

# WEST SUNSET WAY

IN THE SE1/4, SW1/4, AND THE SW1/4, SE1/4, SEC. 28, T.24N., R.6E., W.M.  
ISSAQUAH, KING COUNTY, WASHINGTON

### DEDICATION:

KNOW ALL PEOPLE 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 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.

Note: No new public roads were built for this plat.

IN WITNESS WHEREOF we set our hands and seals:

CamWest Development Inc., A Washington Corporation:

By: S.H. Camp President  
Its: President

Washington Federal Savings, A United States Corporation:

By: Janeleir  
Its: SR. Vice Pres.

### ACKNOWLEDGMENTS:

STATE OF WASHINGTON )  
COUNTY OF King ) s.s.

On this 22 day of FEBRUARY, 1999, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Eric H. Campbell President and Secretary Secretary, respectively, of CamWest Development Inc. the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that Eric H. Campbell authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

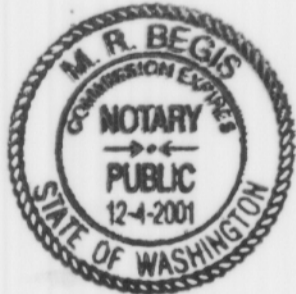


Lisa A. Nilsson  
Notary Public in and for the State of  
Washington, residing at Kirkland  
My appointment expires 12/22/02

STATE OF WASHINGTON )  
COUNTY OF King ) s.s.

On this 22<sup>nd</sup> day of Feb., 1999, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Lorelei G. Stoves President and S. Vice Secretary, respectively, of Washington Federal Savings, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.



M.R. Begis  
Notary Public in and for the State of  
Washington, residing at Maple  
My appointment expires 12-4-2001

### APPROVALS

Examined and approved this 31 day of MARCH, 1999

Jon J. Hoff  
City of Issaquah, Director of Public Works

Examined and approved this 31<sup>st</sup> day of MARCH, 1999

Mark  
City of Issaquah, Planning Director/ Manager

Examined and approved this 31 day of March, 1999

Sheldon  
City of Issaquah, City Engineer

Examined and approved this 2<sup>nd</sup> day of April, 1999

James R. Blake  
City of Issaquah, Finance Director

Examined and approved this 7<sup>th</sup> day of April, 1999

Theresa Paul Hulse  
City of Issaquah, Hearing Examiner

Examined and approved this 2<sup>nd</sup> day of April, 1999

Ava Frisinger Attest: Linda Ruckle  
Mayor, City of Issaquah City Clerk

Examined and approved this 15<sup>th</sup> day of APRIL, 1999

SCOTT NOBLE Jim  
King County Assessor Deputy King County Assessor

Account No's 282406-9156-07, & 282406-9350-01

### 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 other public use, are paid in full. This 15<sup>th</sup> day of April, 1999.

FINANCE DIVISION, KING COUNTY  
D. Lee Dedrick  
Manager, King County Finance Division



### REGISTERED LAND SURVEYOR'S CERTIFICATION

I, Richard R. Kitz, a Registered professional land surveyor do hereby certify that the plat of West Sunset Way is based on an actual survey and that the distances, courses and angles are shown thereon correctly and that monuments will be set and lot corners staked on the ground as shown on the plat and that I have fully complied with the provisions of the platting regulations.

R.R. Kitz 16915  
Richard R. Kitz Washington License No.

### RECORDING CERTIFICATE 9904150883

Filed for record at the request of the City of Issaquah this 15<sup>th</sup> day of April, 1999, at 27 minutes past 9:00 a.m. and recorded in Volume 189 of Plats, pages 36 thru 39, Records of King County, Washington.

### DIVISION OF RECORDS AND ELECTIONS

Dr. Kitz Ual Word  
Manager Superintendent of Records



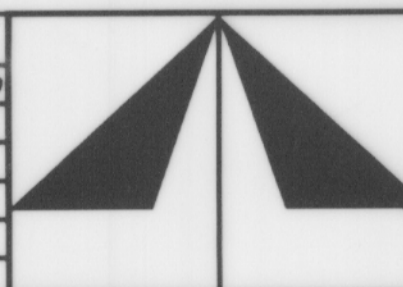
### SUBDIVIDER:

CAMWEST DEVELOPMENT, INC.  
P.O. BOX 676  
KIRKLAND, WA. 98083  
(425)637-9747

### SURVEYOR:

RICHARD R. KITZ  
EASTSIDE CONSULTANTS, INC.  
415 RAINIER BLVD. N.  
ISSAQUAH, WA. 98027  
(425)392-5351

JOB NO. 98107
DATE 11/98, REV 1/99
SCALE N/A
DESIGNED S. KITZ
DRAWN S. KITZ
CHECKED R. KITZ
APPROVED



**EASTSIDE CONSULTANTS, INC.**  
415 RAINIER BLVD. N. PH:(206)392-5351  
ISSAQUAH, WASHINGTON 98027 FAX:392-4676 ENGINEERS SURVEYORS

SHEET 1 OF 4

# WEST SUNSET WAY

IN THE SE1/4, SW1/4, AND THE SW1/4, SE1/4, SEC. 28, T.24N., R.6E., W.M.  
ISSAQUAH, KING COUNTY, WASHINGTON

### EASEMENT PROVISIONS

An easement shall be reserved for and granted to Puget Sound Energy Company, U.S. West Communications and any cable television company and their respective successors and assigns under and upon a strip of land 5 feet in width having 2.5 feet of said width on each side of the centerline of grantee's facilities as constructed or to be constructed, extended or relocated, lying within said premises, in which to install, lay, construct, renew, operate and maintain underground distribution systems with necessary facilities and other equipment for the purpose of serving this subdivision and other property with utility services, together with the right to enter upon the lots at all times for the purpose herein stated. These easements entered upon for these purposes shall be restored as near as possible to their original condition. No lines or wires for the transmission of electrical current or for telephone use, cable television, fire or police signals or for other purposes, shall be placed upon any lot unless the same shall be underground or in conduit attached to a building.

An easement is hereby reserved for and granted to the City of Issaquah under and upon all public and private streets and upon the easements and tracts shown on the plat and described herein for water and sanitary sewer utilities, and pedestrian access. The City of Issaquah shall have the right to construct, maintain, replace, repair and operate utilities, sanitary sewer mains, and access facilities, and appurtenances within and together with the right to enter upon, said easements at all times for the purposes stated. Structures, fill or obstructions (including but not limited to decks, patios, outbuildings or overhangs) shall not be permitted within these easements. The surface of said easements may be used by the property owner if such use does not interfere with the installation or maintenance of the sewer main or other utilities.

### NOTES/RESTRICTIONS

- The utility easements shown shall benefit the City of Issaquah for the purpose of public water and/or sanitary sewer utilities as noted in the easement provisions above.
- A Pedestrian Access Easement, Tract D, conveys to the public a beneficial interest in the land within the easement to provide for public pedestrian access within the easement and to connect to public sidewalks.
- Native Growth Protection Easements (NGPE), Tracts A and B, convey 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 the NGPE area shall require City approval prior to undertaking such work. Maintenance of vegetation and all other elements of the NGPE shall be the responsibility of the homeowner's association. The city of Issaquah shall not be responsible for maintaining any aspect of the NGPE.
- Each home in this plat shall be constructed with a fire retardant sprinkler system and shall be constructed with fire retardant composition shingles or other roof materials which meet UBC standard 15-2. Prior to installation of the roofing material, the manufacturer, type, and ICBO or UL listing of the shingle shall be submitted to the fire chief, or his/her designee, to determine whether the selected shingle meets this standard.
- This plat is subject to the "Declaration of Covenants, Conditions and Restrictions" applicable to West Sunset Way Subdivision recorded under King County Recording No. \_\_\_\_\_ as they may be amended from time to time, and to the "Conditions of Approval" for West Sunset Way Subdivision on file with the City of Issaquah.
- All individual stub-outs, from public utilities that are owned, operated, and maintained by the City of Issaquah, shall be privately owned and maintained by the lot owner.
- All building downspouts, footing drains and drains from all impervious surfaces such as patios and driveways shall be connected to the approved permanent storm drain system. Storm drainage from individual lots shall not discharge directly onto slopes greater than 40 percent, except as approved by the City, such as for lots 1,4,6,7 and 8.
- Structures and obstructions (including, but not limited to, decks, patios, outbuildings, or overhangs beyond 18 inches) are prohibited to intrude into any Utility, Access, Pedestrian Access, Drainage, or Native Growth Protection Easement.
- The Private Road shall be for vehicular and pedestrian access, private storm drainage easement, public sanitary sewer easement and public water easement. The Private Road and private storm drainage system shall be owned and maintained by the homeowners association pursuant to the Declaration of Covenants. The public utilities lying within the private road shall be owned and maintained by the City of Issaquah.
- Designated easements will provide for joint use for access and utilities for the lots they serve. Maintenance costs will be shared equally among the lots they serve in common.
- The adjacent parcel use easements indicated are for the use of the designated parcel for general passive recreation use, landscaping, and construction and maintenance of a deck. The underlying owner reserves the right of access within and across said easement for the purpose of normal maintenance and repair of structure.
- The drainage easements shown shall benefit the homeowner's association for the purpose of installing and maintaining drainage facilities.
- The rocky easements shown shall benefit the homeowner's association for the purpose of installing and maintaining rock retaining walls and associated drainage facilities.
- The retaining wall easements shown shall benefit the homeowner's association for the purpose of installing and maintaining retaining walls and associated drainage facilities.
- No lot or portion of a lot in this plat shall be divided and sold or result 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.

- Prior to issuance of building permits for individual lots, the owner of the lots shall pay a School Impact Fee of \$2,797 per single family unit and \$609 per multifamily unit in accordance with Ordinance #2163.
- Development Standards: All lots shall meet the following development standards of the Cluster Development Standards within the MF-M zoning district as follows:

<u>Exterior Property Lines of Property</u>	
Front Yard Setback (South Lot Line - Sunset Way):	10 feet
Side Yard Setback (West and East Lot Line):	8 feet
Rear Yard Setback (North Lot Line):	20 feet
Interior Lot Line Setbacks: 5 feet, or location of the buildings within the building footprints as shown on sheets 3 and 4, or as reduced by the Planning Department.	
Maximum Impervious Surface Coverage (Overall Development):	50%
-Note: Individual lots may exceed Impervious Surface Maximum.	
Minimum Pervious Surface Coverage (Overall Development):	50%
Base Building Height:	40 feet
Maximum Building Height with Administrative Adjustment of Standards:	50 feet

### LEGAL DESCRIPTION

#### PARCEL A:

TRACT A OF CITY OF ISSAQUAH SHORT PLAT NO. SP-77-08, ACCORDING TO PLAT RECORDED SEPTEMBER 8, 1977 UNDER RECORDING NO. 7709080665, IN KING COUNTY, WASHINGTON, BEING A PORTION OF LOT 5, BLOCK 1, MOUNTAINEER, DIV. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 91 OF PLATS, PAGES 53 AND 54, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 28, NORTH 0°42'42" EAST 30 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 28 AND 33, OF SAID TOWNSHIP AND RANGE;  
THENCE NORTH 0°42'42" EAST 626.83 FEET ALONG SAID NORTH AND SOUTH CENTERLINE;  
THENCE SOUTH 89°24'24" EAST 449.31 FEET;  
THENCE SOUTH 0°39'05" WEST 627.76 FEET;  
THENCE NORTH 89°17'18" WEST 450 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 28; THENCE N01°52'18"E ALONG THE WEST LINE THEREOF 552.97 FEET TO THE SOUTHEAST CORNER OF LOT 6, BLOCK 1, PLAT OF MOUNTAINEER DIVISION NO. 3, AS PER PLAT FILED IN VOLUME 91 OF PLATS ON PAGES 53 AND 54, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING N01°52'18"E 85.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE S47°16'10"E 32.65 FEET; THENCE S25°05'43"W 54.26 FEET; THENCE S01°52'18"W 14.99 FEET; THENCE N68°03'02"W 3.51 FEET TO THE TRUE POINT OF BEGINNING.

#### PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 28, NORTH 0°42'42" EAST 656.83 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 28 AND 33 OF SAID TOWNSHIP AND RANGE;  
THENCE CONTINUING NORTH 0°42'42" EAST ALONG SAID CENTERLINE 164.21 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND CONVEYED TO F. HARRIS AND ALICE HARRIS, HUSBAND AND WIFE, BY DEED RECORDED NOVEMBER 12, 1931, UNDER RECORDING NO. 2698516; THENCE EAST ALONG THE SOUTH LINE OF SAID HARRIS PARCEL, 449.31 FEET;  
THENCE SOUTH 164.57 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND CONVEYED TO JOHN TALUS BY DEED RECORDED JANUARY 31, 1922, UNDER RECORDING NO. 1586365; THENCE NORTH 89°24'24" WEST ALONG THE NORTH LINE OF SAID TALUS PARCEL, 449.31 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RESERVATIONS AND EXCEPTIONS INCLUDING THE TERMS AND CONDITIONS THEREOF AS FILED UNDER AUDITOR'S FILE NO.'S 1586365, 2694339 AND 4165810.

SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 91 OF PLATS AT PAGE 53 IN KING COUNTY, WASHINGTON.

SUBJECT TO AN ELECTRICAL TRANSMISSION LINE EASEMENT AS FILED UNDER AUDITOR'S FILE NO. 6614140.

SUBJECT TO AN ELECTRICAL TRANSMISSION LINE EASEMENT AS FILED UNDER RECORDING NO. 7301150521.

SUBJECT TO CONVENANTS, CONDITIONS, RESTRICTIONS AND/OR EXCEPTIONS AS FILED UNDER RECORDING NO. 8712281052.

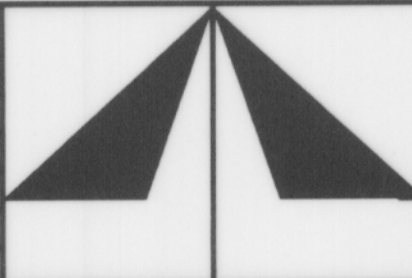
SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS FILED UNDER RECORDING NO. 9003210350.

SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS, AND PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SHORT PLAT RECORDED UNDER RECORDING NO. 7709080665.



2/15/99

JOB NO. 98107
DATE 11/98, REV 1/99
SCALE N/A
DESIGNED S. KITZ
DRAWN S. KITZ
CHECKED R. KITZ
APPROVED



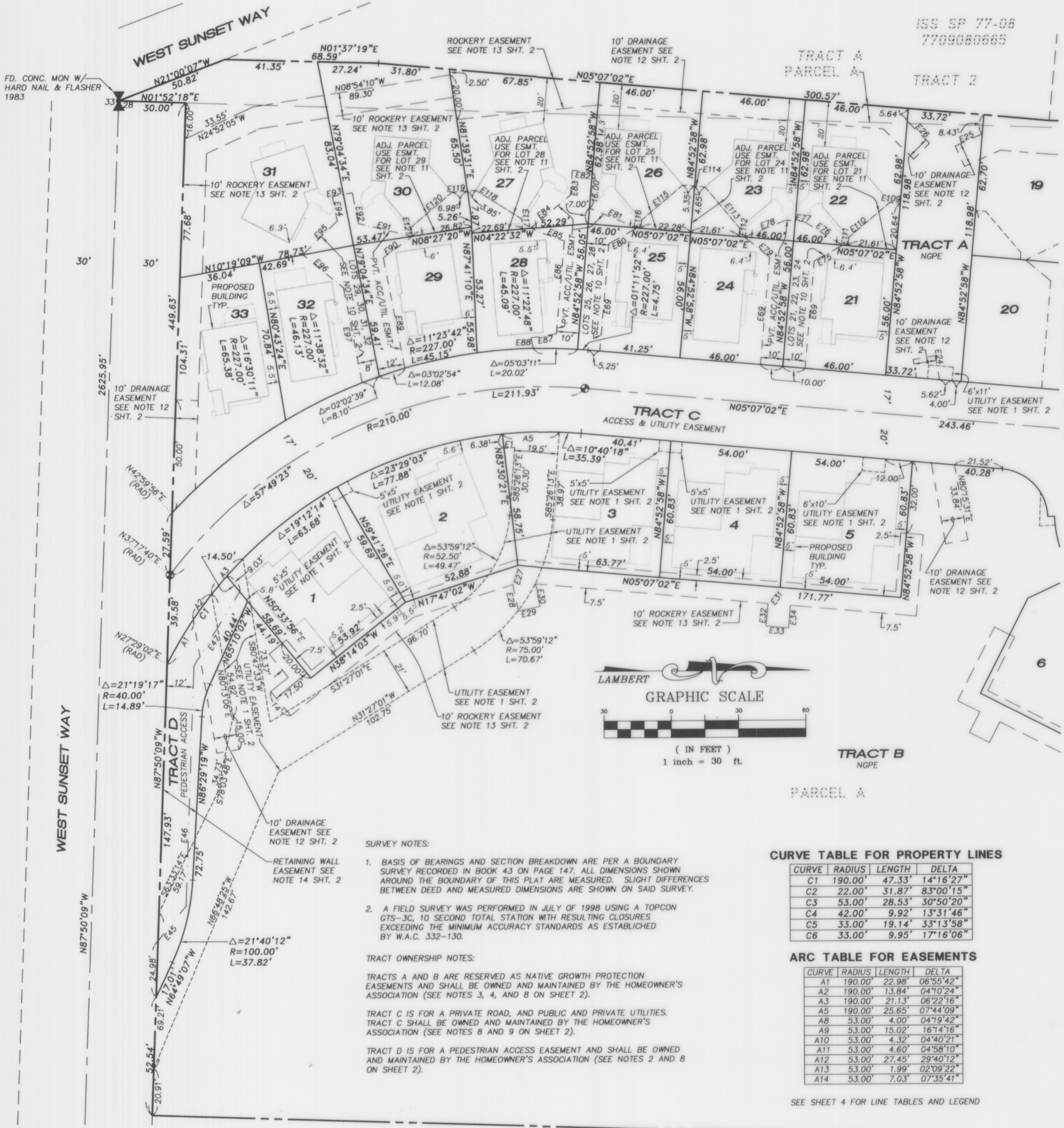
**SHEET 2 OF 4**

**EASTSIDE CONSULTANTS, INC.**  
415 RAINIER BLVD. N PH:(206)392-5351 ENGINEERS  
ISSAQUAH, WASHINGTON 98027 FAX:392-4676 SURVEYORS

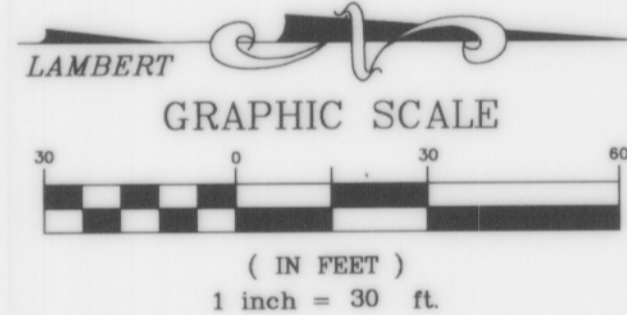
# WEST SUNSET WAY

IN THE SE1/4, SW1/4, AND THE SW1/4, SE1/4, SEC. 28, T.24N., R.6E., W.M. ISSAQUAH, KING COUNTY, WASHINGTON

ISS SP 77-08  
7709080665



SEE SHEET 4



**SURVEY NOTES:**

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A BOUNDARY SURVEY RECORDED IN BOOK 43 ON PAGE 147. ALL DIMENSIONS SHOWN AROUND THE BOUNDARY OF THIS PLAT ARE MEASURED. SLIGHT DIFFERENCES BETWEEN DEED AND MEASURED DIMENSIONS ARE SHOWN ON SAID SURVEY.
2. A FIELD SURVEY WAS PERFORMED IN JULY OF 1998 USING A TOPCON GTS-3C, 10 SECOND TOTAL STATION WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS ESTABLISHED BY W.A.C. 332-130.

**TRACT OWNERSHIP NOTES:**

TRACTS A AND B ARE RESERVED AS NATIVE GROWTH PROTECTION EASEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (SEE NOTES 3, 4, AND 8 ON SHEET 2).

TRACT C IS FOR A PRIVATE ROAD, AND PUBLIC AND PRIVATE UTILITIES. TRACT C SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (SEE NOTES 8 AND 9 ON SHEET 2).

TRACT D IS FOR A PEDESTRIAN ACCESS EASEMENT AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (SEE NOTES 2 AND 8 ON SHEET 2).

**CURVE TABLE FOR PROPERTY LINES**

CURVE	RADIUS	LENGTH	DELTA
C1	190.00'	47.33'	14°16'27"
C2	22.00'	31.87'	83°00'15"
C3	53.00'	28.53'	30°50'20"
C4	42.00'	9.92'	13°31'46"
C5	33.00'	19.14'	33°13'58"
C6	33.00'	9.95'	17°16'06"

**ARC TABLE FOR EASEMENTS**

CURVE	RADIUS	LENGTH	DELTA
A1	190.00'	22.98'	06°55'42"
A2	190.00'	13.84'	04°10'24"
A3	190.00'	21.13'	06°22'16"
A5	190.00'	25.65'	07°44'09"
A8	53.00'	4.00'	04°19'42"
A9	53.00'	15.02'	16°14'16"
A10	53.00'	4.32'	04°40'21"
A11	53.00'	4.60'	04°58'10"
A12	53.00'	27.45'	29°40'12"
A13	53.00'	1.99'	02°09'22"
A14	53.00'	7.03'	07°35'41"

SEE SHEET 4 FOR LINE TABLES AND LEGEND



JOB NO. 98107
DATE 11/98, REV 1/99
SCALE 1"=30'
DESIGNED S. KITZ
DRAWN S. KITZ
CHECKED R. KITZ
APPROVED

CHOPAKA CONDO VOL. 99, PG. 1-5  
AF. COR. 9508070441

**SHEET 3 OF 4**

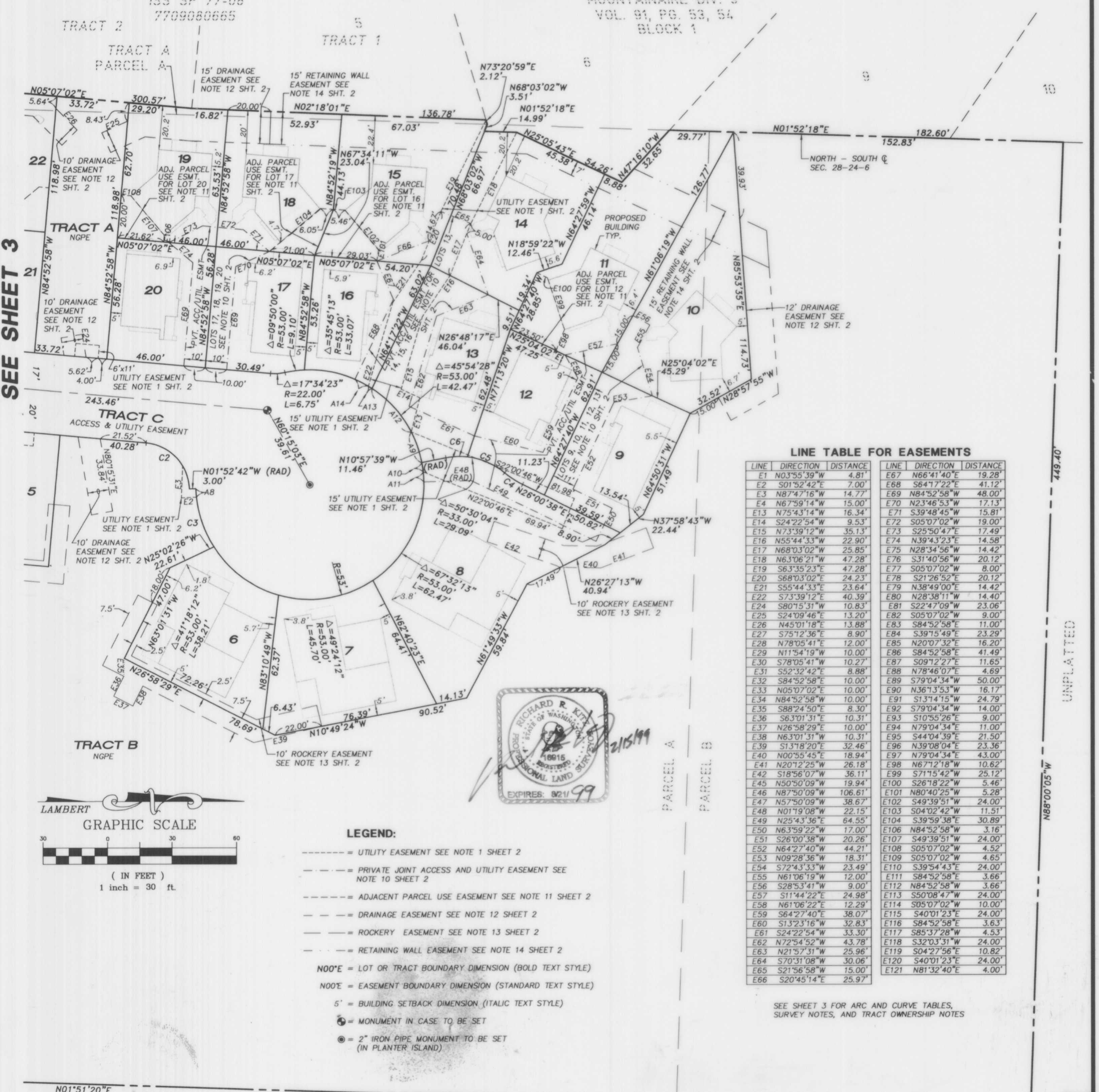
**EASTSIDE CONSULTANTS, INC.**  
415 RAINIER BLVD. N ISSAQUAH, WASHINGTON 98027  
PH: (206) 392-5351 ENGINEERS  
FAX: 392-4676 SURVEYORS

# WEST SUNSET WAY

IN THE SE1/4, SW1/4, AND THE SW1/4, SE1/4, SEC. 28, T.24N., R.6E., W.M.  
ISSAQUAH, KING COUNTY, WASHINGTON

ISS SP 77-08  
7709080665

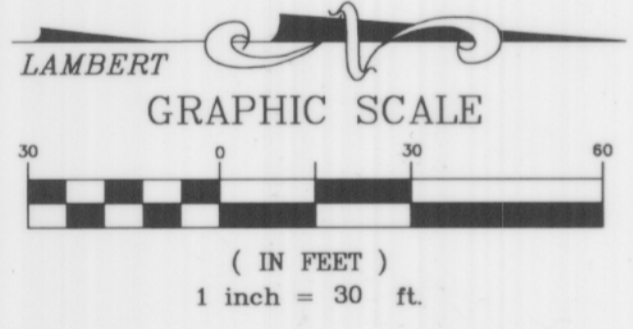
MOUNTAINEIRE DIV. 3  
VOL. 91, PG. 53, 54  
BLOCK 1



**LINE TABLE FOR EASEMENTS**

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
E1	N03°55'39"W	4.81'	E67	N66°41'40"E	19.28'
E2	S01°52'42"E	7.00'	E68	S64°17'22"E	41.12'
E3	N87°47'16"W	14.77'	E69	N84°52'58"W	48.00'
E4	N67°59'14"W	15.00'	E70	N23°46'53"W	17.13'
E13	N75°43'14"W	16.34'	E71	S39°48'45"W	15.81'
E14	S24°22'54"W	9.53'	E72	S05°07'02"W	19.00'
E15	N73°39'12"W	35.13'	E73	S25°50'47"E	17.49'
E16	N55°44'33"W	22.90'	E74	N39°43'23"E	14.58'
E17	N68°03'02"W	25.85'	E75	N28°34'56"W	14.42'
E18	N63°06'21"W	47.28'	E76	S31°40'56"W	20.12'
E19	S63°35'23"E	47.28'	E77	S05°07'02"W	8.00'
E20	S68°03'02"E	24.23'	E78	S21°26'52"E	20.12'
E21	S55°44'33"E	23.64'	E79	N39°43'23"E	14.42'
E22	S73°39'12"E	40.39'	E80	N28°38'11"W	14.40'
E24	S80°15'31"W	10.83'	E81	S22°47'09"W	23.06'
E25	S24°09'46"E	13.20'	E82	S05°07'02"W	9.00'
E26	N45°01'18"E	13.88'	E83	S84°52'58"E	11.00'
E27	S75°12'36"E	8.90'	E84	S39°15'49"E	23.29'
E28	N78°05'41"E	12.00'	E85	N20°07'32"E	16.20'
E29	N11°54'19"W	10.00'	E86	S84°52'58"E	41.49'
E30	S78°05'41"W	10.27'	E87	S09°12'27"E	11.65'
E31	S52°32'42"E	8.88'	E88	N78°46'07"E	4.69'
E32	S84°52'58"E	10.00'	E89	S79°04'34"W	50.00'
E33	N05°07'02"E	10.00'	E90	N36°13'53"W	16.17'
E34	N84°52'58"W	10.00'	E91	S13°14'15"W	24.79'
E35	S88°24'50"E	8.30'	E92	S79°04'34"W	14.00'
E36	S63°01'31"E	10.31'	E93	S10°55'26"E	9.00'
E37	N26°58'29"E	10.00'	E94	N79°04'34"E	11.00'
E38	N63°01'31"W	10.31'	E95	S44°04'39"E	21.50'
E39	S13°18'20"E	32.46'	E96	N39°08'04"E	23.36'
E40	N00°55'45"E	18.94'	E97	N79°04'34"E	43.00'
E41	N20°12'25"W	26.18'	E98	N67°12'18"W	10.62'
E42	S18°56'07"W	36.11'	E99	S71°15'42"W	25.12'
E45	N50°50'09"W	19.94'	E100	S26°18'22"W	5.46'
E46	N87°50'09"W	106.61'	E101	N80°40'25"W	5.28'
E47	N57°50'09"W	38.67'	E102	S49°39'51"W	24.00'
E48	N01°19'08"W	22.15'	E103	S04°02'42"W	11.51'
E49	N25°43'36"E	64.55'	E104	S39°59'38"E	30.89'
E50	N63°59'22"W	17.00'	E106	N84°52'58"W	3.16'
E51	S26°00'38"W	20.26'	E107	S49°39'51"W	24.00'
E52	N64°27'40"W	44.21'	E108	S05°07'02"W	4.52'
E53	N09°28'36"W	18.31'	E109	S05°07'02"W	4.65'
E54	S72°43'33"W	23.49'	E110	S39°54'43"E	24.00'
E55	N61°06'19"W	12.00'	E111	S84°52'58"E	3.66'
E56	S28°53'41"W	9.00'	E112	N84°52'58"W	3.66'
E57	S11°44'22"E	24.98'	E113	S50°08'47"W	24.00'
E58	N61°06'22"E	12.29'	E114	S05°07'02"W	10.00'
E59	S64°27'40"E	38.07'	E115	S40°01'23"E	24.00'
E60	S13°23'16"W	32.83'	E116	S84°52'58"E	3.63'
E61	S24°22'54"W	33.30'	E117	S85°37'28"W	4.53'
E62	N72°54'52"W	43.78'	E118	S32°03'31"W	24.00'
E63	N21°57'31"W	25.96'	E119	S04°27'56"E	10.82'
E64	S70°31'08"W	30.06'	E120	S40°01'23"E	24.00'
E65	S21°56'58"W	15.00'	E121	N81°32'40"E	4.00'
E66	S20°45'14"E	25.97'			

SEE SHEET 3 FOR ARC AND CURVE TABLES, SURVEY NOTES, AND TRACT OWNERSHIP NOTES



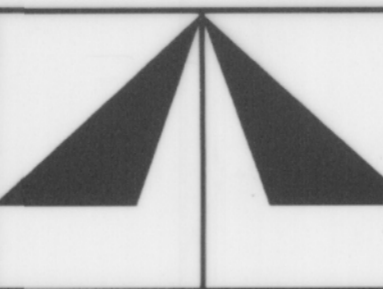
- LEGEND:**
- UTILITY EASEMENT SEE NOTE 1 SHEET 2
  - PRIVATE JOINT ACCESS AND UTILITY EASEMENT SEE NOTE 10 SHEET 2
  - ADJACENT PARCEL USE EASEMENT SEE NOTE 11 SHEET 2
  - DRAINAGE EASEMENT SEE NOTE 12 SHEET 2
  - ROCKERY EASEMENT SEE NOTE 13 SHEET 2
  - RETAINING WALL EASEMENT SEE NOTE 14 SHEET 2
  - N00°E** = LOT OR TRACT BOUNDARY DIMENSION (BOLD TEXT STYLE)
  - N00°E = EASEMENT BOUNDARY DIMENSION (STANDARD TEXT STYLE)
  - 5'* = BUILDING SETBACK DIMENSION (ITALIC TEXT STYLE)
  - ⊙ = MONUMENT IN CASE TO BE SET
  - ⊙ = 2" IRON PIPE MONUMENT TO BE SET (IN PLANTER ISLAND)



CHOPAKA CONDO VOL. 99, PG. 1-5 AF. COR. 9508070441

UNPLATTED

JOB NO. 98107
DATE 11/98, REV 1/99
SCALE 1"=30'
DESIGNED S. KITZ
DRAWN S. KITZ
CHECKED R. KITZ
APPROVED



**SHEET 4 OF 4**

**EASTSIDE CONSULTANTS, INC.**

415 RAINIER BLVD. N  
ISSAQUAH, WASHINGTON 98027

PH: (206) 392-5351  
FAX: 392-4676

ENGINEERS  
SURVEYORS

SEE SHEET 3

UNPLATTED

W 50.00'05"W

N 88°00'05"W

449.40'

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED