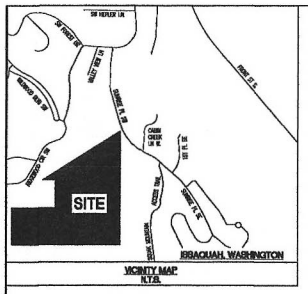
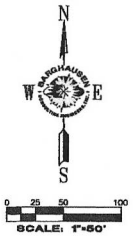


VICINITY MAP
N.T.S.



BOUNDARY and TOPOGRAPHIC SURVEY

A PORTION OF THE SE¼ AND THE SW¼ OF THE SE¼ OF SEC. 33, TWP. 24 NORTH, RGE. 6 EAST, W.M. CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION:
(PER FIDELITY NATIONAL TITLE 2ND COMMITMENT FILE NO. 20368993-410-MP2, DATED APRIL 7, 2014)

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33;
THENCE SOUTH 88°10'17" EAST ALONG THE SOUTH LINE THEREOF 797.51 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88°10'17" EAST ALONG SAID SOUTH LINE 1,158.15 FEET TO A POINT WHICH IS DISTANT 700.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION;
THENCE NORTH 02°02'05" EAST PARALLEL TO THE EAST LINE OF SAID SECTION 1,150 FEET, MORE OR LESS, TO THE CENTERLINE OF CABIN CREEK;
THENCE SOUTHWESTERLY ALONG THE CENTER OF SAID CABIN CREEK 1,000 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33;
THENCE SOUTH 88°53'09" EAST ALONG SAID NORTH LINE 145 FEET, MORE OR LESS, THE EAST LINE OF SAID NORTH HALF;
THENCE SOUTH 02°12'33" WEST ALONG SAID EAST LINE 334.66 FEET TO THE SOUTH LINE OF SAID NORTH HALF;
THENCE NORTH 89°01'43" WEST ALONG SAID SOUTH LINE 543.45 FEET TO A POINT WHICH BEARS NORTH FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 357.36 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT 30 FEET WIDE FOR INGRESS, EGRESS AND UTILITIES, THE CENTERLINE DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF WILDWOOD BOULEVARD SOUTH AND SUNRISE PLACE SOUTHWEST;
THENCE SOUTH 00°28'54" WEST ALONG THE CENTERLINE OF SAID SUNRISE PLACE SOUTHWEST 394.80 FEET TO THE TERMINATION OF SAID SUNRISE PLACE SOUTHWEST AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00°28'54" WEST 43.66 FEET TO A TANGENT CURVE HAVING A RADIUS OF 315.63 FEET;
THENCE ALONG SAID CURVE TO THE LEFT THROUGH AN ANGLE OF 26°44'00" 147.28 FEET;
THENCE SOUTH 21°17'06" EAST 132.98 FEET;
THENCE SOUTH 10°52'53" EAST 68.10 FEET TO A TANGENT CURVE HAVING A RADIUS OF 500.00 FEET;
THENCE ALONG SAID CURVE TO THE LEFT THROUGH AN ANGLE 17°20'13" 151.28 FEET;
THENCE SOUTH 28°13'06" EAST 192.47 FEET TO A TANGENT CURVE HAVING A RADIUS OF 30.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT THROUGH AN ANGLE 04°58'42" 46.73 FEET;
THENCE SOUTH 84°49'38" WEST 202.48 FEET TO A TANGENT CURVE HAVING A RADIUS OF 100.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT THROUGH AN ANGLE OF 26°46'37" 46.73 FEET;
THENCE NORTH 88°27'47" WEST 108.89 FEET TO A TANGENT CURVE HAVING A RADIUS OF 100.00 FEET;
THENCE ALONG SAID CURVE TO THE LEFT THROUGH AN ANGLE OF 46°42'13" 81.51 FEET;
THENCE SOUTH 46°50'00" WEST 257.60 FEET TO A TANGENT CURVE HAVING A RADIUS OF 50.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT THROUGH AN ANGLE OF 49°52'37" 43.57 FEET;
THENCE NORTH 83°14'33" WEST 35.75 FEET THROUGH A TANGENT CURVE HAVING A RADIUS OF 25.00 FEET;
THENCE ALONG SAID CURVE TO THE LEFT THROUGH AN ANGLE OF 105°45'50" 46.07 FEET;
THENCE SOUTH 06°49'28" EAST 81.25 FEET TO A TANGENT CURVE HAVING A RADIUS OF 50.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT THROUGH AN ANGLE OF 72°17'02" 63.08 FEET;
THENCE SOUTH 63°27'37" WEST 60 FEET, MORE OR LESS, TO A TERMINATION POINT ON THE NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT ANY PORTION LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT.

SITUATE IN THE CITY OF ISSAQUAH, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS: (NAD 83/91)
NORTH 03°23'32" WEST, AS MEASURED BETWEEN WSDOT MONUMENT 4656 (S1783) AND WSDOT MONUMENT 4662(S1787).

VERTICAL DATUM: NAVD 88

VERTICAL BENCHMARK:
WSDOT MONUMENT 4656 (S1783), BEING A FOUND 1 1/2" ALUMINUM DISK SET IN THE NORTHWEST CORNER OF A POWER VAULT AT THE NORTHERLY INTERSECTION OF MOUNTAINSIDE DRIVE AND KINGWOOD DRIVE S.W.
ELEV.=634.01 US FEET

DATES OF SURVEY:
FIELD SURVEY BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN MAY, 2016.
ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THAT TIME.

TAX ACCOUNT NUMBER:
A.P.N. 332406-9508

AREA:
858,229± SF (19.7± AC.)

REFERENCE SURVEYS:
1. KELLAR, A BINDING SITE PLAN, REC. NO. 19990902000332

PROCEDURE / NARRATIVE:
A FIELD TRAVERSE USING A TOPCON PS AND A TOPCON GR-5 SUPPLEMENTED WITH FIELD NOTES, WAS PERFORMED, ESTABLISHING THE ANGULAR, VERTICAL AND DISTANCE RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

SURVEYOR'S NOTE:

FIDELITY NATIONAL TITLE 2ND COMMITMENT FILE NO. 20368993-410-MP2, DATED APRIL 7, 2014 WAS HELD FOR THE BOUNDARY. SCHEDULE B, ITEM 6 WAS THE ONLY PLOTTABLE EASEMENT FOUND AND IS SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

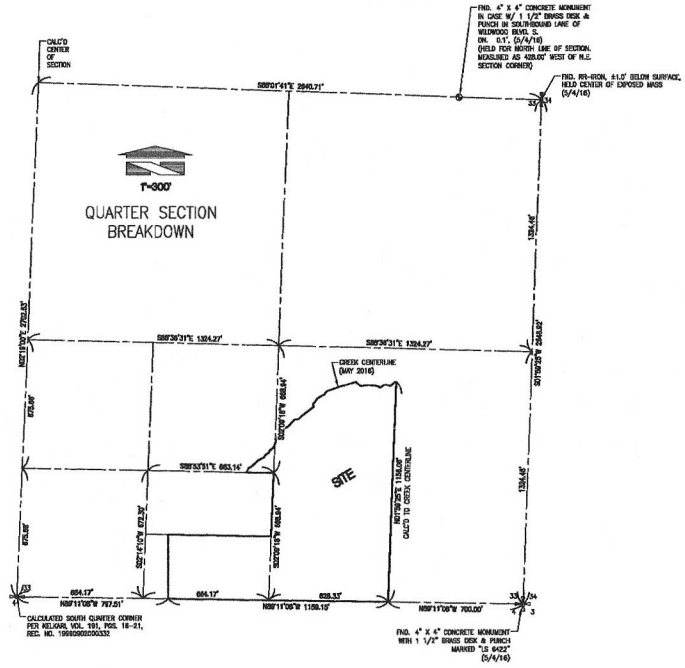
TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECTION AND CORRECTLY REFLECTS THE CONDITIONS OF THIS SITE AS OF THE DATE OF THE FIELD SURVEY.

6/3/2016
DATE

OWEN B. HILLE, P.L.S.
WASHINGTON REGISTRATION NO. 40016

OWEN B. HILLE
STATE OF WASHINGTON
40016
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE SIGNED 6/3/2016



No.	Date	By	Ckd.	Appr.	Revision

Title: BOUNDARY and TOPOGRAPHIC SURVEY
A PORTION OF THE SE¼ AND SW¼ OF THE SE¼ OF SEC. 33, TWP. 24 NORTH, RGE. 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WA.

For: SQUAK MOUNTAIN ESTATES, LLC

Scale: Horizontal / Vertical

Designed ___ PCW
Drawn ___ PCW
Checked ___ OBH
Approved ___ OBH
Date 6/01/16

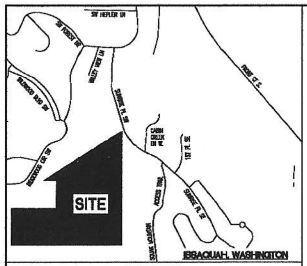
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 18045
Sheet 1 of 3

File:C:\18000s\18045\survey\18045T001.dwg Date/Time:6/3/2016 3:12 PM Scale:1" = 1' CHILLE Xref: ____

BOUNDARY and TOPOGRAPHIC SURVEY

A PORTION OF THE SE¼ AND THE SW¼ OF THE SE¼ OF SEC. 33, TWP. 24 NORTH, RGE. 6 EAST, W.M. CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



VICINITY MAP
N.T.S.

SCALE: 1"=50'

SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION AND QUARTER SECTION BREAKDOWN

LINE TABLE		
LINE	DIST	BEARING
L1	25.38'	N25°23'11"E
L2	22.54'	N60°53'08"E
L3	21.70'	N47°44'28"E
L4	21.92'	N46°11'40"E
L5	30.82'	N64°19'28"E
L6	17.40'	N33°33'01"E
L7	20.03'	N55°55'34"E
L8	17.26'	N28°28'07"E
L9	11.61'	N63°14'58"E
L10	15.28'	N39°22'25"E
L11	32.13'	N17°48'53"E
L12	31.24'	N21°23'07"E
L13	39.23'	N36°09'37"E
L14	30.63'	N64°39'13"E
L15	23.20'	N43°04'38"E
L16	27.68'	N45°21'20"E
L17	20.13'	N81°58'08"E
L18	22.61'	N44°38'08"E
L19	48.21'	N52°48'17"E
L20	31.87'	N51°18'36"E
L21	13.10'	N20°06'31"W
L22	19.23'	N39°29'56"E
L23	18.66'	N32°44'47"E
L24	40.86'	N59°35'59"E
L25	21.18'	N41°39'29"E
L26	13.54'	N62°40'40"E
L27	53.75'	N71°21'41"E
L28	37.05'	N74°12'06"E
L29	58.16'	N72°00'07"E
L30	17.90'	S44°30'57"E
L31	18.24'	S56°31'15"E
L32	36.83'	N81°41'21"E
L33	17.89'	S86°15'48"E
L34	27.15'	S84°59'45"E
L35	22.87'	S62°06'13"E
L36	26.46'	N55°37'05"E
L37	10.38'	N84°01'17"E
L38	22.77'	S74°09'54"E
L39	32.94'	N47°52'25"E
L40	6.43'	N85°54'54"E

BASIS OF BEARINGS: (NAD 83/91)
NORTH 05°23'52" WEST, AS MEASURED BETWEEN WSDOT MONUMENT 4658 (IS1793) AND WSDOT MONUMENT 4662(IS1797).

VERTICAL DATUM: NAVD 88

VERTICAL BENCHMARK:
WSDOT MONUMENT 4658 (IS1793), BEING A FOUND 1 1/2" ALUMINUM DISK SET IN THE NORTHWEST CORNER OF A POWER VAULT AT THE NORTHERLY INTERSECTION OF MOUNTAINSIDE DRIVE AND IDYLWOOD DRIVE S.W.
ELEV.=634.01 US FEET

DATES OF SURVEY:
FIELD SURVEY BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN MAY, 2016.
ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THAT TIME.

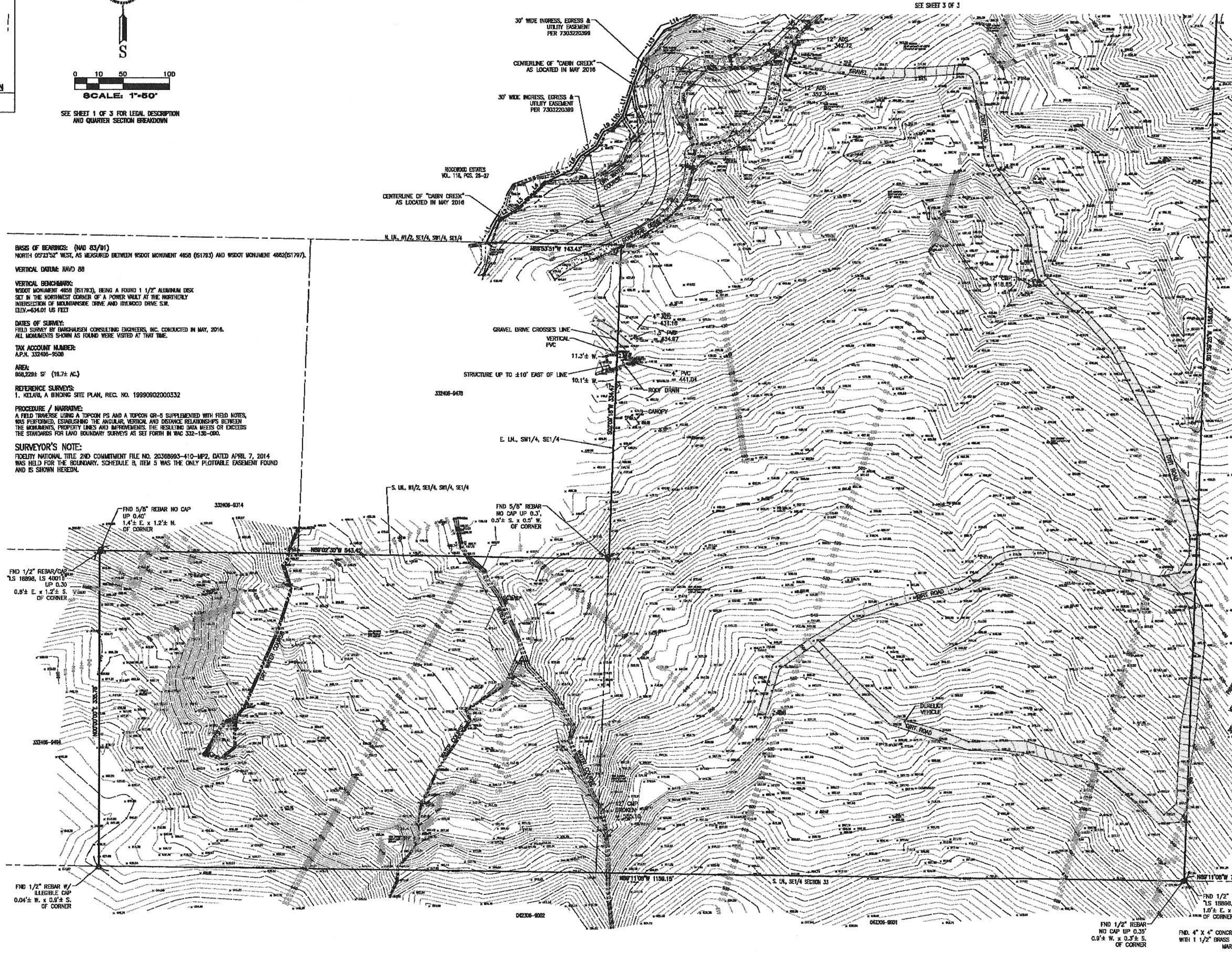
TAX ACCOUNT NUMBER:
A.P.N. 332406-9508

AREA:
858,229± SF (19.7± AC.)

REFERENCE SURVEYS:
1. KELARI, A BINDING SITE PLAN, REC. NO. 19990902000332

PROCEDURE / NARRATIVE:
A FIELD TRAVERSE USING A TOPCON PS AND A TOPCON GR-5 SUPPLEMENTED WITH FIELD NOTES, WAS PERFORMED, ESTABLISHING THE ANGULAR, VERTICAL AND DISTANCE RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

SURVEYOR'S NOTE:
FIDELITY NATIONAL TITLE 2ND COMMITMENT FILE NO. 20368993-410-MP2, DATED APRIL 7, 2014 WAS HELD FOR THE BOUNDARY. SCHEDULE B, ITEM 5 WAS THE ONLY PLOTTABLE EASEMENT FOUND AND IS SHOWN HEREON.



LEGEND

NOTE: NOT ALL SYMBOLS WILL APPEAR IN THE DRAWING

For: SQUAK MOUNTAIN ESTATES, LLC

Title: BOUNDARY and TOPOGRAPHIC SURVEY
A PORTION OF THE SE¼ AND SW¼ OF THE SE¼ OF SEC. 33, TWP. 24 NORTH, RGE. 6 EAST, W.M. CITY OF ISSAQUAH, KING COUNTY, WA.

No.	Date	By	Ckd.	Appr.	Revision

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Designed: — Drawn: RCW Checked: OBH Approved: OBH Date: 6/01/16
Scale: Horizontal 1"=50' Vertical —

OWEN B. HILLE — STATE OF WASHINGTON — PROFESSIONAL LAND SURVEYOR

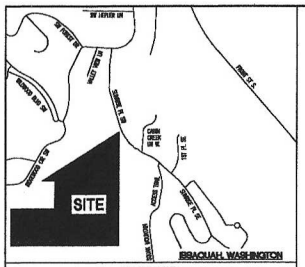
Job Number 18045
Sheet 2 of 3

File:P:\18000s\18045\survey\18045T001.dwg Date/Time:6/3/2016 3:39 PM Scale:1" = 1' PWALLACE Xref: ----

BOUNDARY and TOPOGRAPHIC SURVEY

A PORTION OF THE SE¼ AND THE SW¼ OF THE SE¼ OF SEC. 33, TWP. 24 NORTH, RGE. 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



VICINITY MAP
N.T.S.

LEGEND

- POWER VAULT
- TELEPHONE VAULT
- WATER VAULT
- STREET LIGHT
- LOT LIGHT
- YARD LIGHT OR LAMP
- POWER METER
- POWER POLE
- GUY WIRE
- TRAFFIC SIGNAL
- PEDESTRIAN PUSH BUTTON
- JUNCTION BOX (JBOX)
- TELEPHONE MANHOLE (TMH)
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER CLEANOUT (SSCO)
- GAS METER (GM)
- GAS VALVE
- WATER VALVE (WV)
- FIRE CONNECTION (FFSP)
- FIRE HYDRANT (HYD)
- WATER MANHOLE (WMH)
- WATER METER (WM)
- SPRINKLER
- IRRIGATION BOX (IRB)
- IRRIGATION VALVE (IRV)
- SIGN
- SURVEY MONUMENT (AS NOTED)
- SECTION CORNER (AS NOTED)
- FND. SURVEY MARKER (AS NOTED)
- ASPHALT
- CONCRETE
- GRAVEL
- SANITARY SEWER LINE
- STORM DRAINAGE LINE
- CHAIN LINK FENCE
- WOOD FENCE
- SILT FENCE
- GUARD RAIL / HAND RAIL
- WATER VIA PAINTMARKS
- GAS VIA PAINTMARKS
- TELEPHONE VIA PAINTMARKS
- POWER VIA PAINTMARKS
- OVERHEAD POWER LINES
- EVERGREEN TREE W/SIZE
- DECIDUOUS TREE W/SIZE

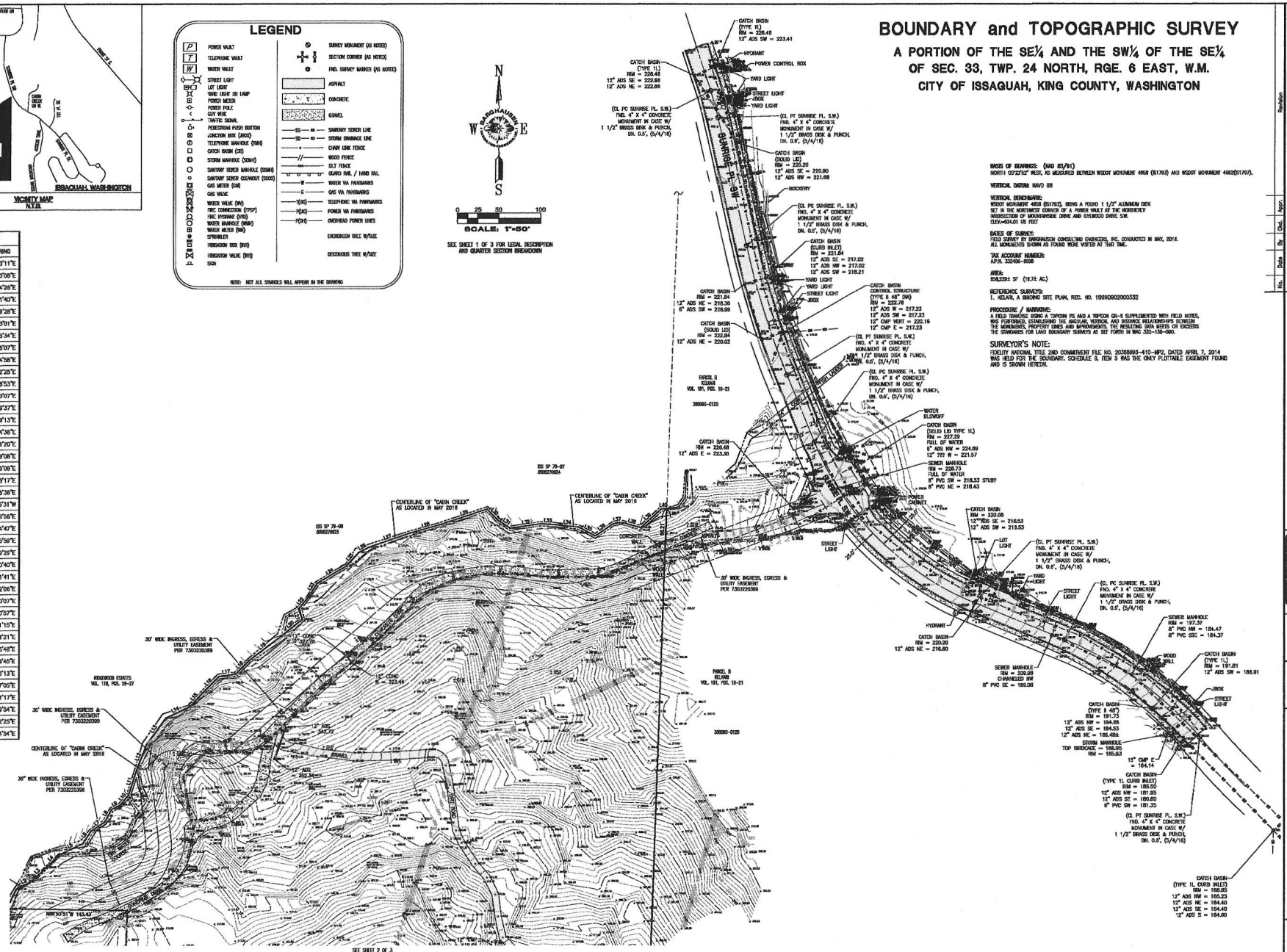
NOTE: NOT ALL SYMBOLS WILL APPEAR IN THE DRAWING

N
W E
S

0 25 50 100
SCALE: 1"=50'

SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION AND QUARTER SECTION BREAKDOWN

LINE TABLE		
LINE	DIST	BEARING
L1	25.38'	N25°23'11"E
L2	22.54'	N60°53'08"E
L3	21.70'	N47°44'26"E
L4	21.92'	N48°11'40"E
L5	30.82'	N64°19'28"E
L6	17.40'	N33°33'01"E
L7	20.03'	N59°55'34"E
L8	17.28'	N28°28'07"E
L9	11.61'	N65°14'58"E
L10	15.28'	N39°22'25"E
L11	32.13'	N17°48'53"E
L12	31.24'	N21°23'07"E
L13	39.23'	N39°09'37"E
L14	30.63'	N84°39'13"E
L15	23.20'	N43°04'38"E
L16	27.68'	N45°21'20"E
L17	20.13'	N81°58'08"E
L18	22.61'	N44°36'08"E
L19	48.21'	N52°48'17"E
L20	31.87'	N51°16'36"E
L21	13.10'	N20°06'31"W
L22	19.23'	N39°29'58"E
L23	18.66'	N32°44'47"E
L24	40.86'	N59°35'58"E
L25	21.16'	N41°39'29"E
L26	13.54'	N62°40'40"E
L27	53.75'	N71°21'41"E
L28	37.05'	N74°12'06"E
L29	58.16'	N72°00'07"E
L30	17.90'	S44°30'57"E
L31	18.24'	S56°31'15"E
L32	36.63'	N81°41'21"E
L33	17.89'	S86°15'48"E
L34	27.15'	S84°59'45"E
L35	22.67'	S62°06'13"E
L36	26.46'	N53°37'05"E
L37	10.38'	N84°01'17"E
L38	22.77'	S74°09'54"E
L39	32.94'	N47°52'25"E
L40	6.43'	N85°34'54"E



BASIS OF BEARINGS: (NAD 83/91)
NORTH 05°27'02" WEST, AS MEASURED BETWEEN WSDOT MONUMENT 4858 (51793) AND WSDOT MONUMENT 4862(51797).

VERTICAL DATUM: NAVD 88

VERTICAL BENCHMARK:
WSDOT MONUMENT 4858 (51793), BEING A FOUND 1 1/2" ALUMINUM DISK SET IN THE NORTHWEST CORNER OF A POWER VAULT AT THE NORTHERLY INTERSECTION OF MOUNTAINSIDE DRIVE AND EDMONDS DRIVE S.W.
ELEV=454.01 US FEET

DATES OF SURVEY:
FIELD SURVEY BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN MAY, 2016.
ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THIS TIME.

TAX ACCOUNT NUMBER:
A.P.N. 332406-9058

AREA:
958,229± SF (18.7± AC.)

REFERENCE SURVEYS:
1. KELLER, A BINDING SITE PLAN, REC. NO. 199009020003332

PROCEDURE / NARRATIVE:
A FIELD TRAVERSE USING A TOPCON PS AND A TOPCON GR-5 SUPPLEMENTED WITH FIELD NOTES WAS PERFORMED, ESTABLISHING THE ANGULAR, VERTICAL AND DISTANCE RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

SURVEYOR'S NOTE:
FIDELITY NATIONAL TITLE 2ND COMMITMENT FILE NO. 20368693-410-MP2, DATED APRIL 7, 2014 WAS HELD FOR THE BOUNDARY. SCHEDULE B, ITEM 5 WAS THE ONLY PLOTTABLE EASEMENT FOUND AND IS SHOWN HEREON.

No.	Date	By	Chk.	Appr.	Revision

Title: BOUNDARY and TOPOGRAPHIC SURVEY
A PORTION OF THE SE¼ AND SW¼ OF THE SE¼ OF SEC. 33, TWP. 24 NORTH, RGE. 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WA.

For: SQUAK MOUNTAIN ESTATES, LLC

STATE OF WASHINGTON — WILLIE BOUNTON — STATE REGISTERED PROFESSIONAL LAND SURVEYOR

Scale: Horizontal 1"=50' Vertical
Designed — PCM
Drawn — DBH
Checked — DBH
Approved — WBH
Date 6/8/16

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 18045
Sheet 3 of 3

File:P:\18000s\18045\survey\18045TOPO1.dwg Date/Time:6/3/2016 3:39 PM Scale:1" = 1' PWALLACE Xref: ------