

PARK HILL AT ISSAQUAH DIV. 1

VOL./PG.

190 27

A PORTION OF THE S.E. 1/4 OF THE N.E. 1/4, SECTION 21, TWP. 24 N., RANGE 6 E., W.M.
KING COUNTY, WASHINGTON.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST KING COUNTY, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY KING COUNTY.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD KING COUNTY, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUBSURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING KING COUNTY, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF KING COUNTY, ITS SUCCESSORS, OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:

PARK HILL, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: Russell C. Keithly
ITS: Member

LANGLEY RESIDENTIAL, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: Russell C. Keithly
ITS: Member

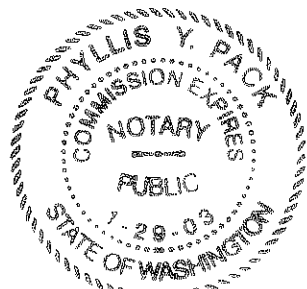
KEYBANK NATIONAL ASSOCIATION

BY: Regan Frick
ITS: Vice President

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF KING

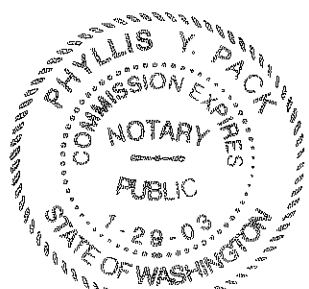
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Russell Keithly SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE / SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED IT AS THE Member OF PARK HILL, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED May 27, 1999
SIGNATURE OF NOTARY PUBLIC Phyllis Y. Pack
PRINTED NAME Phyllis Pack
RESIDING AT Redmond, WA
MY APPOINTMENT EXPIRES 1-29-03

STATE OF WASHINGTON
COUNTY OF KING

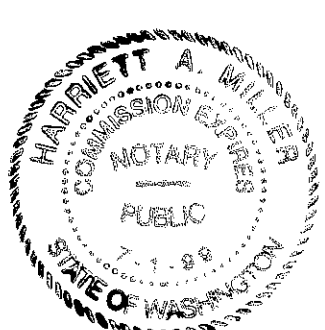
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Russell Keithly SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE / SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED IT AS THE Member OF LANGLEY RESIDENTIAL, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED May 27, 1999
SIGNATURE OF NOTARY PUBLIC Phyllis Y. Pack
PRINTED NAME Phyllis Y. Pack
RESIDING AT Redmond, WA
MY APPOINTMENT EXPIRES 1-29-03

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT REGAN FRICK SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE / SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF KEYBANK NATIONAL ASSOCIATION TO BE THE FREE AND VOLUNTARY ACT SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED MAY 27, 1999
SIGNATURE OF NOTARY PUBLIC Harriett A. Miller
PRINTED NAME HARRIETT A MILLER
RESIDING AT Mountlake Terrace
MY APPOINTMENT EXPIRES 7-1-99



Penhallegon Associates
Consulting Engineers, Inc.

750 SIXTH STREET KIRKLAND, WA 98033 (425) 827-2014

Engineering
Planning
Surveying

APPROVALS:

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 3RD DAY OF JUNE, 1999

SCOTT NOBLE

KING COUNTY ASSESSOR

John Elletts

DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER 212406-9004

KING COUNTY COUNCIL

EXAMINED AND APPROVED THIS 1st DAY OF June, 1999

Quise Miller

CHAIRPERSON, KING COUNTY COUNCIL

ATTEST: Juvenio

CLERK OF THE COUNCIL

DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES

EXAMINED AND APPROVED THIS 3rd DAY OF June, 1999

John E. P.
DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS 3RD DAY OF JUNE, 1999

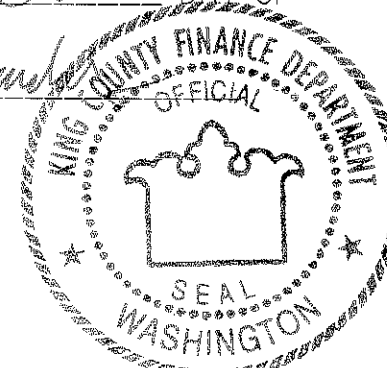
Raymond E. Florent, PLS
MANAGER, LAND USE SERVICES DIVISION

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 3rd DAY OF June 3, 1999, 1999

D. Lee Dedrick
MANAGER, FINANCE DIVISION

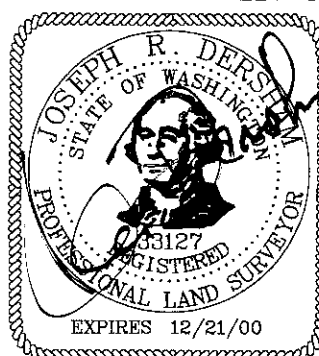
DEPUTY



COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF PARK HILL AT ISSAQUAH DIV. 1 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 21, 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.



Joe Dersham 6-2-99
JOSEPH R. DERSHAM, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 33127
PENHALLEGON ASSOCIATES CONSULTING ENGINEERS, INC.
750 SIXTH STREET SOUTH
KIRKLAND, WASHINGTON 98033
(425) 827-2014

RECORDING CERTIFICATE:

RECORDING NO. 9906081905

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS 8th DAY OF June 1999, AT 30 MINUTES PAST 1:00 P.M. AND RECORDED IN VOLUME 190 OF PLATS, PAGES 27 THROUGH 33, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS.

John E. P.

MANAGER

Uat Wood

SUPERINTENDENT OF RECORDS

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

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GENERAL NOTES

19. THE PRIVATE 10' STORM DRAIN EASEMENTS WITHIN TRACTS D, E, F, & H ARE FOR THE BENEFIT OF TRACTS E & F. TRACTS E & F SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THE STORM DRAIN SYSTEM WITHIN THE EASEMENT AREA. KING COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO INSPECT, MAINTAIN, AND REPAIR THE STORM DRAIN SYSTEM.

20. THE PRIVATE 10' STORM DRAIN EASEMENTS WITHIN LOT 15 ARE FOR THE BENEFIT OF TRACTS E & F AND LOT 15. LOT 15 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THE STORM DRAIN SYSTEM.

21. THE PRIVATE 15' SANITARY SEWER EASEMENTS WITHIN TRACT F AND LOT 15 ARE FOR THE BENEFIT OF TRACTS E & F. TRACTS E & F SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THE SANITARY SEWER SYSTEM WITHIN THE EASEMENT AREA.

22. THE PRIVATE 10' SANITARY SEWER EASEMENTS WITHIN TRACT F ARE FOR THE BENEFIT OF TRACTS E & F. TRACT E & F SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THE SANITARY SEWER SYSTEM WITHIN THE EASEMENT AREA.

24. TRACT H IS RESERVED FOR FUTURE DEVELOPMENT.

25. THE 15' STORM DRAINAGE EASEMENT WITHIN TRACTS D & E IS FOR THE BENEFIT OF KING COUNTY FOR DRAINAGE OF 229TH AVENUE SE. TRACT E SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THE STORM DRAIN SYSTEM WITHIN THE EASEMENT AREA. KING COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO INSPECT, MAINTAIN, AND REPAIR THE STORM DRAIN SYSTEM.

26. EASEMENT FOR INGRESS, EGRESS, AND UTILITIES FOR THE BENEFIT OF TRACT F. THIS EASEMENT WILL BE AUTOMATICALLY EXTINGUISHED AND SUPERSEDED BY THE DEDICATION OF A PERMANENT RIGHT-OF-WAY OR BY THE CREATION OF A PERMANENT EASEMENT OVER TRACT E TO THE COMMON BOUNDARY WITH TRACT F AT THE TIME OF FINAL PLAT APPROVAL OF DIVISION II OR BY THE CONVEYANCE OF TRACT F TO AN ABUTTING PROPERTY OWNER WITH LEGAL ACCESS.

27. KING COUNTY TECHNICAL REVIEW IS REQUIRED PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS OR APPROVALS AUTHORIZING DEVELOPMENT OR CONSTRUCTION ACTIVITIES WITHIN TRACTS C, E, F, & H.

28. THE OWNER(S) OF THE LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE OWNER(S) OF THE TRACTS BENEFITED, AS IDENTIFIED IN THE EASEMENT PROVISION NOTES, A PERPETUAL EASEMENT FOR THE CONSTRUCTION AND USE OF THE FACILITIES (STORM DRAIN AND SANITARY SEWER SYSTEMS) IDENTIFIED IN THE EASEMENT PROVISION NOTES. THESE EASEMENTS AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS AND ASSIGNS OF THE OWNER(S) OF THE LAND HEREBY BURDENED. THE OWNER(S) OF TRACTS BENEFITED AND THEIR SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW, AT SUCH TIME AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF ACTIVITIES RELATED TO CONSTRUCTING, MAINTAINING, REPAIRING, ALTERING OR RECONSTRUCTING SAID FACILITIES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY; PROVIDED THAT SUCH ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER THAT IS THE LEAST DAMAGING TO ANY EXISTING IMPROVEMENTS. IN THE EVENT THAT SAID PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR TO WHAT THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE ONE BENEFITED. THE OWNER(S) OF THE BURDENED LOT/TRACT SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID FACILITIES. HOWEVER, THE OWNER(S) OF THE BURDENED LOT/TRACT SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ALSO THE OWNER SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREAS IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE OWNER(S) OF THE LOT(S) BENEFITED PURSUANT TO ITS RESTORATION DUTIES HEREIN.

29. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS UNDER RECORDING NO. 9709171119.

30. SUBJECT TO RESERVATIONS AND EXCEPTIONS, RESERVING MINERAL, COAL AND IRON RIGHTS AND MINING RIGHTS, CONTAINED IN DEED NO. 114853.

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER IN SECTION 21,
TOWNSHIP 24 NORTH, RANGE 6 EAST W.M., IN KING COUNTY, WASHINGTON:

EXCEPT THOSE PORTIONS CONVEYED TO KING COUNTY FOR ROAD PURPOSES
BY DEEDS RECORDED UNDER AUDITOR'S FILE NOS. 1540624 AND 4955652;

EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING
COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SAID SOUTHEAST CORNER BEING A POINT ON THE WEST LINE OF OVERDALE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 80 OF PLATS, PAGE 60, RECORDS OF KING COUNTY, WASHINGTON; THENCE NORTH 01 DEGREE 21'33" EAST ALONG THE EAST LINE OF SAID SUBDIVISION AND THE WEST LINE OF OVERDALE PARK A DISTANCE OF 172.55 FEET TO THE TRUE POINT OF BEGINNING;

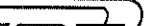
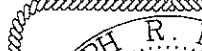
THENCE CONTINUING NORTH 01 DEGREE 21'33" EAST ALONG SAID EAST LINE OF SAID SUBDIVISION AND THE WEST LINE OF OVERDALE PARK A DISTANCE OF 425.00 FEET TO THE NORTHWEST CORNER OF LOT 6 OF OVERDALE PARK;

THENCE NORTH 88 DEGREES 38'27" WEST AT RIGHT ANGLES TO SAID EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 200.00 FEET;

THENCE SOUTH 01 DEGREE 21'33" WEST PARALLEL WITH SAID EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 225.00 FEET;

THENCE SOUTH 43 DEGREES 38'27" EAST, A DISTANCE OF 282.84 FEET TO THE TRUE POINT OF BEGINNING.

NO COVENANTS WRITTEN FOR DIVISION 1

 Penhallegon Associates Consulting Engineers, Inc. 750 SIXTH STREET KIRKLAND, WA 98033 (425) 827-2014	Engineering Planning Surveying		VOL. / PG. <div style="font-size: 2em; font-weight: bold;">190 28</div>
PROJECT NO. 99542.20	SHEET: <div style="font-size: 2em; font-weight: bold;">2</div> OF <div style="font-size: 2em; font-weight: bold;">7</div>		

D.D.E.S. FILE NO. L96P0032

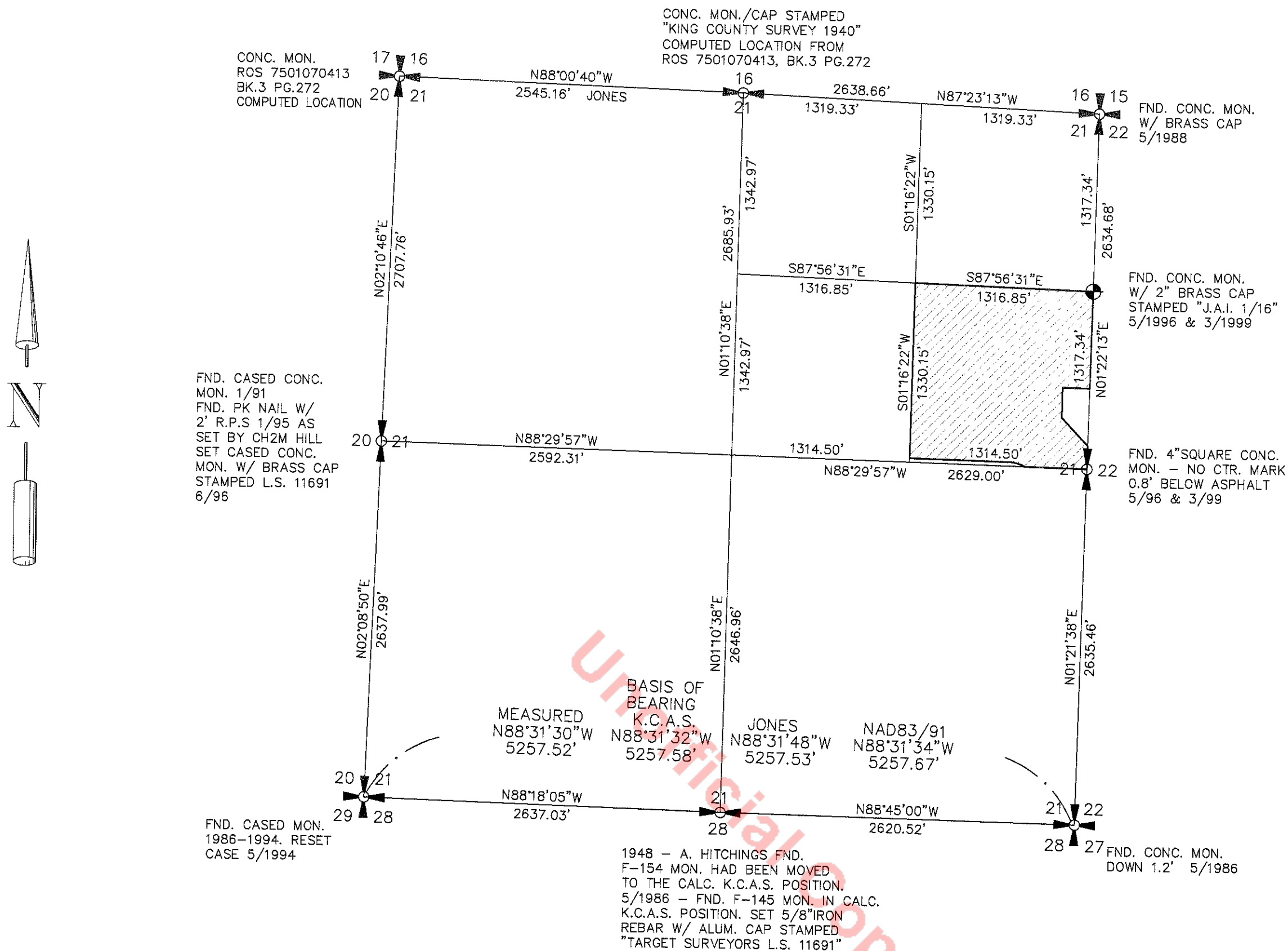
PARK HILL AT ISSAQUAH DIV. 1

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SECTION SUBDIVISION

SCALE: 1" = 800'

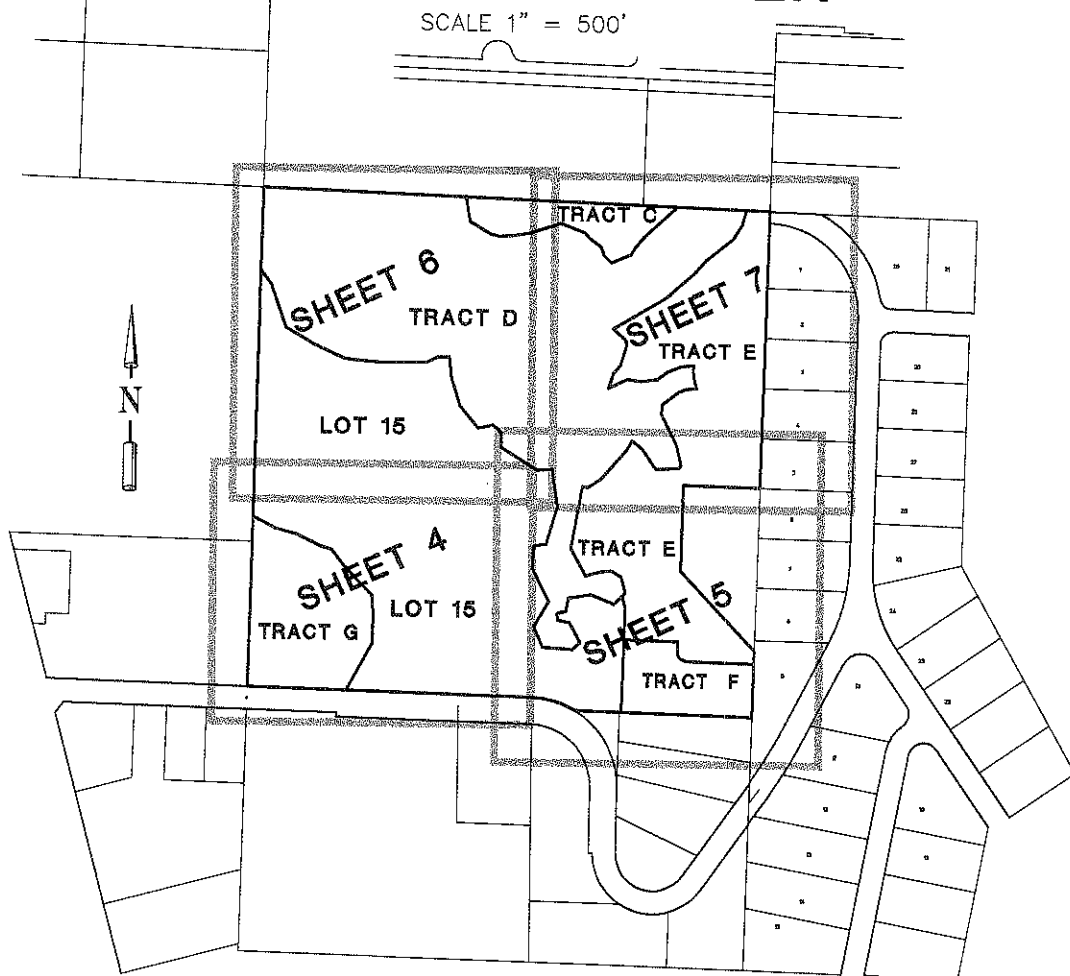


BASIS OF BEARINGS & SUBDIVISION NOTE:
SECTION 21 SUBDIVISION BY JONES ASSOC. BOUNDARY SURVEY FOR LAKE
SAMMAMISH STATE PARK BY R.O.S. IN BOOK 3 PAGES 272-272B, RECORDED
UNDER NO. 7501070413 AND VERIFIED BY MEASUREMENTS TAKEN FROM 1985 TO
1999 BY TARGET SURVEYORS, INC. NOW KNOWN AS PENHALLEGON ASSOC., INC.

BASIS OF BEARINGS IS K.C.A.S. FROM THE SW CORNER TO THE SE CORNER OF
OF SECTION 21 AS MEASURED IN 1985 AND ADJUSTED IN 1994.

MAP SHEET INDEX

SCALE 1" = 500'

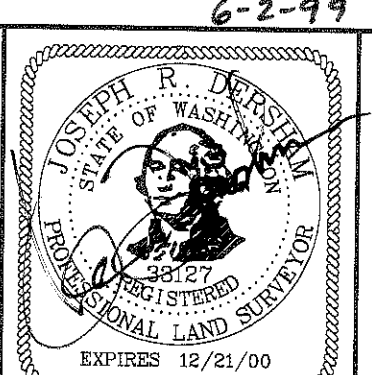


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ACE Engineering Planning Surveying
Penhallegon Associates
Consulting Engineers, Inc.
750 SIXTH STREET KIRKLAND, WA 98033 (425) 827-2014

PROJECT NO.
99542.20

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A PORTION OF THE S.E. 1/4 OF THE N.E. 1/4, SECTION 21, TWP. 24 N., RANGE 6 E., W.M.
KING COUNTY, WASHINGTON.

SEE SHEET 6

LOT 15 MULTIFAMILY DEVELOPMENT

EXISTING DEVELOPED SITE
Grading Permit No. L97G0082
Building Permit Nos. B97L0038 & B98C0007
AREA = 518,149 SQ. FT. / 11.90 ACRES ±

EX. 15' S.P.W. & S.D.
WATER ESMT. PER
REC. NO. 9903170393
REC. NO. 9903170394
REC. NO. 9903170395

EX. 15' S.P.W. & S.D.
SEWER ESMT. PER
REC. NO. 9903170392

EX. 15' S.P.W. & S.D.
SEWER ESMT. PER
REC. NO. 9903170392

EX. 15' S.P.W. & S.D.
WATER ESMT. PER
REC. NO. 9903170393
REC. NO. 9903170394
REC. NO. 9903170395

SLOPE CUT/FILL ESMT.
ALONG SE 56th ST.
WIDTH NOT DEFINED
REC. NO. 4955652

ROAD DEED TO K.C.
REC. NO. 1540624

ALBERTSON / BMC WEST
BNDING SITE PLAN 008500
VOL. 175 / 21-23

TRACT G WETLAND / DETENTION POND

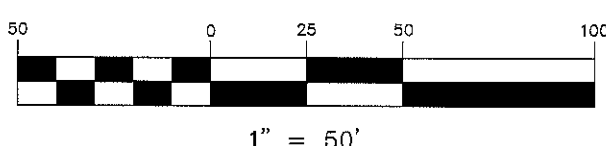
AREA = 113,510 SQ. FT. / 2.61 ACRES ±

FND. CASED MON.
1/1991-4/1999

E LK SAMMAMISH
PARKWAY SE

STORM DRAIN EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L100	89.98	S46°00'42"W
L101	143.60	S89°23'10"W
L102	62.21	S77°40'48"W
L103	53.84	N68°59'07"W
L104	65.57	N51°30'04"W
L105	141.00	N16°14'00"W
L106	65.00	S82°54'36"W
L107	349.26	N88°29'57"W
L108	94.00	S01°30'03"W
L109	176.90	S02°49'22"W
L110	182.16	S01°48'29"W
L111	57.44	N71°41'01"E
L112	16.53	N08°29'28"E
L113	171.62	N03°28'54"E
L114	65.83	N26°31'17"E
L115	134.09	N08°07'19"W
L116	46.48	N73°13'13"E
L117	42.71	N63°55'37"E
L118	201.73	S52°06'15"E

GRAPHIC SCALE



LEGEND

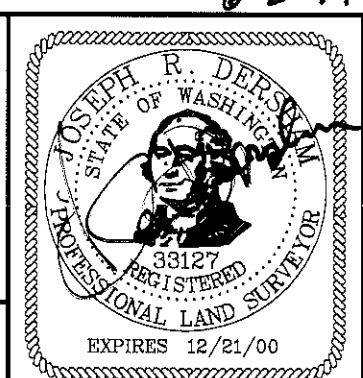
---	CENTERLINE	---	EXISTING EASEMENT LINE
---	PROPERTY LINE	---	NEW EASEMENT LINE
---	LOT/TRACT LINE	⊙	CASED MONUMENT AS NOTED
---	RIGHT-OF-WAY LINE	⊗	REFER TO NOTE "XX" UNDER GENERAL NOTES ON SHEET 2
---	DITCH LINE / FLOW	⊙	FOUND REBAR AND CAP
---	WET LAND LINE		
---	STEEP SLOPE AREAS		
---	B.S.B.L.		

D.D.E.S. FILE NO. L96P0032

Penhallegon Associates
Consulting Engineers, Inc.
750 SIXTH STREET KIRKLAND, WA 98033 (425) 827-2014

PROJECT NO. 99542.20

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KING COUNTY, WASHINGTON.

SEE SHEET 7

TRACT E FUTURE DEVELOPMENT TRACT

AREA = 297,786 SQ. FT. / 6.84 ACRES ±

TRACT D FUTURE DEVELOPMENT TRACT

AREA = 577,657 SQ. FT.
13.26 ACRES ±
STEEP SLOPE AREA

TRACT H FUTURE DEVELOPMENT TRACT

AREA = 43,955 SQ. FT.
1.01 ACRES ±

TRACT F FUTURE DEVELOPMENT TRACT

AREA = 54,502 SQ. FT.
1.25 ACRES ±

GRAPHIC SCALE



1" = 50'

LEGEND

CENTERLINE	---	EXISTING EASEMENT LINE
PROPERTY LINE	---	NEW EASEMENT LINE
LOT/TRACT LINE	---	CASED MONUMENT AS NOTED
RIGHT-OF-WAY LINE	---	REFER TO NOTE "XX" UNDER
DITCH LINE/ FLOW	---	GENERAL NOTES ON SHEET 2
WET LAND LINE	---	FOUND REBAR AND CAP
STEEP SLOPE AREAS	---	
B.S.B.L.	---	

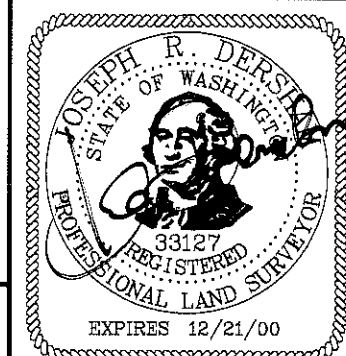
D.D.E.S. FILE NO. L96P0032

IACE**Penhallegon Associates
Consulting Engineers, Inc.**

750 SIXTH STREET KIRKLAND, WA 98033 (425) 827-2014

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PARK HILL AT ISSAQUAH DIV. 1

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LOT 1

KC SP 885059
8710010797

FOUND 1/2" REBAR W/
CAP "D.E.I. 11914"
4/1999

TL 80
UNPLATTED

TRACT C FUTURE DEVELOPMENT TRACT

Future development of Tract C is
dependent upon acquiring access.

TRACT D

PRIVATE OPEN SPACE TRACT

The Land Conservancy of Seattle and King County
Deed of Conservation Easement No. 9708041628
AREA = 577,657 SQ. FT. / 13.26 ACRES ±

Unofficial Copy

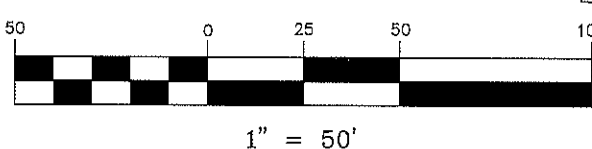
SEE SHEET 7

LOT 15

MULTIFAMILY DEVELOPMENT

EXISTING DEVELOPED SITE
Grading Permit No. L97G0082
Building Permit Nos. B97L0038 & B98C0007
AREA = 518,149 SQ. FT. / 11.90 ACRES ±

GRAPHIC SCALE



LEGEND

—	CENTERLINE	---	EXISTING EASEMENT LINE
---	PROPERTY LINE	---	NEW EASEMENT LINE
---	LOT/TRACT LINE	⊙	CASED MONUMENT AS NOTED
---	RIGHT-OF-WAY LINE	XX	REFER TO NOTE "XX" UNDER GENERAL NOTES ON SHEET 2
---	DITCH LINE/ FLOW	⊙	FOUND REBAR AND CAP
---	WET LAND LINE		
---	STEEP SLOPE AREAS		
---	B.S.B.L.		

PROPERTY LINE DATA TABLE		
LINE	DIRECTION	DISTANCE
L1	N07°46'57"W	34.02'
L2	N11°33'52"W	31.82'
L3	N78°41'39"W	22.07'
L20	S89°59'16"E	29.63'
L21	N63°12'21"E	31.41'

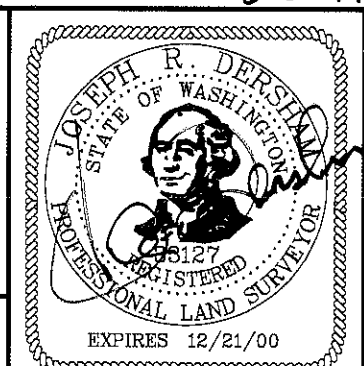


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SHEET: 6 OF 7



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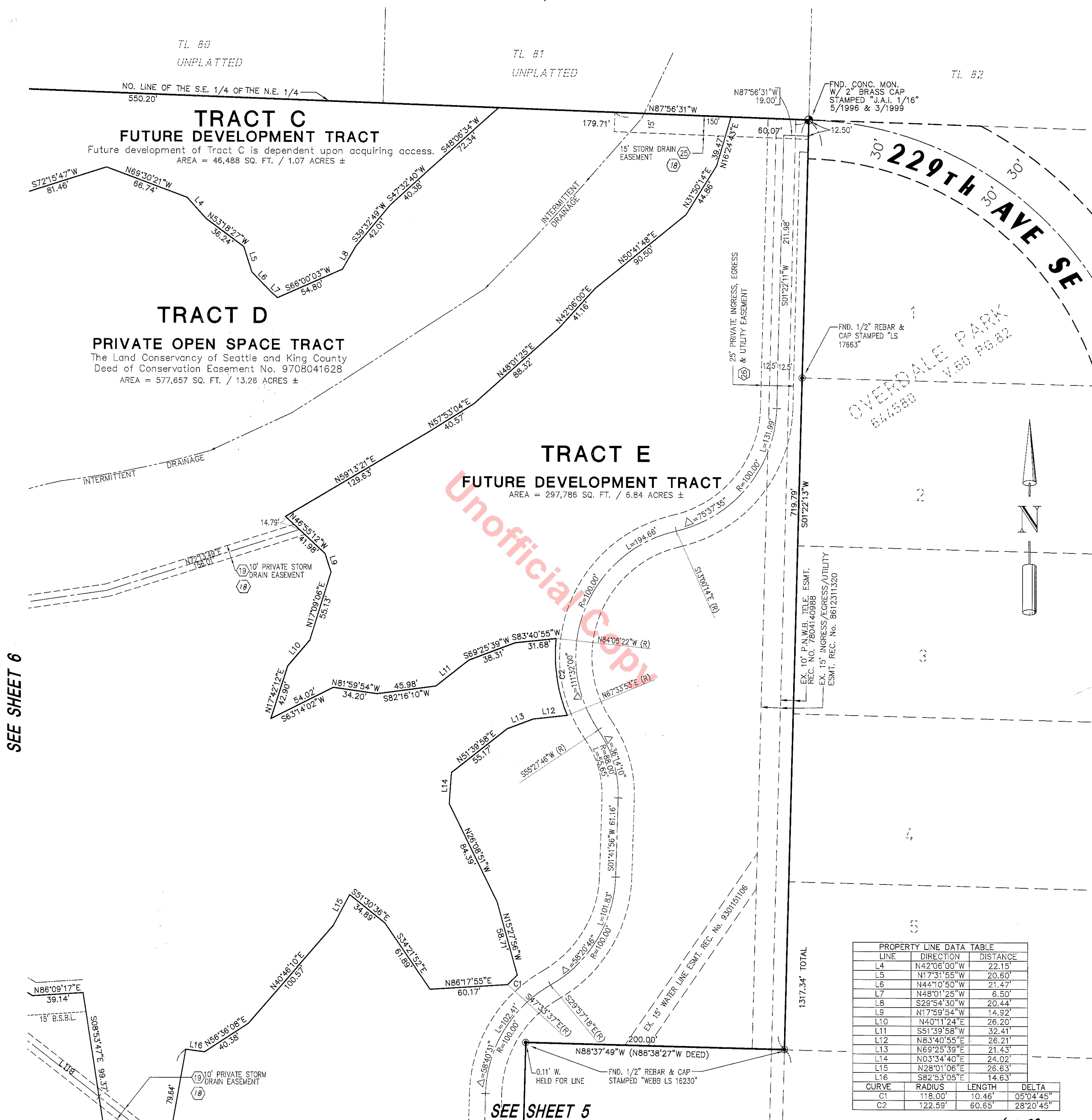
D.D.E.S. FILE NO. L96P0032

PARK HILL AT ISSAQUAH DIV. 1

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A PORTION OF THE S.E. 1/4 OF THE N.E. 1/4, SECTION 21, TWP. 24 N., RANGE 6 E., W.M.
KING COUNTY, WASHINGTON.

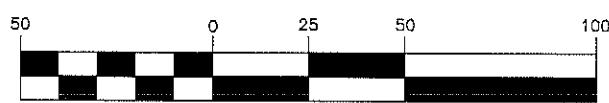


SEE SHEET 6

SEE SHEET 5

6-2-99

GRAPHIC SCALE



1" = 50'

LEGEND

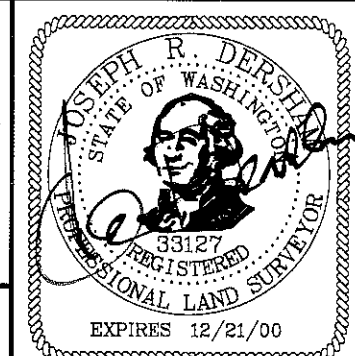
	CENTERLINE		EXISTING EASEMENT LINE
	PROPERTY LINE		NEW EASEMENT LINE
	LOT/TRACT LINE		CASED MONUMENT AS NOTED
	RIGHT-OF-WAY LINE		REFER TO NOTE "XX" UNDER GENERAL NOTES ON SHEET 2
	DITCH LINE/ FLOW		FOUND REBAR AND CAP
	WET LAND LINE		
	STEEP SLOPE AREAS		
	B.S.B.L.		

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