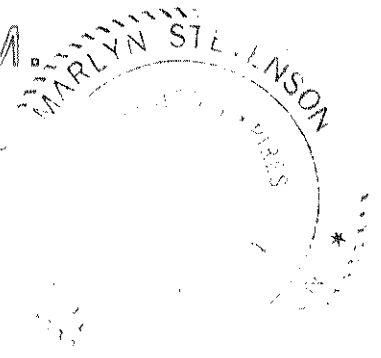


# THE WOODS AT ISSAQUAH DIVISION V-B

N.E.¼, S.W.¼, SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 E., W.M.  
CITY OF ISSAQUAH  
KING COUNTY, WASHINGTON



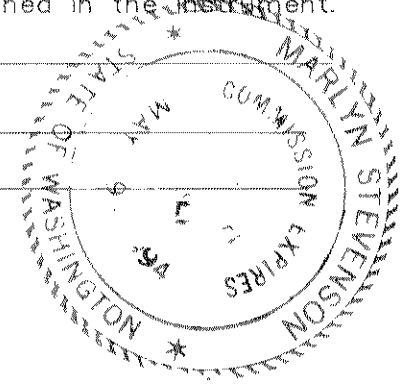
### LEGAL DESCRIPTION

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: COMMENCING 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 S. 88° 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 S. 32° 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 S. 02° 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 S. 88° 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, THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES THEREOF THE FOLLOWING 2 COURSES AND DISTANCES: 5.02° 07' 21" W, 210.00 FEET; AND S. 88° 22' 11" E, 210.00 FEET TO THE SOUTHEAST CORNER THEREOF, BEING ALSO ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE S. 02° 07' 21" W, 714.42 FEET ALONG SAID LINE TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE N. 88° 35' 32" W, 1321.76 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING ON THE EASTERLY LINE OF "THE WOODS AT ISSAQUAH", DIV. 3-B AS SHOWN ON THE OFFICIAL PLAT THEREOF; THEN N01°57'12"E ALONG SAID LINE 414.80 FEET MORE OR LESS, TO THE SOUTHWEST CORNER OF THE WOODS AT ISSAQUAH DIVISION V-A; THENCE S88°02'48"E 60.00 FEET; THENCE N75°37'09"E 128.63 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 150.00 FEET, THE CENTER OF WHICH BEARS S80°07'04"E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°09'28" AND A LENGTH 10.89 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 65°34'44" AND AN ARC LENGTH OF 28.61 FEET TO A POINT OF REVERSE CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°29'32" AND AN ARC LENGTH OF 140.04 FEET; THENCE N01°57'12"E 70.55 FEET; THENCE S88°02'48"E 168.00 FEET; THENCE N01°57'12" 99.34 FEET; THENCE S88°02'48"E 15.57 FEET; THENCE S65°06'10"E 60.54 FEET; THENCE S73°55'40"E 138.80 FEET; THENCE S83°24'13"E 241.59 FEET; THENCE N52°22'25"E 369.39 FEET TO THE POINT OF BEGINNING.

### CORPORATION ACKNOWLEDGEMENT

STATE OF WASHINGTON,  
COUNTY OF KING

I certify that I have or have satisfactory evidence that R.A. Florida signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute this instrument and acknowledge it as the Vice President of U.S. Bank, a Washington Corporation to be the free and voluntary act of such (party/parties) for the uses and purposes mentioned in the instrument.  
Dated 01/14/93  
Signature of Marilyn Stenerson  
Notary Public  
My appointment expires 5-9-94



### APPROVALS

Examined and approved this 11th day of March 1993, A.D.

Victor L. Sale  
Director of Public Works  
City of Issaquah

Examined and approved this 12th day of MARCH 1993, A.D.

Jeanette Stank-McKague  
Director of Development Review  
City of Issaquah

Examined and approved this 11th day of March 1993, A.D.

John W. Carpita  
City Engineer  
City of Issaquah

Examined and approved this 17th day of March 1993, A.D.

Richard E. Jones  
Chairman  
Development Commission

Richard E. Jones  
Secretary  
Development Commission

Examined and approved this 15th day of March 1993, A.D.

Howard C. Ford  
Mayor, City of Issaquah

Attest: Linda Ruchle  
City Clerk

Examined and approved this 4 day of MARCH 1993, A.D.

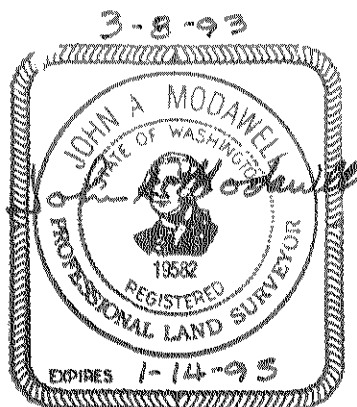
Scott Noble  
King County Assessor

A. Martin  
Deputy King County Assessor

### SURVEYOR'S CERTIFICATE

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



### 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. Tracts "A", "B", "C" & "D" the Native Growth Protection Easements are hereby dedicated to the City of Issaquah.

In witness whereof we set our hands and seals.

Richard E. Schneider  
Schneider Homes, Inc.

RAFA  
U.S. BANK OF WASHINGTON

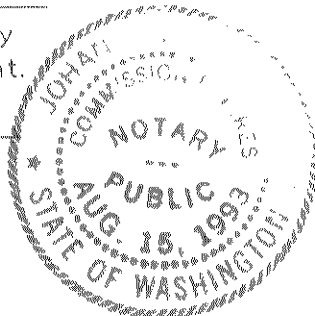
A WASHINGTON CORPORATION

### CORPORATION ACKNOWLEDGEMENT

STATE OF WASHINGTON,  
COUNTY OF KING

I certify that I have or have satisfactory evidence that GERALD E. SCHNEIDER signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute this instrument and acknowledge it as the PRESIDENT of SCHNEIDER HOMES, 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 1-13-93  
Signature of Johanna M. Colman  
Notary Public  
My appointment expires August 15, 1993

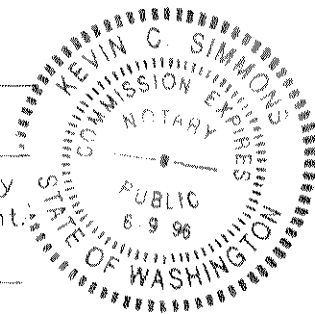


### CORPORATION ACKNOWLEDGEMENT

STATE OF WASHINGTON,  
COUNTY OF KING

I certify that I have or have satisfactory evidence that PETE DELEUW signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute this instrument and acknowledge it as the PRESIDENT of COLONY CRAFTING, 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 1-14-93  
Signature of Kevin C. Simmons  
Notary Public  
My appointment expires 6-9-96

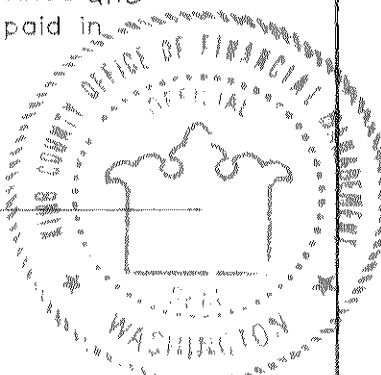


### FINANCE DIVISION CERTIFICATE

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 and dedicated as streets, easements, tracts, or for other public uses, are paid in full.

Dated this 4th day of March, 1993, A.D.  
D. Lee Delrick  
Manager, King County Office of Finance

By: J. Wilson  
Deputy



### 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 and dedicated as streets, easements, tracts, or for other public uses, are paid in full.

Dated this 15th day of MARCH, 1993 A.D.  
James R. Blake  
Finance Director, City of Issaquah

### RECORDING CERTIFICATE 9304071746

Filed for record at the request of the City of Issaquah this 7th day of April 1993 at 30 minutes past 1:00 P.M. in Volume 164 of Plats at pages 37-40, Records of King County, Washington.

### DIVISION OF RECORDS AND ELECTION

Jane Hague  
Manager

Carolyn Ableman  
Superintendent of Records

# THE WOODS AT ISSAQUAH DIVISION V-B

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

CITY OF ISSAQUAH  
KING COUNTY, WASHINGTON

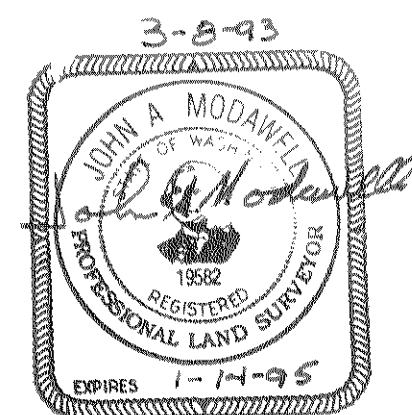
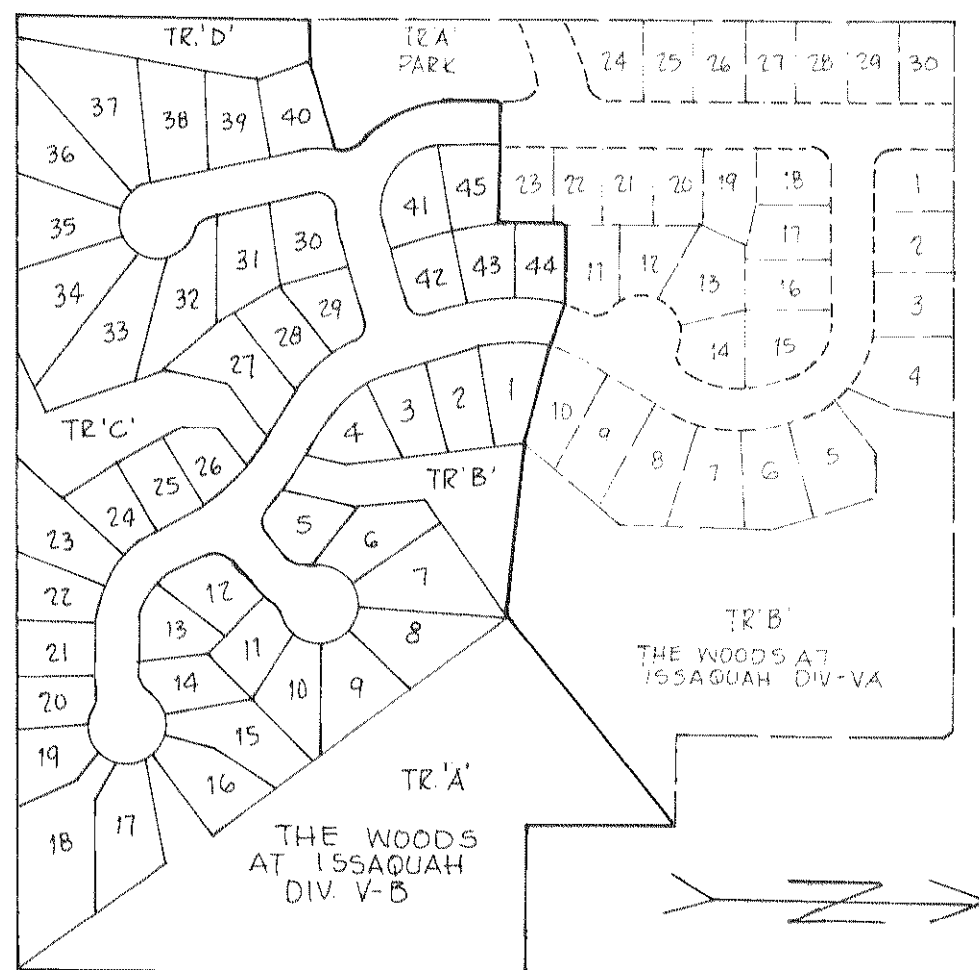
### EASEMENT PROVISIONS

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", "WATER LINES" and "storm drainage". The City of Issaquah shall have the right to construct, maintain, replace, repair and operate WATER LINES AND STORM DRAINAGE LINES 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 SAID EASEMENTS. 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 UTILITY.
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 fill, 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. Maintenance of the storm drainage detention facility shall be the responsibility of the City of Issaquah.
6. Utility Easement Restrictions: Structures, fill or obstructions (including but not limited to decks, patios, outbuildings, overhangs, or substantial landscaping shall not be permitted within utility easements. Additionally, grading and construction of fencing shall not be allowed within the utility easements unless otherwise approved by the City of Issaquah.
7. A 15 foot "buffering easement" shall be established along the southerly 15 feet of Lots 18-23 through 34-37. Only those trees considered diseased or dangerous or impacted by utility or drainage facilities shall be removed.

### NOTES AND RESTRICTIONS

1. This plat is subject to the "Declaration of Covenants, Conditions and Restrictions Applicable to The Woods at Issaquah V-F" recorded under King County recording No. 9404671747 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 plot 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. All individual stub-outs shall be privately owned and maintained by lot homeowner.
6. 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.
7. Building Setbacks: All lots shall have the following minimum setbacks:
 

Front Yard:	20 feet
Side Yard:	6 feet
Rear Yard:	25 feet
8. Any specific setbacks shall be so noted on the specific lots and addressed by a Geotechnical report.
9. Building setbacks shall be 25 feet from the top of the 40% bank as shown on the plat map for Lots 1-4, 6-9 and 16-18. 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. The setback for lots 10 & 15 shall be 35 feet unless adjusted per the above Geotechnical Engineer & THE CITY.
10. 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.
11. No structures may intrude into any buffer easement or Native Growth Protection Easement.
12. 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.
13. Each home in this plat shall be constructed with fire retardant roofing materials and shall be constructed with a fire sprinkler system in accordance with NFPA 13-D and as approved by the ISSAQUAH Fire Department.
14. Each lot owner abutting a Native Growth Protection Easement SHALL, at the time of issuance of a building permit, be required to post the N.G.P.E. with a protection sign as specified by the City of Issaquah.



# THE WOODS AT ISSAQUAH DIV. V-B

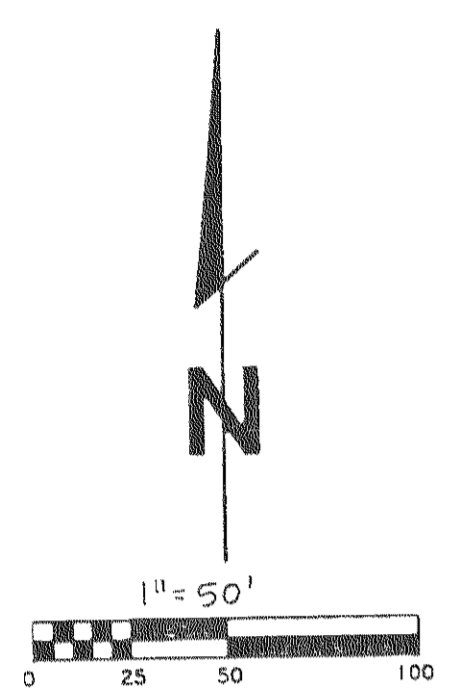
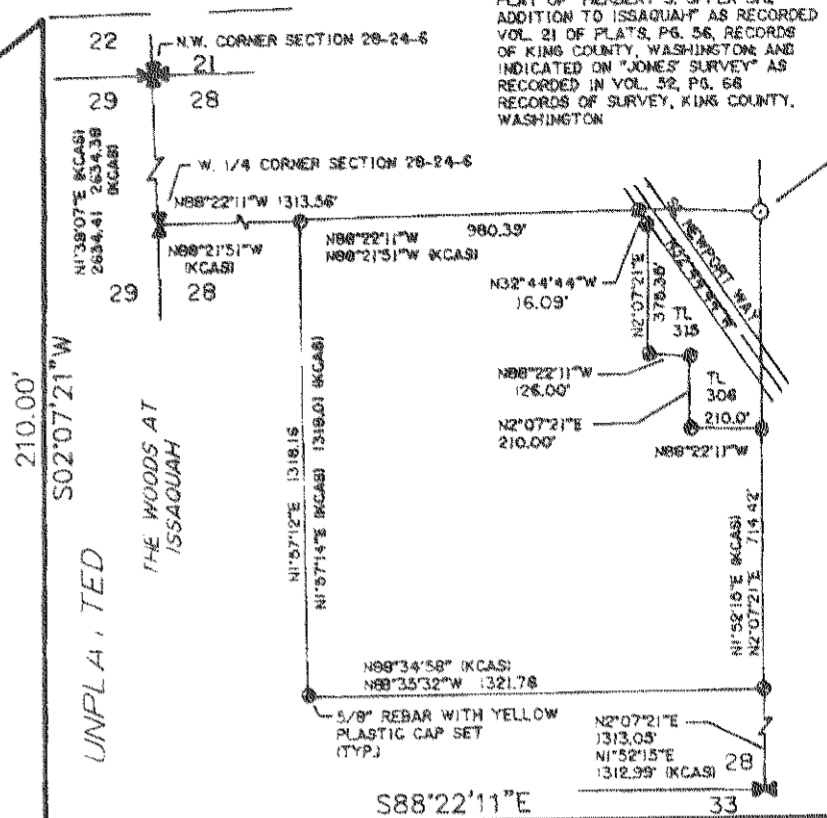
N.E.¼, S.W.¼, SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH  
KING COUNTY, WASHINGTON

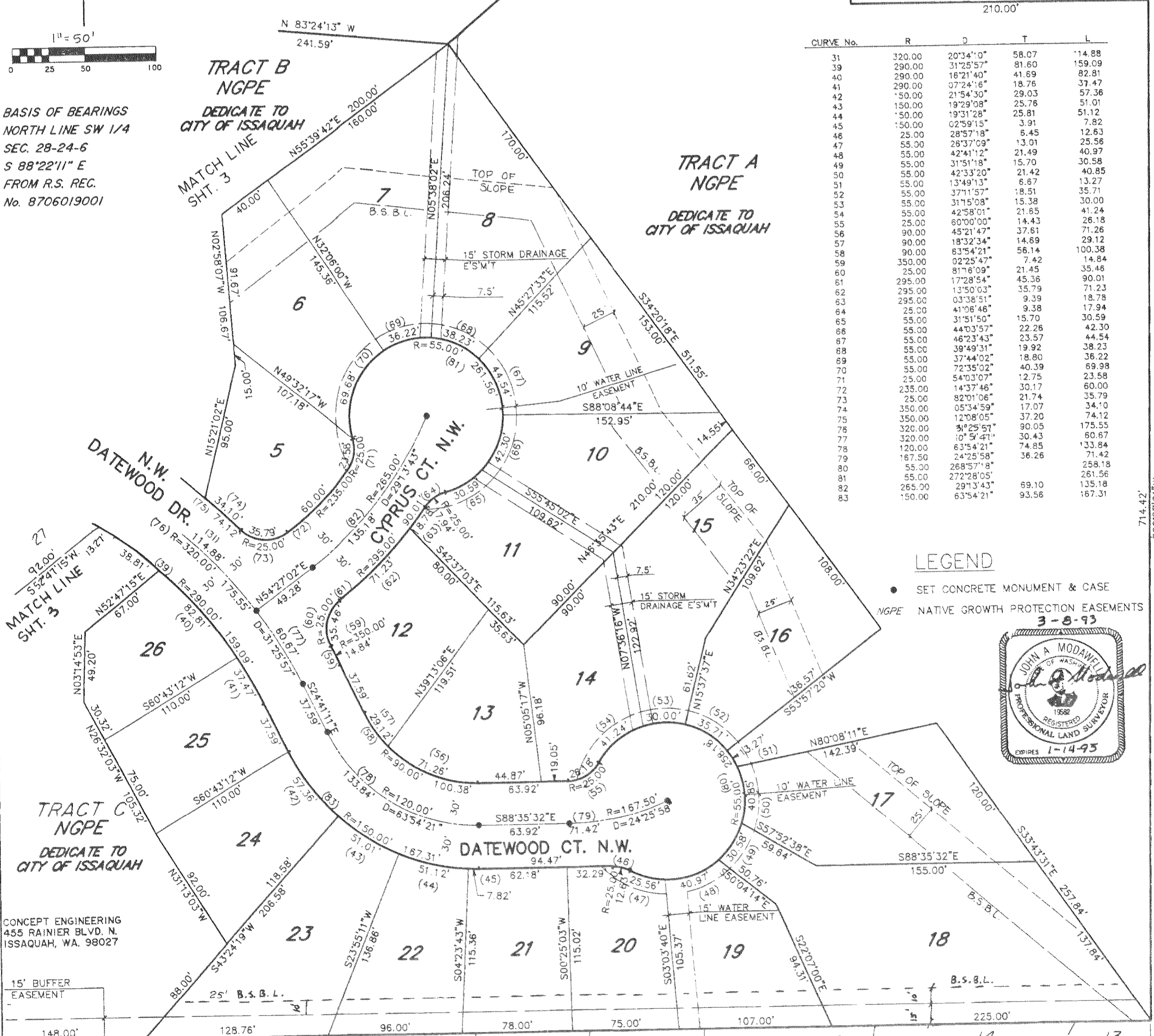
TRACT 'B'  
THE WOODS AT ISSAQUAH DIV. V-A  
TRACT  
VOL. 162 PPS. 72-75

NOTE: THIS PLAT WAS DESIGNED FROM A BOUNDARY SURVEY FOR DR. IVOR I. MORGAN, BY ARNETT AND ASSOCIATES, RECORDED IN BOOK 55 OF SURVEYS AT PAGE 144 RECORDING NO. 8706019001, KING COUNTY WASHINGTON RECORDS.

CENTER OF SECTION AS INDICATED ON PLAT OF THERBERT S. LIPPER 34 ADDITION TO ISSAQUAH AS RECORDED IN VOL. 21 OF PLATS, PG. 56, RECORDS OF KING COUNTY, WASHINGTON AND INDICATED ON "JONES' SURVEY" AS RECORDED IN VOL. 22, PG. 66 RECORDS OF SURVEY, KING COUNTY, WASHINGTON.



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



CURVE No.	R	D	T	L
31	320.00	20°34'0"	58.07	114.88
39	290.00	31°25'57"	81.60	159.09
40	290.00	16°21'40"	41.69	82.81
41	290.00	07°24'16"	18.76	37.47
42	50.00	21°54'30"	29.03	57.36
43	150.00	19°29'08"	25.76	51.01
44	50.00	19°31'28"	25.81	51.12
45	150.00	02°59'15"	3.91	7.82
46	25.00	28°57'18"	6.45	12.63
47	55.00	26°37'09"	13.01	25.56
48	55.00	42°41'12"	21.49	40.97
49	55.00	31°51'18"	15.70	30.58
50	55.00	42°33'20"	21.42	40.85
51	55.00	13°49'13"	6.67	13.27
52	55.00	37°11'57"	18.51	35.71
53	55.00	31°15'08"	15.38	30.00
54	55.00	42°58'01"	21.65	41.24
55	25.00	60°00'00"	14.43	26.18
56	90.00	45°21'47"	37.61	71.26
57	90.00	18°32'34"	14.69	29.12
58	90.00	63°54'21"	56.14	100.38
59	350.00	02°25'47"	7.42	14.84
60	25.00	81°16'09"	21.45	35.46
61	295.00	17°28'54"	45.36	90.01
62	295.00	13°50'03"	35.79	71.23
63	295.00	03°38'51"	9.39	18.76
64	25.00	41°06'46"	9.38	17.94
65	55.00	31°51'50"	15.70	30.59
66	55.00	44°03'57"	22.26	42.30
67	55.00	46°23'43"	23.57	44.54
68	55.00	39°49'31"	19.92	38.23
69	55.00	37°44'02"	18.80	36.22
70	55.00	72°35'02"	40.39	69.98
71	25.00	54°03'07"	12.75	23.58
72	235.00	14°37'46"	30.17	60.00
73	25.00	82°01'06"	21.74	35.79
74	350.00	05°34'59"	17.07	34.10
75	350.00	12°08'05"	37.20	74.12
76	320.00	31°25'57"	90.05	175.55
77	320.00	10°51'41"	30.43	60.67
78	120.00	63°54'21"	74.85	133.84
79	167.50	24°25'58"	36.26	71.42
80	55.00	268°57'18"		258.18
81	55.00	272°28'05"		261.56
82	265.00	29°13'43"	69.10	135.18
83	150.00	63°54'21"	93.56	167.31

**LEGEND**

- SET CONCRETE MONUMENT & CASE
- NGPE NATIVE GROWTH PROTECTION EASEMENTS

3-8-93

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

15' BUFFER  
EASEMENT

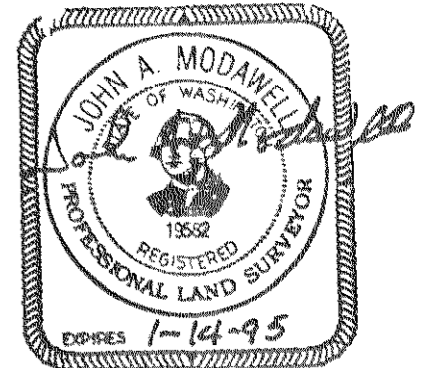
UNPLATTED  
UNPLATTED  
UNPLATTED

# THE WOODS AT ISSAQUAH DIV. V-B

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

CITY OF ISSAQUAH  
KING COUNTY, WASHINGTON

5-8-93

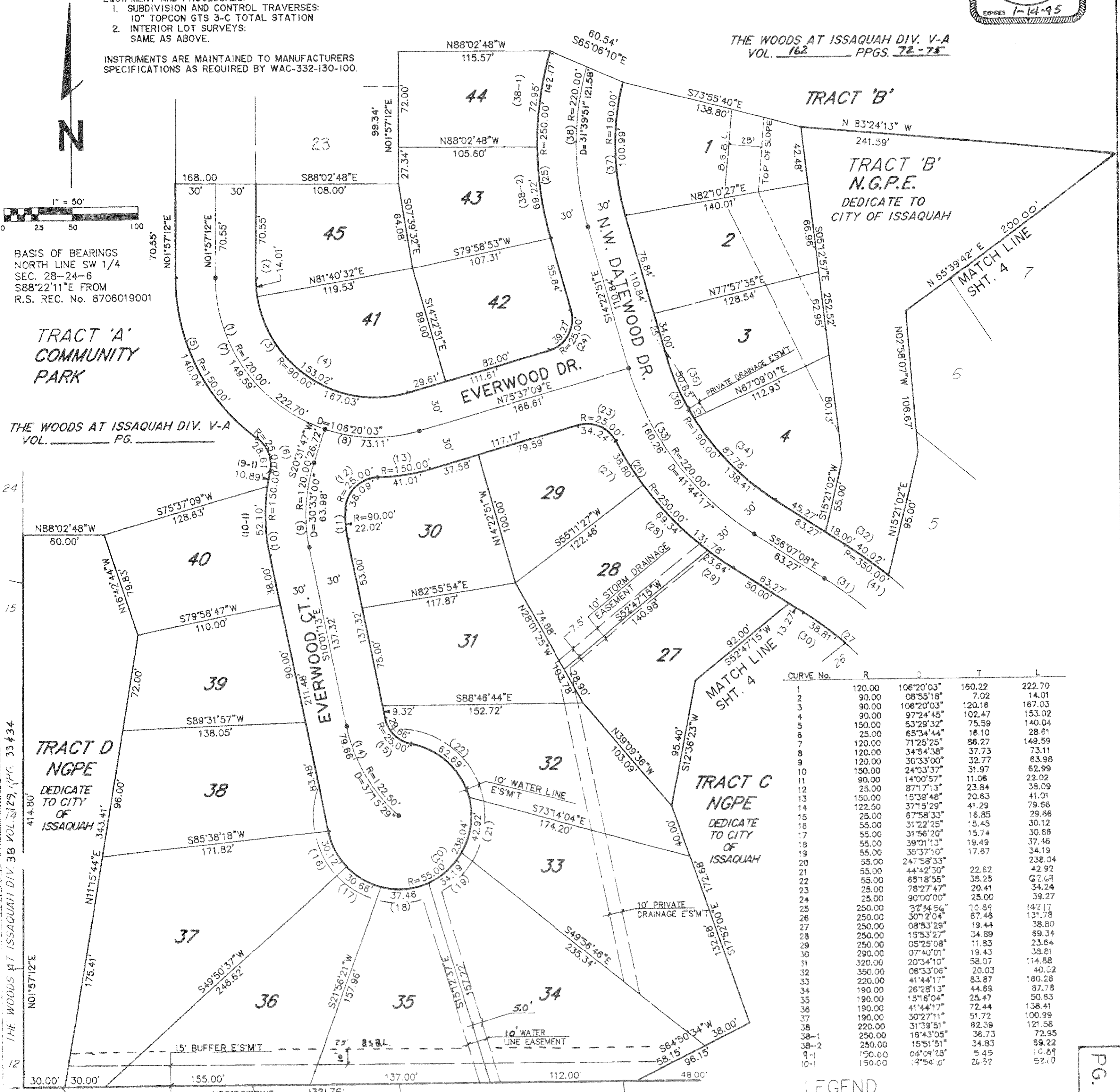


SURVEYING PERFORMED IN CONJUNCTION WITH THIS PLAT UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

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

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

THE WOODS AT ISSAQUAH DIV. V-A  
VOL. 162 PPGS. 72-75



CURVE No.	R	Δ	T	L
1	120.00	106°20'03"	160.22	222.70
2	90.00	08°55'18"	7.02	14.01
3	90.00	108°20'03"	120.16	167.03
4	90.00	97°24'45"	102.47	153.02
5	150.00	53°29'32"	75.59	140.04
6	25.00	65°34'44"	18.10	28.61
7	120.00	71°25'25"	86.27	149.59
8	120.00	34°54'38"	37.73	73.11
9	120.00	30°33'00"	32.77	63.98
10	150.00	24°03'37"	31.97	62.99
11	90.00	14°00'57"	11.06	22.02
12	25.00	87°17'13"	23.84	38.09
13	150.00	15°39'48"	20.63	41.01
14	122.50	37°15'29"	41.29	79.66
15	25.00	67°58'33"	18.85	29.68
16	55.00	31°22'25"	15.45	30.12
17	55.00	31°56'20"	15.74	30.66
18	55.00	39°01'13"	19.49	37.48
19	55.00	35°37'10"	17.67	34.19
20	55.00	247°58'33"	238.04	238.04
21	55.00	44°42'30"	22.82	42.92
22	55.00	65°18'55"	35.25	62.69
23	25.00	78°27'47"	20.41	34.24
24	25.00	90°00'00"	25.00	39.27
25	250.00	32°34'56"	70.89	142.17
26	250.00	307°2'04"	67.46	131.78
27	250.00	08°53'29"	19.44	38.80
28	250.00	15°53'27"	34.89	69.34
29	250.00	05°25'08"	11.83	23.64
30	290.00	07°40'01"	19.43	38.81
31	320.00	20°34'10"	58.07	114.88
32	350.00	06°33'06"	20.03	40.02
33	220.00	41°44'17"	83.87	160.26
34	190.00	26°28'13"	44.69	87.78
35	190.00	15°16'04"	23.47	50.83
36	190.00	41°44'17"	72.44	138.41
37	190.00	30°27'11"	51.72	100.99
38	220.00	31°39'51"	62.39	121.58
38-1	250.00	18°43'05"	36.73	72.95
38-2	250.00	15°51'51"	34.83	69.22
9-1	150.00	04°04'28"	5.45	10.89
10-1	150.00	19°54'10"	26.52	52.10

LEGEND

- SET CONCRETE MONUMENT & CASE
- N.G.P.E. NATIVE GROWTH PROTECTION EASEMENT

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