

86/11/26 #206
RECD F 25.00
REV S 15.00
CASHSL ***40.00

THE PLAT OF
TERRA HIGHLANDS DIVISION N^o 2
IN THE NW¹/₄ OF THE SW¹/₄ OF
SEC. 20, T24N, R6E, W.M.,
IN
KING COUNTY, WASHINGTON

LEGAL DESCRIPTION:

That portion of the Westerly 395.00 feet of the Easterly 759.00 feet of the Northwest 1/4 of the Southwest 1/4 of Section 20, Township 24 North, Range 6 East W.M., in King County, Washington, described as follows:

Beginning at the Northwest corner of the Easterly 759.00 feet of said subdivision;
thence South 0°15'25" West along the West line of the East 759.00 feet of said subdivision 275.75 feet to the true point of beginning;
thence North 89°41'27" East 8.39 feet;
thence South 47°20'44" East 166.17 feet;
thence North 45°00'00" East 188.44 feet to the Westerly margin of Newport-Issaquah Road;
thence Southerly along the Westerly margin of Newport-Issaquah Road 319.58 feet to its intersection to the North line of the South 722.44 feet of the Northwest 1/4 of the Southwest 1/4 of said Section 20;
thence North 89°37'36" West 394.59 feet to the West line of the East 759.00 feet of said subdivision;
thence North 0°15'25" East along said West line of the East 264.80 feet to the true point of beginning;
ALSO, the Northwest 1/4 of the Southwest 1/4 of Section 20, Township 24 North, Range 6 East W.M., in King County, Washington; EXCEPT the Easterly 759 feet thereof;

AND EXCEPT that portion of the Northwest 1/4 of the Southwest 1/4 of Section 20, Township 24 North, Range 6 East W.M., in King County, Washington, described as follows:

Beginning at the Northwest corner of the East 759.00 feet of said Northwest 1/4 of the Southwest 1/4;
thence South 0°15'25" West along the West line of said East 759.00 feet 275.75 feet;
thence South 89°41'27" West 111.61 feet;
thence North 39°00'00" West 65.00 feet;
thence South 89°41'27" West 50.00 feet;
thence North 0°22'55" West 225.00 feet to the North line of the Northwest 1/4 of the Southwest 1/4 of said Section 20;
thence North 89°41'27" East 205.25 feet to the point of beginning;

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

EASEMENT PROVISIONS:

An easement is hereby reserved for and granted to City of Issaquah, to Puget Sound Power and Light Company, to Pacific Northwest Bell and to Group W Cable and to their respective successors and assigns, under and upon the exterior seven (7) feet of all lots adjoining street frontage, in which to install, lay construct, renew, operate, and maintain underground conduits. Cables, and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone and television service, together with the right to enter upon the lots at all times for the purposes herein stated. Also each lot shall be subject to an easement 5 feet in width, parallel with and adjacent to all interior lot lines for purposes of utilities and drainage, unless otherwise shown.

HOME OWNERS ASSOCIATION:

Every owner of a lot in this plat shall be a member of the Terra Highlands Home Owners Association membership shall be appurtenant to and may not be separated from ownership of any lot in this plat. Membership included the obligation to pay periodic assessments to the Home Owners Association for cost associated with the common open space areas within the Plat.

RESTRICTIONS:

No lot or portion of a lot 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 herein platted, hereby declare this plat and dedicated to the use of the public forever, all streets and avenues shown thereon and the use thereof for public purposes, also the right to make all 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.

The Ownership of Tracts "A", "B" and "C" shall be vested as undivided interest of lot owners and the Terra Highland Home Owners Association for open area. Tract "D" is hereby dedicated to the City of Issaquah for future road right of way purposes.

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON)
COUNTY OF KING) s.s.

This is to certify that on this 23rd day of September 1986, before me the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn personally appeared G.R. Severson, to me known to be the President of Wexford Development, Corp., and Majorie Severson, to me known to be the Secretary of Wexford Development, Corp., the corporation that executed the aforementioned instrument to be the free and voluntary act and deed of said corporation and said limited partnership, for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument.
Witness my hand and official seal the date and year first above written.

Allen J. [Signature]
Notary Public in and for the State of Washington,
residing at Issaquah

STATE OF WASHINGTON)
COUNTY OF KING) s.s.

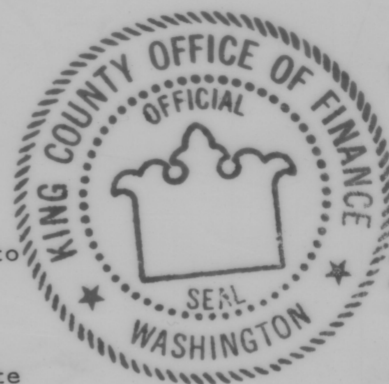
This is to certify that on this 22 day of Sept. 1986, before me the undersigned, a notary public in and for the State of Washington duly commissioned and sworn personally appeared (Title) P.J. Bilanko Jr. Vice President of Columbia Federal Savings Bank, a Washington Corporation, the aforementioned instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument.
Witness my hand and official seal the date and year first above written.

Cathy M. Johnson
Notary Public in and for the State of Washington,
residing at Wenatchee (Stamp below)

LAND SURVEYORS CERTIFICATE:

I hereby certify that the perimeter boundaries of this Plat as represented hereon are true and correct and are based on an actual survey and subdivision of Section 20, Township 24 North, Range 6 East, W.M.; that the courses and distances are shown correctly hereon, and that monuments will be set and all property corners will be staked correctly on the ground.

Paul R. Kib
Professional Land Surveyor
Washington License No: 16915



TREASURERS' CERTIFICATES:

I HEREBY CERTIFY 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 uses, are paid in full this 25th day of Sept., 1986, A.D.

Agat Less
FINANCE DIRECTOR, CITY OF ISSAQUAH

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 uses, are paid in full this 16th day of NOV., 1986, A.D.

D. LEE DEDRICK
KING COUNTY TREASURER
ACTING FINANCE DIRECTOR

Joseph Swelley
DEPUTY TREASURER

APPROVALS:

I HEREBY CERTIFY that this Plat of Terra Highlands is Duly Approved by the City of Issaquah Development Commission this 1ST day of OCTOBER 1986, A.D.

Dorey M. Shwin
CHAIRMAN, DEVELOPMENT COMMISSION

Jan M. Guard
SECRETARY, DEVELOPMENT COMMISSION

EXAMINED AND APPROVED This 19 day of November 1986, A.D.

Paul Hilgberg
DIRECTOR, DEPARTMENT OF DEVELOPMENT REVIEW

EXAMINED AND APPROVED This 20th day of November 1986, A.D.

A.J. Culvey
MAYOR, CITY OF ISSAQUAH

ATTEST: Sinta Ruckle
CLERK, CITY OF ISSAQUAH

EXAMINED AND APPROVED This 10th day of October 1986, A.D.

William W. Cih
DIRECTOR OF PUBLIC WORKS

EXAMINED AND APPROVED This 25th day of November 1986, A.D.

RUTH RIDDER
KING COUNTY ASSESSOR

S.T. Shwin
DEPUTY COUNTY ASSESSOR

RECORDING CERTIFICATE: 8611262063

Filed for record at the request of the City of Issaquah this 26 day of NOV 1986, at 58 minutes past 2 P.M., and recorded in Volume 135 of PLATS pages 70-71, records of King County, Washington.

Division of Records and Elections.

JANE HAGUE
MANAGER

JAMES S. WEEKS
Superintendent of Records

G.R. Severson
WEXFORD DEVELOPMENT CORPORATION (PRESIDENT)
Majorie Severson
WEXFORD DEVELOPMENT CORPORATION (SECRETARY)
P.J. Bilanko Jr.
VICE PRESIDENT
COLUMBIA FEDERAL SAVINGS BANK (TITLE)