263/001

250 2ND AVE CONDOMINIUMS, A CONDOMIINIUM

PORTION OF THE S.W. 1/4 OF THE S.W. 1/4 OF SEC. 27, TWP 24N., RGE. 6E., W.M.
CITY OF ISSAQUAH, WASHINGTON

LEGAL DESCRIPTION:

THAT PORTION OF LAND IN SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER BEGINNING AT A POINT ON EAST SUBDIVISION LINE 345.48 FEET SOUTH OF THE NORTHEAST CORNER THEREOF;
THENCE SOUTH 64°57'09" WEST 301.49 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°55'39" EAST 170.32 FEET;
THENCE NORTH 89°22'51" WEST 125 FEET;
THENCE SOUTH 00°55'39" WEST 231 FEET;
THENCE NORTH 64°57'05" EAST TO THE TRUE POINT OF BEGINNING;

LESS PORTION LYING NORTHERLY OF THE FOLLOWING LINE:

BEGINNING 155 FEET SOUTH OF THE NORTHWEST CORNER OF ABOVE DESCRIPTION;
THENCE EAST 77 FEET; THENCE NORTHEASTERLY TO A POINT ON THE EAST LINE OF ABOVE DESCRIPTION 142 FEET SOUTH OF THE NORTHEASET CORNER THEREOF.

DEDICATION

I, THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARE THIS SURVEY MAP AND PLAN AND DEDICATE THE SAME SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT, RCW 64.34, Et Seq. AND NOT FOR ANY PUBLIC PURPOSE. THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF ARE RESTRICTED BY LAW AND DECLARATION FOR 250 2ND AVE CONDOMINIUM, A CONDOMINIUM RECORDED UNDER KING COUNTY RECORDING NUMBER 20090924000414

I FURTHER CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING UNITS CREATED ARE SUBSTANTIALLY COMPLETED.

DECLARANT:
DEBRA McLAIN

Debra McLain
DEBRA McLAIN

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

ON THIS DAY APPEARED BEFORE ME DEBRA McLAIN, TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE SIGNED THE SAME AS HIS/HER VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 17th DAY OF September, 2009

STUART W. CARSON
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
03-29-10

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT: Issaquah, WA
MY COMMISSION EXPIRES 3/29/10

RECORDER'S CERTIFICATE

20090924000413
CARSON NOEL CON 128.00
PAGE-001 OF 003
09/24/2009 12:02
KING COUNTY, WA

_____ THIS _____ DAY
____ .M. AND RECORDED IN
UGH AND INCLUDING _____ ,

$_____

DEPUTY

ASSESSOR'S CERTIFICATE

EXAMINED AND APPROVED THIS 24th DAY OF Sept, 2009;
COPY RECEIVED OF THIS DOCUMENT AND OF THE DECLARATION.

DEPARTMENT OF ASSESSMENTS

BY: L. Gering ASSESSOR BY: DEPUTY ASSESSOR

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND THESE PLANS FOR 250 2ND AVE CONDOMINIUMS, A CONDOMINIUM, REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, WITHIN SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., KING COUNTY, WASHINGTON, THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; THAT THE LOCATION OF BUILDINGS AND DIMENSIONS OF THE UNITS ARE CORRECT; THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID PLANS; THAT ALL INFORMATION REQUIRED BY RCW 64.34.232 IS SHOWN CORRECTLY HEREON, AND THAT I HAVE COMPLIED WITH APPLICABLE STATUTES AND REGULATIONS.

WILLIAM SHUPE HOLMBERG
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 11332
STATE OF WASHINGTON

SURVEYORS CERTIFICATION

WILLIAM SHUPE HOLMBERG, BEING FIRST DULY SWORN ON OATH, DEPOSES AND STATES THAT HE IS A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON SIGNING THE ABOVE CERTIFICATE AND THAT HE HAS EXAMINED THESE PLANS AND SURVEY MAPS AND BELIEVES THE CERTIFICATE TO BE A TRUE STATEMENT.

William Shupe Holmberg
WILLIAM SHUPE HOLMBERG, PLS.

SUBSCRIBED AND SWORN BEFORE ME ON THIS 14th DAY OF September, 2009.

Bonnie M. Babcock
(Signature of Notary)

Bonnie M Babcock
(Legibly Print or Stamp Name of Notary)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT: Renton, WA
MY APPOINTMENT EXPIRES: 9-22-13

BONNIE M. BABCOCK
Notary Public
State of Washington
My Commission Expires
September 22, 2013

BENCH MARKS:

1 1/2" BRASS DISK, SET 1.72' BELOW GRADE, IN A FOGTITE MONUMENT CASE WITH PUNCH MARK IN THE CENTER OF THE INTERSECTION OF FRONT STREET WITH EAST SUNSET WAY.
ELEVATION=94.15 FEET

DATUM:

NAVD 88

BASIS OF BEARING:

ALL BEARING SHOWN HEREON ARE RELATIVE TO A HELD BEARING OF N 03°37'56" E BETWEEN THE FOUND MONUMENTS SHOWN ALONG 2ND AVENUE N.E.

INSTRUMENT NOTE:

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY CONTROL WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

SURVEYOR'S CERTIFICATE

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William Shupe Holmberg

Certificate No. 11332

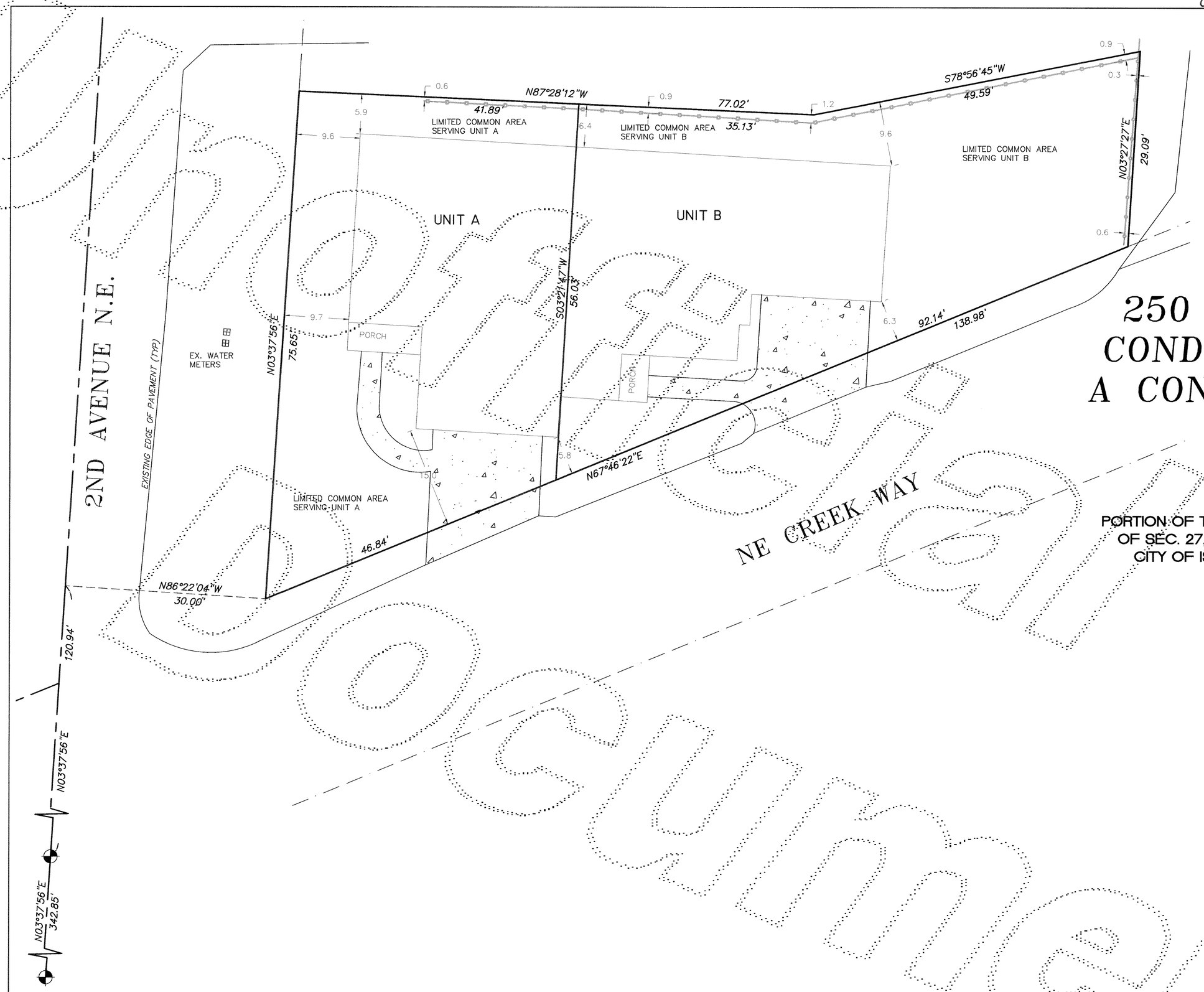
WILLIAM SHUPE HOLMBERG
STATE OF WASHINGTON
11332
REGISTERED
PROFESSIONAL LAND SURVEYOR
9/14/09

CONDOMINIUM SURVEY
FOR
250 2ND AVE CONDOMINIUMS, A CONDOMINIUM

BAIMA & HOLMBERG INC.
ENGINEERS & SURVEYORS
100 FRONT STREET SOUTH ISSAQUAH, WASHINGTON 98027
(425) 392 - 0250 FAX (425) 391 - 3055

DWN. BY	DATE	JOB NO.
JEF	08/16/09	1472-29
CHKD. BY	SCALE	SHEET
W.S.H.	N/A	1 OF 3

263/002



250 2ND AVE CONDOMINIUMS, A CONDOMIINIUM

PORTION OF THE S.W. 1/4 OF THE S.W. 1/4
OF SEC. 27, TWP 24N., RGE. 6E., W.M.
CITY OF ISSAQUAH, WASHINGTON

Unofficial Document

200909240000413
CARSON NOEL CON 128.00
PAGE-002 OF 003
09/24/2009, 12:02
KING COUNTY, WA

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William Shupe Holmberg

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STATE OF WASHINGTON
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DWN. BY JEF	DATE 08/16/09	JOB NO. 1472-29
CHKD. BY W.S.H.	SCALE 1"=10'	SHEET 2 OF 3

263/003

250 2ND AVE CONDOMINIUMS, A CONDOMIINIUM

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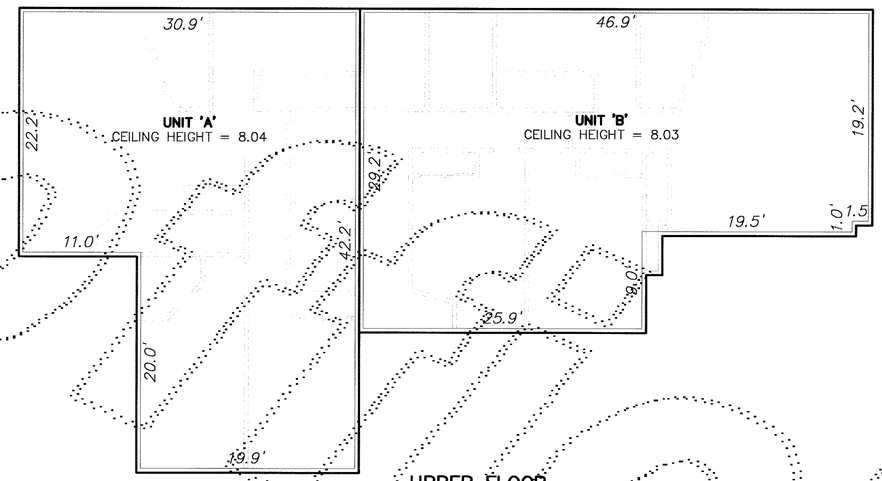
SEC. 27, TWP 24N., RGE. 6E., W.M.
CITY OF ISSAQUAH, WASHINGTON



UPPER FLOOR
1"=10'

UNIT 'A' UPPER FLOOR AREA = 1,087 SQ. FT.
UNIT 'A' LOWER FLOOR AREA = 735 SQ. FT.

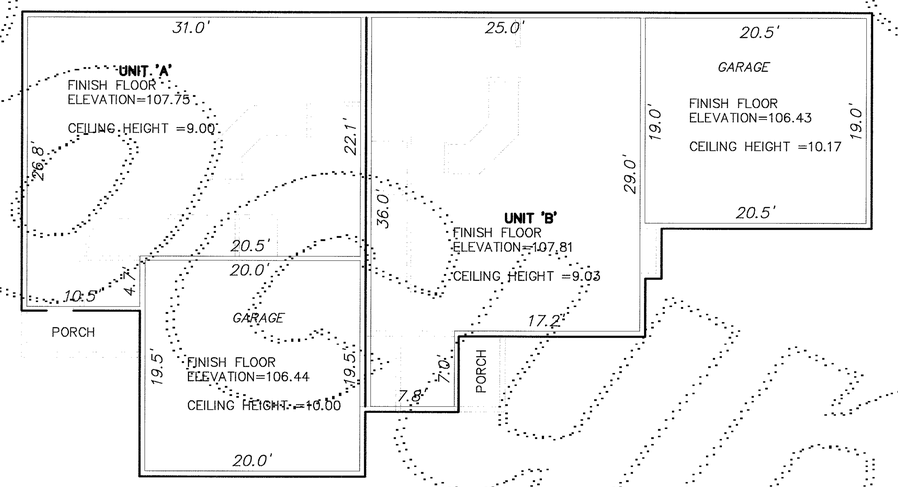
UNIT 'A' TOTAL AREA = 1,822 SQ. FT.

UNIT 'A' GARAGE AREA = 390 SQ. FT.

UNIT 'B' UPPER FLOOR AREA = 1,181 SQ. FT.
UNIT 'B' LOWER FLOOR AREA = 779 SQ. FT.

UNIT 'B' TOTAL AREA = 1,960 SQ. FT.

UNIT 'B' GARAGE AREA = 390 SQ. FT.



LOWER FLOOR
1"=10'

Unofficial Document

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128.00
CARSON NOEL CON
PROE-003 003 OF
09/24/2009 12:02
KING COUNTY, WA

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