200511160013 79 211/032

SURVEY MAP AND PLANS FOR

Bella Mira Condominium Estates

SW 1/4, NW 1/4, SEC. 16, TOWNSHIP 24 N., RGE. 6 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST W.M., IN KING COUNTY, WASHINGTON, LYING SOUTHERLY OF THE BURLINGTON NORTHERN RAILROAD (FORMERLY THE NORTHERN PACIFIC RAILWAY) RIGHT-OF-WAY AS SET FORTH IN INSTRUMENT RECORDED SEPTEMBER 30, 1903, UNDER KING COUNTY RECORDING NUMBER 275204;

TOGETHER WITH SECOND CLASS SHORE LANDS, AS CONVEYED BY THE STATE OF WASHINGTON BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 538035, ADJACENT THERETO AND ABUTTING THEREON;

EXCEPT THE WEST 70 FEET IN WIDTH THEREOF LYING NORTHERLY OF THE SHORELINE OF LAKE SAMMAMISH;

AND EXCEPT THE SECOND-CLASS SHORE LANDS ADJOINING SAID WEST 70 FEET OF SAID GOVERNMENT LOT 1.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE PROPERTY SHOWN, HEREBY DECLARE THIS DRAFT SURVEY MAP AND PLANS FOR BELLA MIRA CONDOMINIUM ESTATES, AND DEDICATE THE SAME FOR CONDOMINIUM PURPOSES. THIS DRAFT SURVEY MAP AND PLANS OR ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE CONDOMINIUM DECLARATION FOR BELLA MIRA CONDOMINIUM ESTATES, RECORDED IN CONJUNCTION HEREWITH UNDER KING COUNTY RECORDING NUMBER 20051116001380. THIS DECLARATION IS NOT FOR PUBLIC PURPOSES, BUT SOLELY TO MEET THE REQUIREMENTS OF, AND TO SUBJECT THE PROPERTY TO, THE WASHINGTON CONDOMINIUM ACT, RCW 64.34, AS PROVIDED IN THE CONDOMINIUM DECLARATION. WE FURTHER CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 14TH DAY OF November, 2005

MALLARD BAY JOINT VENTURE, A WASHINGTON GENERAL PARTNERSHIP

BY: LAKE SAMMAMISH DEVELOPMENT LLC, A WASHINGTON LIMITED LIABILITY COMPANY

William Justen

BY: WILLIAM J. JUSTEN
ITS: MANAGING MEMBER

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM J. JUSTEN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING MEMBER OF LAKE SAMMAMISH DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF MALLARD BAY JOINT VENTURE, A WASHINGTON GENERAL PARTNERSHIP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. DATED THIS 14TH DAY OF NOVEMBER, 2005

Margaret Longeway

BY: MARGARET LONGEWAY
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

SURVEY NOTES

1. TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM LAND AMERICA TITLE INSURANCE COMPANY, ORDER NO. 20018701, DATED OCTOBER 24, 2005. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED LAND AMERICA TITLE COMPANY COMMITMENT. CORE DESIGN HAS RELIED WHOLLY ON LAND COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EFFECT.

2. NO ATTEMPT HAS BEEN MADE PER THIS SURVEY TO DETERMINE THE LOCATION OF THE LATERAL OR OUTWARD BOUNDARIES OF THE SHORELANDS ADJOINING THIS PROPERTY. THE LINE SHOWN ALONG THE SHORELINE WITH BEARINGS AND DISTANCES IS NOT A PROPERTY LINE AND ONLY INDICATES A STAKING LINE USED TO CALCULATE THE APPROXIMATE AREA OF THE UPLAND PORTION OF THE PROPERTY.

3. ALL DISTANCES ARE IN FEET.

4. THIS IS A FIELD TRAVERSE SURVEY. A LIETZ SET4C FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. DISTANCE MEASURING EQUIPMENT HAS BEEN COMPARED AT AN N.G.S. BASELINE WITHIN ONE YEAR OF THE DATE OF THIS SURVEY.

5. AREA OF SITE = 180,296± SQUARE FEET (4.1390± ACRES).

6. BUILDING LOCATION DIMENSIONS ARE MEASURED AT RIGHT ANGLES FROM PROPERTY/PHASE LINE TO EXTERIOR CORNERS AT POSITIONS INDICATED, UNLESS OTHERWISE NOTED.

RESTRICTIONS

1. THIS SITE IS SUBJECT TO A NOTICE OF TAP OR CONNECTION CHARGES LEVIED BY THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AS DISCLOSED BY INSTRUMENTS RECORDED UNDER RECORDING NO'S. 9011150805, 9307301617, 9811051363, 9801150609, 20041201000040, 20050210001319 AND 20050503000993.

2. THIS SITE IS SUBJECT TO RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON RECORDED UNDER RECORDING NO. 538035.

3. THIS SITE IS SUBJECT TO AN EASEMENT FOR WATER OVER AN UNDISCLOSED PORTION OF THIS SITE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 1424400.

4. THIS SITE IS SUBJECT TO AN EASEMENT FOR WATER OVER AN UNDISCLOSED PORTION OF THIS SITE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 3159754.

5. THIS SITE IS SUBJECT TO AN AGREEMENT REGARDING PRE-ANNEXATION ZONING AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20020528001506.

6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF ORDINANCE NO. 2361 OF THE CITY OF ISSAQUAH RECORDED UNDER RECORDING NO. 20030514000752 AND AMENDED BY ORDINANCE NO. 2363 OF THE CITY OF ISSAQUAH RECORDED UNDER RECORDING NO. 20030722003217.

7. THIS SITE IS SUBJECT TO AN EASEMENT TO THE CITY OF ISSAQUAH FOR A NATIVE GROWTH PROTECTION EASEMENT OVER AN UNDISCLOSED PORTION OF THIS SITE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040723002863 AND AMENDMENT RECORDED UNDER RECORDING NO. 20040728000876.

8. THIS SITE IS SUBJECT TO AN AGREEMENT REGARDING THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT LIFT STATION DEVELOPMENT ULID S-21 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040304001810, INCLUDING PARTICIPATION AND REIMBURSEMENTS RECORDED UNDER RECORDING NO'S. 20050210001317 AND 20050210001318.

9. THIS SITE IS SUBJECT TO AN EASEMENT FOR SEWER TO THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050210001320 AND IS SHOWN HEREON.

10. THIS SITE IS SUBJECT TO AN EASEMENT TO PUGET SOUND ENERGY FOR GAS AND ELECTRICITY UTILITY SYSTEMS OVER AN UNDISCLOSED PORTION OF THIS SITE AS CONSTRUCTED OR TO BE CONSTRUCTED, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050527000805.

11. THIS SITE IS SUBJECT TO AN EASEMENT TO COMCAST OF WASHINGTON IV FOR BROADBAND COMMUNICATIONS SYSTEMS OVER AN UNDISCLOSED PORTION OF THIS SITE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20051025001544.

12. THIS SITE IS SUBJECT TO KING COUNTY DEPARTMENT OF CONSTRUCTION AND FACILITIES MANAGEMENT PERMIT NO. S-143-02 REGARDING THE TRAIL CROSSING AND LANDSCAPE BEAUTIFICATION.

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 16TH DAY OF November 2005

Scott Noble
KING COUNTY ASSESSOR

Lorena Anderson
DEPUTY KING COUNTY ASSESSOR

162404-9075
ACCOUNT NUMBER

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Kevin J Vanderzanden THIS 16 DAY OF Nov., 2005 AT 46 MINUTES PAST 12 O'CLOCK P.M., IN VOLUME 211 OF CONDOMINIUMS, PAGES 032 TO 036, UNDER RECORDING NO. 20051116001379 RECORDS OF KING COUNTY, WASHINGTON.

MANAGER by SUPERINTENDENT OF RECORDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DRAFT SURVEY MAP AND PLANS FOR BELLA MIRA CONDOMINIUM ESTATES, IS BASED ON AN ACTUAL SURVEY OF THE PROPERTY DESCRIBED HEREIN; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; THAT THE LOCATION OF THE BUILDING AND THE DIMENSIONS OF THE UNITS, AS BUILT, ARE CORRECT; THAT ALL IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE; THAT ALL INFORMATION REQUIRED BY RCW 64.34.232 IS SHOWN CORRECTLY HEREON; AND THAT I HAVE FULLY COMPLIED WITH ALL APPLICABLE STATUTES AND REGULATIONS.

11/14/05

KEVIN J. VANDERZANDEN
STATE OF WASHINGTON
30427
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 10/26/06

Kevin J Vanderzanden
KEVIN J. VANDERZANDEN
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 30427
STATE OF WASHINGTON

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

KEVIN J. VANDERZANDEN, BEING FIRST DULY SWORN ON OATH, DEPOSES AND SAYS: I AM A REGISTERED LAND SURVEYOR IN THE STATE OF WASHINGTON AND AM THE PERSON WHO MADE AND EXECUTED THE FOREGOING CERTIFICATE. I HAVE READ THE SAME, KNOW THE CONTENTS THEREOF, AND BELIEVE THE SAME TO BE TRUE.

Kevin J Vanderzanden
KEVIN J. VANDERZANDEN, P.L.S.

SUBSCRIBED AND SWORN TO THIS 14 DAY OF NOVEMBER, 2005

Nancy Greening McKenzie
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.
BY:
MY COMMISSION EXPIRES 2/25/2010

NANCY GREENING MCKENZIE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
FEBRUARY 25, 2010

CORE DESIGN
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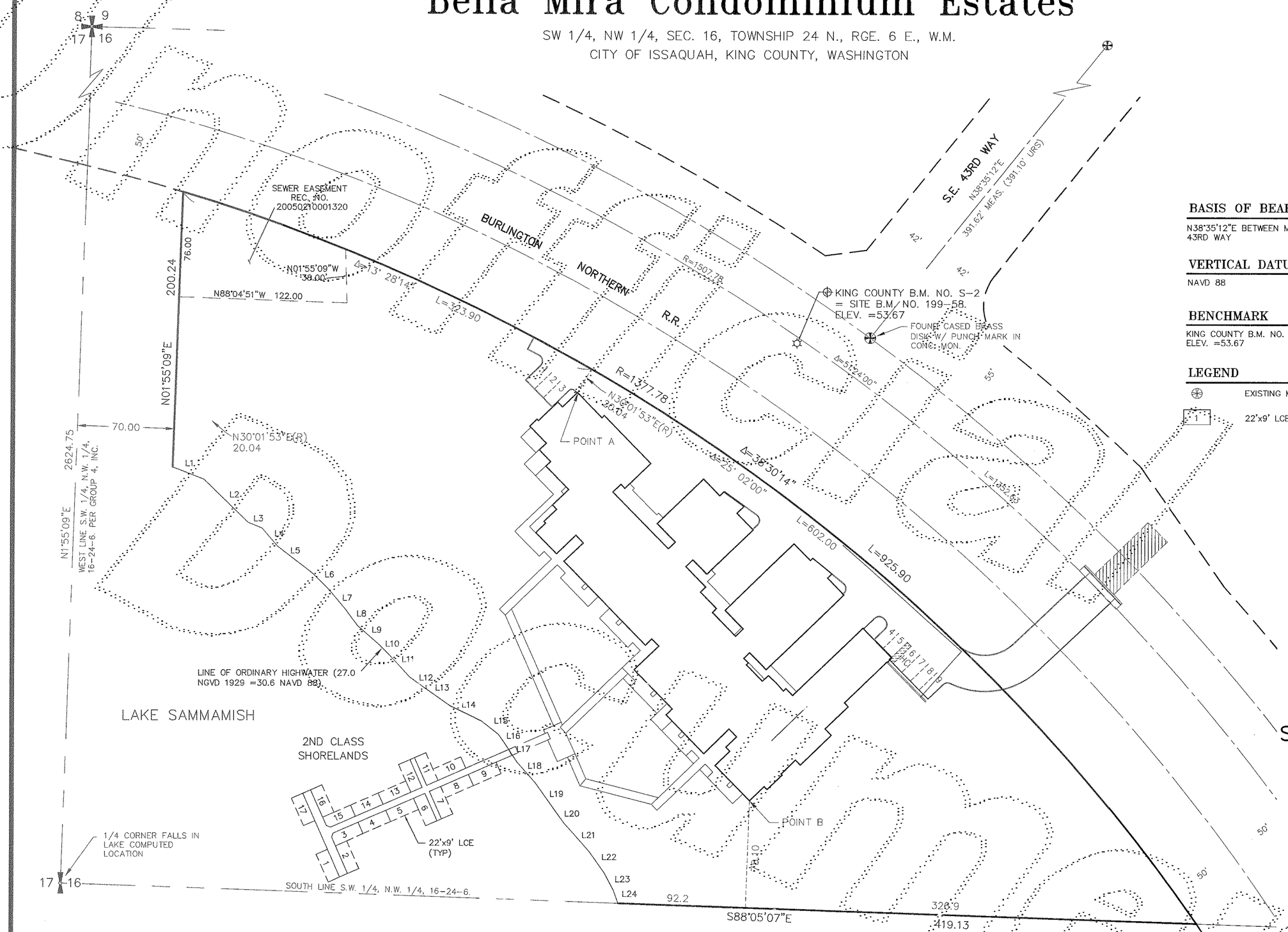
JOB NO. 03130

211/033

SURVEY MAP AND PLANS FOR

Bella Mira Condominium Estates

SW 1/4, NW 1/4, SEC. 16, TOWNSHIP 24 N., RGE. 6 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



BASIS OF BEARINGS

N38°35'12"E BETWEEN MONUMENTS FOUND IN PLACE ALONG S.E. 43RD WAY

VERTICAL DATUM

NAVD 88

BENCHMARK

KING COUNTY B.M. NO. S-2 = SITE B.M. NO. 199-58.
ELEV. =53.67

LEGEND

EXISTING MONUMENT

22'x9' LCE

SCALE: 1" = 50'

0 25 50 100

11/14/05

KEVIN J. VANDERHANDEN
STATE OF WASHINGTON
38427
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 10/26/06

LINE TABLE

L1	N68°53'26"W	24.42	L13	N54°44'47"W	24.42
L2	N45°32'44"W	44.85	L14	N64°05'26"W	44.85
L3	N66°55'12"W	11.25	L15	N51°55'42"W	11.25
L4	N40°37'22"W	17.01	L16	N35°19'03"W	17.01
L5	N52°08'46"W	33.06	L17	N33°16'17"W	33.06
L6	N45°06'04"W	15.41	L18	N41°19'48"W	15.41
L7	N40°13'52"W	19.35	L19	N35°21'33"W	19.35
L8	N36°53'24"W	15.22	L20	N34°53'44"W	15.22
L9	N48°28'08"W	20.47	L21	N41°35'39"W	20.47
L10	N45°01'18"W	9.85	L22	N35°14'52"W	9.85
L11	N42°40'31"W	23.25	L23	N28°12'15"W	23.25
L12	N54°28'58"W	11.98	L24	N20°28'49"W	11.98

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211/034

SURVEY MAP AND PLANS FOR

Bella Mira Condominium Estates

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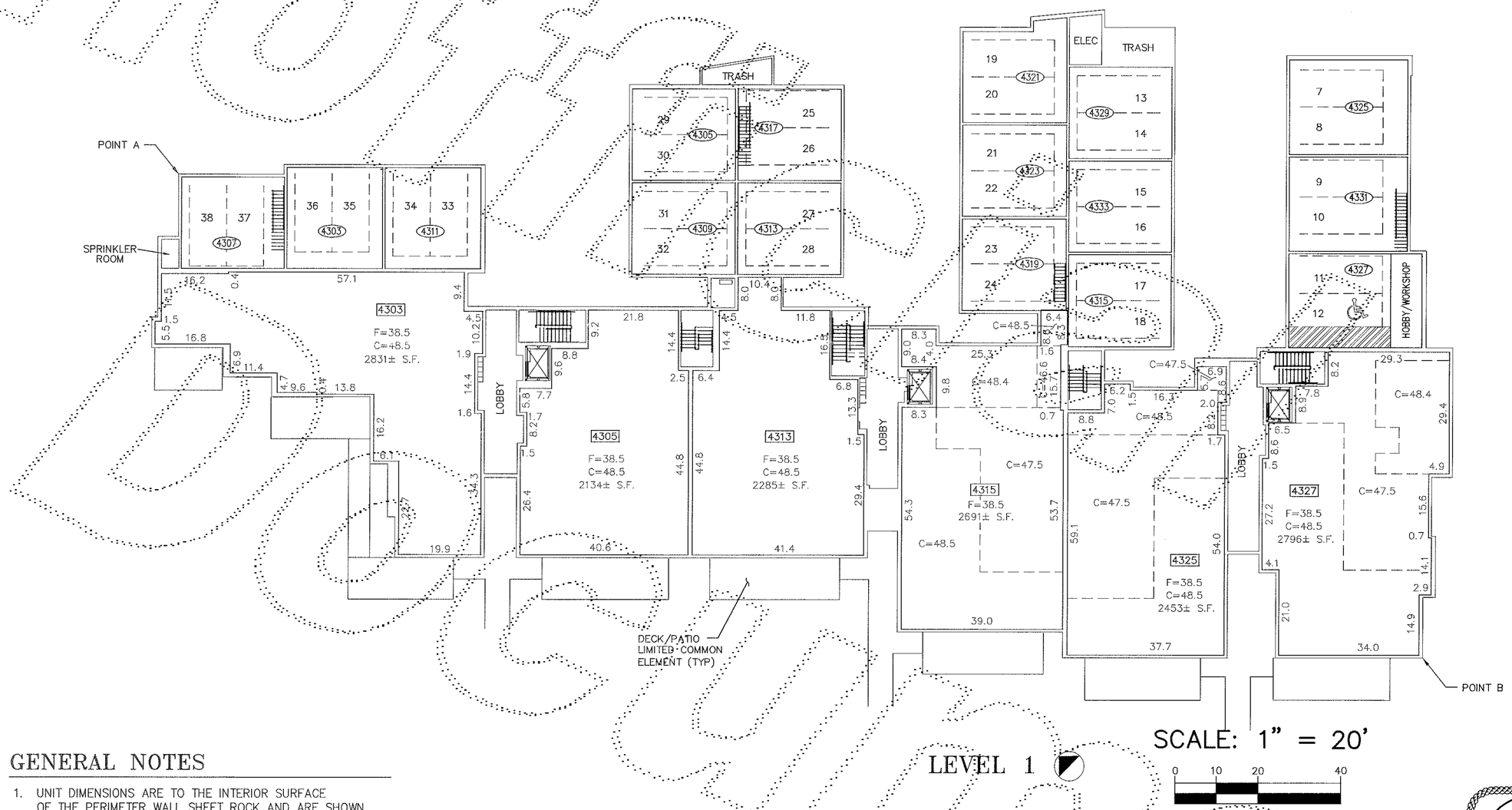
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SCALE: 1" = 20'

0 10 20 40

LEVEL 1

GENERAL NOTES

1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE PERIMETER WALL SHEET ROCK AND ARE SHOWN WITHIN ± 0.10 FEET.
2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ± 0.10
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ± 0.10 FEET.
4. ATTICS & SUB-FLOOR CRAWL SPACES ARE NOT PART OF THE UNIT AND USE BY HOMEOWNERS MAY VIOLATE BUILDING CODE.
5. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

LEGEND

MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN.	6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
C — CEILING ELEVATION	4315 — UNIT DESIGNATION
F — FLOOR ELEVATION	(4333) — GARAGE DESIGNATION LIMITED COMMON ELEMENT
LCE — LIMITED COMMON ELEMENT	

11/14/05

KEVIN J. VANDERHAEGEN
STATE OF WASHINGTON
30427
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 10/26/06

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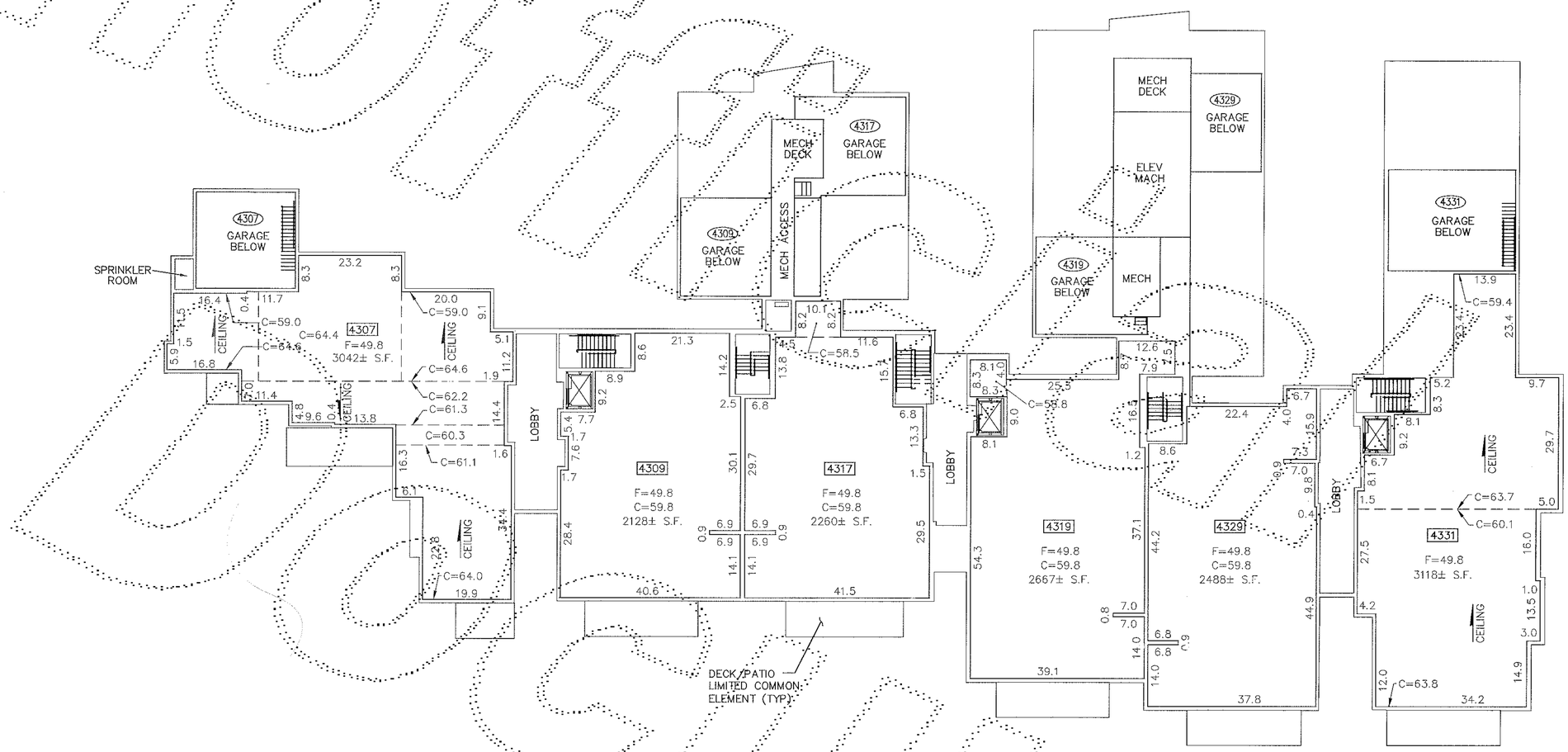

SCALE: 1" = 20'

0 10 20 40

LEVEL 2

GENERAL NOTES

1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE PERIMETER WALL SHEET ROCK AND ARE SHOWN WITHIN ± 0.10 FEET.
2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ± 0.10
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ± 0.10 FEET.
4. ATTICS & SUB-FLOOR CRAWL SPACES ARE NOT PART OF THE UNIT AND USE BY HOMEOWNERS MAY VIOLATE BUILDING CODE.
5. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

LEGEND

MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN.	6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
C — CEILING ELEVATION	4319 — UNIT DESIGNATION
F — FLOOR ELEVATION	4333 — GARAGE DESIGNATION LIMITED COMMON ELEMENT
CEILING — CEILING SLOPE DIRECTION	
LCE — LIMITED COMMON ELEMENT	

11/14/05

KEVIN J. VANDERZANDEN
STATE OF WASHINGTON
30427
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 10/26/06

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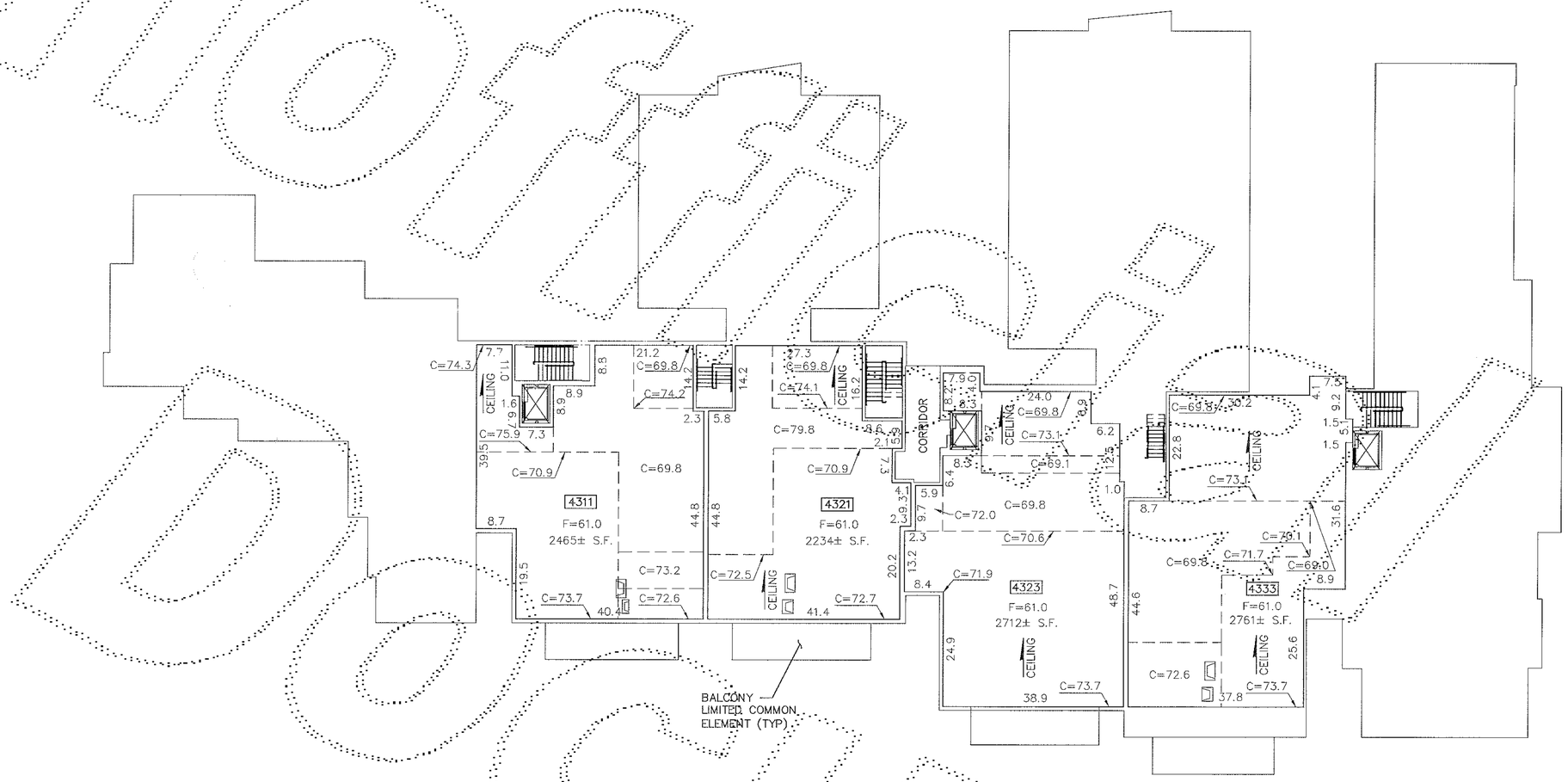

LEVEL 3

SCALE: 1" = 20'

0 10 20 40

GENERAL NOTES

1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE PERIMETER WALL SHEET ROCK AND ARE SHOWN WITHIN ± 0.10 FEET.
2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ± 0.10
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ± 0.10 FEET.
4. ATTICS & SUB-FLOOR CRAWL SPACES ARE NOT PART OF THE UNIT AND USE BY HOMEOWNERS MAY VIOLATE BUILDING CODE.
5. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

LEGEND

MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN.	
C	CEILING ELEVATION
F	FLOOR ELEVATION
CEILING	CEILING SLOPE DIRECTION
LCE	LIMITED COMMON ELEMENT
6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED	
4323	UNIT DESIGNATION
4333	GARAGE DESIGNATION LIMITED COMMON ELEMENT

11/14/05

KEVIN J. VANDERHAEGEN
STATE OF WASHINGTON
30427
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 10/26/06

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