TWENTY SIX POINT FIVE

SW 1/4, NW 1/4, SEC 33, T.24N., R.6E.,W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

156-13
PLat

LEGAL DESCRIPTION:

The Southwest quarter of the Northwest quarter of Section 33, Township 24 North, Range 6 East, W.M., in King County, Washington,
EXCEPT the East 342 feet thereof;
EXCEPT that portion lying Southerly and Easterly of the following described line:

Beginning at the Northeast corner of said subdivision; thence North 2°20'28" East, 30.23 feet; thence North 87°38'31" West, 189.26 feet; thence South 81°23'41" West 157.88 feet to the intersection, with the subdivision line and True Point of Beginning, said limiting line then continuing South 81°23'41" West, 132.19 feet to Point "A"; thence South 18°00'00" West 75.00 feet; thence South 2°21'29" West, 120.00 feet; thence South 13°47'47" East, 205.40 feet; thence South 8°00'00" West, 143.32 feet; thence South 14°13'20" West, 46.61 feet; thence South 31°10'00" West, 80.00'; thence South 52°36'40" West, 80.00'; thence South 26°40'00" East to the intersection with a line, 342 feet West of the East line of said subdivision and the terminus of said limiting line; and EXCEPT that portion thereof lying Southeasterly of a line extending North 35°23'00" East from said Point "A" to the North line of the Southwest quarter of the Northwest quarter of said Section 33.

SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Twenty Six Point Five is based upon an actual survey and subdivision of Section 33, 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.

Michael G. Mickiewicz
Michael G, Mickiewicz
Professional Land Surveyor
Registration No. 17672
David Evans and Associates, Inc.
301-116th Avenue SE Suite 170
Bellevue, Washington 98004
(206)455-3571

3-11-91
Date

MICHAEL G. MICKIEWICZ
STATE OF WASHINGTON
17672
REGISTERED
PROFESSIONAL LAND SURVEYOR

EASEMENT PROVISIONS

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 Sound Power and Light Company) of front and rear boundary lines and under and upon the exterior 2.5 feet of side 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.

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.

APPROVALS

Examined and approved this 3rd day of April 1991, A.D.

Director of Public Works
City of Issaquah

Examined and approved this 3rd day of April 1991, A.D.

Director of Development Review
City of Issaquah

Examined and approved this ____ day of _____ 19__, A.D.

Victor Salemann
City Engineer
City of Issaquah

Examined and approved this 3rd day of April 1991, A.D.

Richard D. Jones
Chairman
Development Commission

Secretary
Development Commission

Examined and approved this 3 day of APRIL 1991, A.D.

Mayor, City of Issaquah

Attest: Linda Ruehle
City Clerk

Examined and approved this 21 day of March 1991, A.D.

RUTHE RIDDEL
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 to this office for collection on any of the property herein contained, dedicated as streets, alleys or for any other public use, are paid in full.
This 21st day of March, 1991.
Finance Division

Manager, King County
Finance Division

Deputy

KING COUNTY OFFICE OF FINANCIAL MANAGEMENT
OFFICIAL
SEAL
WASHINGTON

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 19th day of APRIL, 1991, A.D.

James L. Blake
Finance Director, City of Issaquah

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 public utilities at its discretion.

In witness whereof we have set our hands and seals.

Donald H. Leavitt
Donald H. Leavitt

Kenneth Paauw, V.P.
PUGET SOUND SAVINGS BANK, a Washington Corporation

91RB0025 25.00 #1202 E
RECFEE 26.00
CASHSL ****53.00

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF WASHINGTON,
COUNTY OF

I certify that I know or have satisfactory evidence that DONALD H. LEAVITT signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 2/26/91
Signature of Notary Public Ronald E. Haynes
Title
My appointment expires 6/29/91

RONALD E. HAYNES
NOTARY PUBLIC
JUNE 29, 1991
STATE OF WASHINGTON

CORPORATION ACKNOWLEDGEMENT

STATE OF WASHINGTON,
COUNTY OF KING

I certify that I know or have satisfactory evidence that KENNETH PAAUW signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute the instrument and acknowledge it as the VICE PRESIDENT of PUGET SOUND SAVINGS 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 2/26/91
Signature of Notary Public Carol M. Schick
Title
My appointment expires 10/31/91

CAROL M. SCHICK
COMMISSION EXPIRES
NOTARY PUBLIC
10-31-91
STATE OF WASHINGTON

RECORDING CERTIFICATE 9104221202

Filed for record at the request of the City of Issaquah this 22nd day of April, 19__, at 33 minutes past 3:00 p.m., in Volume 156 of Plats at pages 13-15, Records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

Jane Hague
Manager

Carolyn Ableman
Superintendent of Records

VOL/PG
156-13
PLAT

SHEET 1 OF 3 SHEETS

TWENTY SIX POINT FIVE

SW 1/4, NW 1/4, SEC 33, T.24N., R.6E.,W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

156-14
PLat

NOTES AND RESTRICTIONS

1. This plat is subject to the "Declaration of Covenants, Conditions and Restrictions Applicable to Twenty Six Point Five" recorded under King County Recording No. , as they may be amended from time to time, and to the "Conditions of Approval for Twenty Six Point Five SU89-01, recorded under King County Recording No.

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 plat shall be less than the area required for the use district in which located.

3. Tract 'A' deed to the ownership of Lot 7, Plat of Mountain Park Estates upon the recording of this plat.

4. All monuments delineated as found were field visited during February 1990.

5. 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.

6. Structures, fill 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.

   Dedication of a Native Growth Protection Easement (NGPE) conveys to the public a beneficial interest in the land within the easement. This interest includes the preservation of native vegetation for all purposes that benefit the 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 express permission from the City of Issaquah, which permission must be obtained in writing from the City of Issaquah Community Development Review Department.

   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.

7. 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. The ownership of Lot 11 shall be allowed usage of the surface over the underground detention facilities, but shall not be allowed to construct structures or obstructions within said easement.

8. 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 abe allowed within the drainage easements unless otherwise approved by the City of Issaquah.

9. All individual stub-outs shall be privately owned and maintained by lot homeowner.

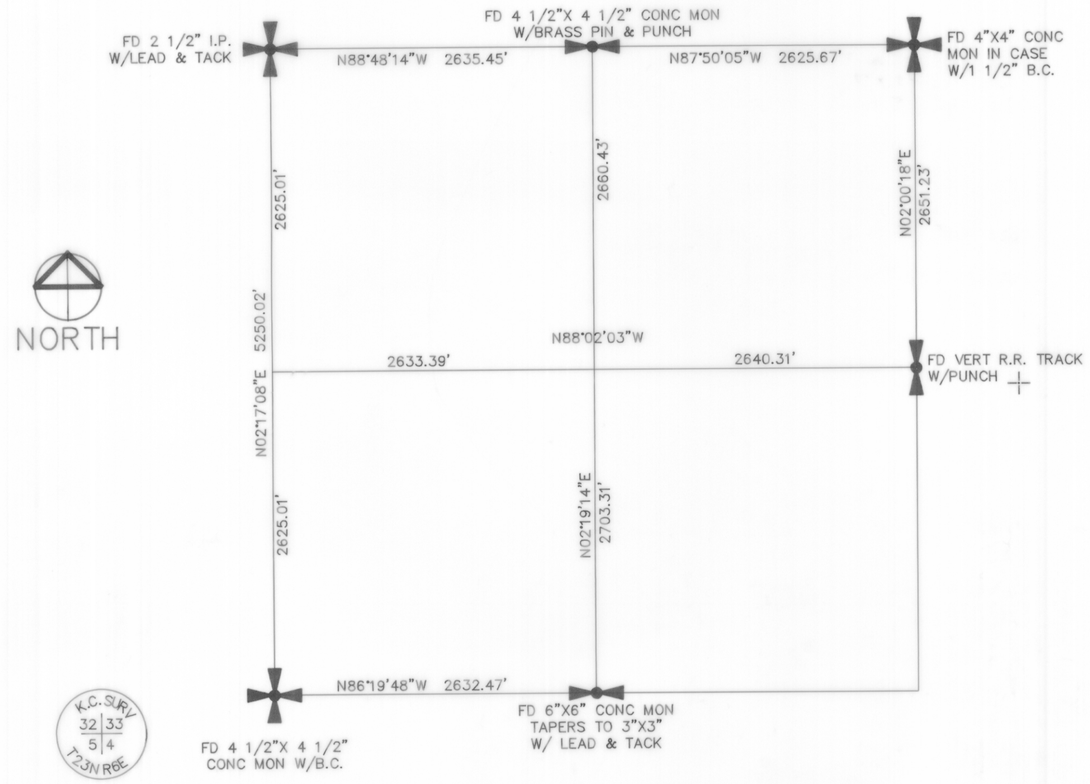
10. This site is subject to an 60 foot wide easement for ingress, egress, utilities and drainage as disclosed by deed under Recording No. 5813402. By description, its exact location cannot be directly plotted on this plat.

11. All house construction within this plat shall adhere to the conditions set forth in the S.E.P.A. Mitigated Determination of Nonsignificance, dated February 7, 1990.

12. Lots 3 through 9 to have individual grinder pumps to be installed as part of house building permit. Maintenance to be the responsibility of the individual lot owners.

13. Tract 'B' deeded to the ownership of Tax Lot 143 upon the recording of of this plat.

14. Portions of the proposed plat are steeply sloped and building on lots in these areas poses potentially significant adverse erosional and landslide impacts. To guard against the impacts associated with extensive clearing, excavation and grading of such slopes required by conventional construction, no building or grading using conventional techniques is to take place on slopes of 30 percent or greater. Building on such slopes shall be confined to techniques such as piling or split-level construction which minimize disruption of the existing topography and vegetation, and which will not adversely impact the stability of the slope or significantly increase erosion potential. Furthermore, the safety and feasibility of such lower impact building must be demonstrated by a geotechnical engineer with experience in performing slope stability analysis prior to sale of individual building lots on such slopes. In no case shall impervious surface, site disruption, or associated clearing or grading exceed 15 percent of the area in slopes of 30 percent or greater. Clearing on such slopes shall be limited to clearly marked areas previously approved by City personnel. Unless otherwise approved by the City Engineer, clearing and associated grading on these sites is to be limited to the period between May 1 and October 1. Preservation of understory to the extent practicable is required. Hydroseeding is likewise required where soils are exposed. These conditions are consistent with Chapter 14.04 Environmental Policy, Issaquah Municipal Code and the Issaquah Comprehensive Plan as amended.



SECTION BREAKDOWN
33-24-6

NOTE: SEE PAGE 3 OF 3 FOR BASIS OF BEARINGS

15. Additionally, because site soils contain fine-grained soils which are sensitive to moisture, all proposed clearing and grading for road work and installation of utilities as well as the back-filling of the existing drainage ditch must be performed in dry weather. Determinations of dry weather shall be made at the discretion of the City Engineer in consultation with the SEPA office.

16. Additionally, in the absence of site specific studies by a geotechnical engineer with experience in performing slope staility analysis to evaluate landslide potential, buffer of 50 feet is to be maintained from the toe and top of slopes of 40 percent or greater. This condition is consistent with Chapter 14.04 Environmental Policy, Issaquah Municipal Code and the Comprehensive Plan as amended.

17. In order to moderate the potentially significant adverse impacts related to coal mine hazards associated with the presence of coal seams under the site, as well as possible discovery of mine ventilation shafts on site, a consultant shall be retained by the proponent to search the site and permanently seal all discovered openings in accordance with methodologies outlined in the Goodson and Associates, Inc. report or other methods acceptable to the City of Issaquah. Evidence of subsidence on any lot shall trigger a complete geotechnical investigation by a geotechnical engineer with experience in performing slope stability analysis to evaluate landslide potential and hazard on each proposed building site prior to the sale of said lot. This investigation should address all geotechnical aspects of site development, considering the exact building location and elevation, driveway location, proposed site drainage, and foundation design. This condition is consistent with Chapter 14.04 Environmental Policy, Issaquah Municipal Code and the Comprehensive Plan as amended.

18. In order to mitigate the potentially significant impacts resulting from the potential operation of more than one wood stove or fireplace insert per five acres, the proponent must model the air quality impact of the development unless the proponent can guarantee that this level of installation will not be reached. This condition is consistent with Chapter 14.04 Environmental Policy, Issaquah Municipal Code and the Comprehensive Plan as amended.

19. 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.

DAVID EVANS AND ASSOCIATES, INC.
301-116TH AVENUE SE SUITE 170
BELLEVUE, WASHINGTON 98004
(206)455-3571

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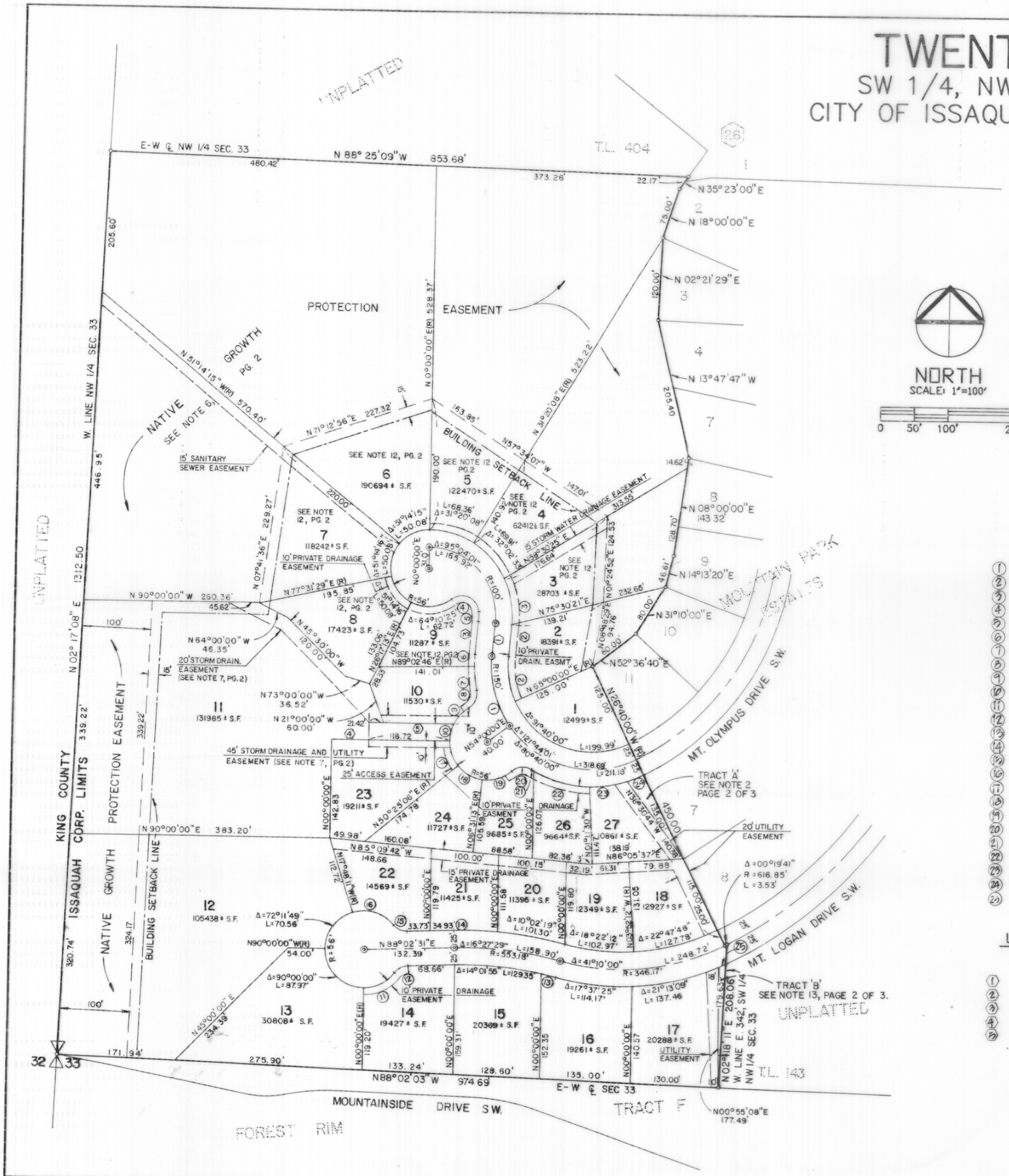
PLAT

TWENTY SIX POINT FIVE

SW 1/4, NW 1/4 SEC. 33, T.24N., R.6E., W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

156-15
CONDO



BASIS OF BEARING BETWEEN STREET MONUMENTS FOUND IN PLACE WITHIN THE PLAT OF MOUNTAIN PARK ESTATES AS RECORDED IN VOL. 89 OF PLATS, PGS. 57-59 MERIDIAN = K.C.A.S.

NORTH
SCALE: 1"=100'
0 50' 100' 200'

LEGEND

- ● SET CONC. MON. - 4"x4" W/2" BRASS DISK IN CASE
- ○ SET 1/2" I.R. W/CAP - DEA 17672

ALL LOT CORNERS ARE MARKED WITH A 1/2" x 24" IRON ROD W/ CAP - DEA 17672

R RADIAL

CURVE TABLE

	Δ	R	L	CH	BRG
1	41°04'01"	150.00'	107.51'	202.05'	N 55°47'59"W
2	30°04'01"	125.00'	65.60'	64.85'	N 09°57'59"W
3	31°41'20"	125.00'	69.13'	68.26'	N 10°46'39"W
4	122°03'50"	25.00'	53.26'	43.74'	N 66°51'16"W
5	10°53'23"	75.00'	14.25'	14.23'	N 00°22'40"W
6	06°01'15"	175.00'	18.39'	18.38'	N 02°03'24"E
7	11°15'00"	175.00'	34.36'	34.31'	N 06°34'44"W
8	71°09'48"	25.00'	31.05'	29.09'	N 23°22'40"E
9	32°26'41"	56.00'	31.71'	31.29	N 42°44'14"E
10	26°30'53"	56.00'	25.92'	25.68	N 13°15'27"E
11	53°50'24"	56.00'	52.62'	50.71'	N 63°04'48"E
12	51°52'55"	25.00'	22.64'	21.87'	N 62°06'04"E
13	02°25'34"	528.18'	22.36'	22.36'	N 76°42'41"E
14	06°25'10"	578.18'	64.78'	64.75'	N 88°44'54"W
15	51°52'55"	25.00'	22.64'	21.87'	N 66°01'01"W
16	67°43'37"	56.00'	66.20'	62.41'	N 73°56'23"W
17	39°34'54"	56.00'	38.69'	37.92'	N 19°47'27"W
18	43°53'53"	56.00'	42.90'	41.86'	N 61°31'50"W
19	47°28'47"	56.00'	46.41'	45.09'	N 72°46'41"E
20	71°09'48"	25.00'	31.05'	29.09'	N 84°37'20"E
21	01°35'32"	175.00'	4.86'	4.86'	N 60°35'30"W
22	28°15'55"	175.00'	86.33'	85.46'	N 73°31'16"W
23	17°32'07"	175.00'	53.56'	53.35'	N 81°34'44"E
24	09°28'40"	175.00'	28.95'	28.92'	N 68°04'20"E
25	00°44'36"	371.17'	4.82'	4.82'	N 65°17'07"E

LINE TABLE

	BRG.	DIST.
1	N 05°40'01"E	47.95'
2	N 05°40'01"E	47.95'
3	N 05°40'01"E	47.95'
4	N 90°00'00"E(R)	171.66'
5	N 90°00'00"W	109.19'

DAVID EVANS AND ASSOCIATES, INC.
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VOL/PG 15/5 PLAT

SHEET 5 OF 5 SHEETS