03"	51.37'	102.19'
3	165.37'	21°44'04"	31.75'	62.73'
4	25'	95°48'08"	27.67'	41.80'
5	25'	77°01'51"	19.90'	33.61'
6	150'	53°29'32"	75.59'	140.04'
7	25'	65°34'44"	16.10'	28.61'
8	150'	4°09'28"	5.44'	10.89'
9	25'	90°19'23"	25.14'	39.41'
10	25'	89°40'37"	24.86'	39.13'
11	80'	73°59'20"	60.27'	103.31'
12	110'	73°59'20"	82.87'	142.08'
13	140'	8°29'16"	10.39'	20.74'
14	140'	73°59'20"	105.48'	180.79'
15	140'	33°21'42"	41.95'	81.52'
16	140'	10°13'53"	12.53'	25.00'
17	140'	21°54'28"	27.10'	53.53'
18	120'	11°11'18"	11.75'	23.43'
19	150'	46°32'40"	64.51'	121.85'
20	120'	46°32'40"	51.64'	97.48'
21	180'	46°32'40"	77.42'	146.22'
22	180'	14°04'40"	22.73'	44.23'
23	180'	19°31'42"	30.98'	61.35'
24	180'	12°56'18"	20.41'	40.65'
25	25'	80°06'33"	21.02'	34.95'
26	55'	161°19'54"	-----	154.87'
27	25'	75°10'06"	19.24'	32.80'
28	55'	33°54'06"	16.76'	32.54'
29	55'	47°08'33"	24.00'	45.25'
30	55'	62°02'45"	33.08'	59.56'
31	55'	18°14'30"	8.83'	17.51'
32	250'	7°54'29"	17.28'	34.51'
33	190'	16°05'29"	26.86'	53.36'
34	220'	14°52'49"	28.73'	57.14'
35	120'	35°21'22"	36.25'	74.05'

LEGEND

- SET CONCRETE MONUMENT IN CASE
- NGPE NATIVE GROWTH PROTECTION EASEMENT



CONCEPT ENGINEERING INC.
455 RAINIER BLVD. N.
ISSAQUAH, WA. 98027

PG. 162/75 VOL.