137 18

BIRCH STREET RESIDENCES, A CONDOMINIUM

SE 1/4, SW 1/4, SEC. 27, TWP. 24 N., RGE. 6 E., W.M., KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

LOT 2, BLOCK 7, McCLOSKEY'S ADDITION TO ISSAQUAH, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 21 OF PLATS, PAGE(S) 34, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

DECLARATION

WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARE THIS SURVEY MAP AND PLANS AND DEDICATE THE SAME FOR A CONDOMINIUM SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT, RCW 64.34, ET. SEQ., AND NOT FOR ANY PUBLIC PURPOSE.

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

DECLARANTS HAVE AN EASEMENT THROUGH THE COMMON ELEMENTS AS MAY BE REASONABLY NECESSARY FOR THE PURPOSE OF DISCHARGING DECLARANT'S OBLIGATIONS OR EXERCISING SPECIAL DECLARANT RIGHTS OR DEVELOPMENT RIGHTS, WHETHER ARISING UNDER THE ACT OR RESERVED IN THE DECLARATION.

THIS SURVEY MAP AND THESE PLANS AND ANY PORTION THEREOF, ARE RESTRICTED BY LAW AND THE DECLARATION FOR BIRCH STREET RESIDENCES, A CONDOMINIUM, FILED UNDER KING COUNTY RECORDING NUMBER 9701170342.

DECLARANTS:

JEFF LIBBY — CAMMI LIBBY

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THE PERSONS APPEARING BEFORE ME AND MAKING THIS ACKNOWLEDGMENT ARE THE PERSONS WHOSE TRUE SIGNATURE APPEARS ON THIS DOCUMENT.

ON THIS 16TH DAY OF January, 1996, BEFORE ME PERSONALLY APPEARED JEFF LIBBY AND CAMMI LIBBY, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT; AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Sally A. Main
SIGNATURE
Sally A. Main
PRINT NAME
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT
Seattle
MY COMMISSION EXPIRES: 12/14/97

SURVEY NOTES

THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED BY MICHAEL S. WEBB AND RECORDED IN VOLUME 73 OF SURVEYS, PAGE 39, RECORDS OF KING COUNTY, WASHINGTON. I HAVE RECOVERED SUFFICIENT POINTS SET OR FOUND BY THE WEBB SURVEY TO RECONSTRUCT THE LOCATION OF THE BOUNDARY AS SHOWN THEREON. THE CERTIFICATION, BEARINGS, DISTANCES AND IMPROVEMENT LOCATIONS SHOWN ON THIS SURVEY ARE BASED ENTIRELY ON THE BOUNDARY LINES AS DETERMINED BY THE WEBB SURVEY.

ANGULAR AND LINEAR MEASUREMENTS WERE MADE WITH TOPCON GTS 3C TOTAL STATION CALIBRATED WITHIN THE LAST YEAR AT AN NGS BASELINE.

HORIZONTAL AND VERTICAL DIMENSIONS SHOWN HEREIN ARE DISPLAYED WITHIN 0.1 FEET OF MEASURED VALUE.

BUILDING LOCATION DIMESIONS ARE AS MEASURED AT RIGHT ANGLES FROM THE PROPERTY LINE TO THE EXTERIOR BUILDING FOUNDATION CORNERS AT THE POSITIONS INDICATED HEREON.

BASIS OF BEARINGS FOR THIS SURVEY IS THE RECORD OF SURVEY PREPARED BY MICHAEL S. WEBB AND RECORDED IN VOLUME 73 OF SURVEYS, PAGE 39, RECORDS OF KING COUNTY, WASHINGTON.

ELEVATIONS SHOWN HEREIN REFER TO THE CITY OF ISSAQUAH VERTICAL DATUM (NAVD 88) AND ARE BASED ON THE TOP OF THE MONUMENT AT SECOND AVENUE NE AND BIRCH STREET NE, ELEVATION = 105.85.

FULL RELIANCE HAS BEEN PLACED IN FIRST AMERICAN TITLE INSURANCE COMPANY REPORT UNDER ORDER NO. 175429-4 DATED MARCH 28, 1996 FOR LEGAL DESCRIPTION AND REVELATION OF EASEMENTS. NO FURTHIER SEARCH OF THE RECORD HAS BEEN MADE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR BIRCH STREET RESIDENCES, A CONDOMINIUM, ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES OF PROPERTY LINES AND HORIZONTAL AND VERTICAL UNIT BOUNDARIES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID PLANS.

Jerrold S. Steadman
JERROLD S. STEADMAN, P.L.S.
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 29282
STATE OF WASHINGTON

SURVEYOR'S VERIFICATION

JERROLD S. STEADMAN BEING FIRST ON PATH DULY SWORN, STATES THAT HE IS THE PROFESSIONAL LAND SURVEYOR SIGNING THE SURVEYOR'S CERTIFICATE, THAT HE HAS EXAMINED THESE PLANS AND SURVEY MAP, AND BELIEVES THE CERTIFICATE TO BE A TRUE STATEMENT.

Jerrold S. Steadman
JERROLD S. STEADMAN, P.L.S.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF OCTOBER, 1996.

Rose Anna Steadman
SIGNATURE OF NOTARY

ROSE ANNA STEADMAN
LEGIBLY PRINT OR STAMP NAME OF NOTARY
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SEATTLE.
MY APPOINTMENT EXPIRES: 11-01-98

ROSE ANNA STEADMAN NOTARY PUBLIC 11-01-98 STATE OF WASHINGTON

ASSESSOR'S CERTIFICATE

EXAMINED AND APPROVED THIS 16 DAY OF Jan 1997
~~1996~~.

Scott Noble
KING COUNTY ASSESSOR
SW1/4 27-24-06

KING COUNTY DEPUTY ASSESSOR
527910-0483 TE

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF JEFF LIBBY AND CAMMI LIBBY THIS 17TH DAY OF Jan, 1996, AT 23 MINUTES PAST 10:00 A.M. AND RECORDED IN VOLUME 137 OF CONDOMINIUMS, PAGES 18 TO 20, RECORDS OF KING COUNTY, WASHINGTON.

MANAGER — SUPERINTENDENT OF RECORDS

RECORDING NO. 9701170341

HEBRANK, STEADMAN & ASSOCIATES, P.S.
PROFESSIONAL LAND SURVEYORS
6564 FIFTH AVENUE SOUTH, SEATTLE, WASHINGTON 98108 (206) 762-4982

CONDOMINIUM SURVEY MAP AND PLANS

JERROLD S. STEADMAN STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 9/21/97

INDEX
McCLOSKEY'S ADDITION, VOL. 21, PG. 34 & 34½, BLOCK 7, LOT 2.

SE 1/4, SW 1/4, SEC. 27, TWR 24N., RGE. 6E., KING COUNTY, WASHINGTON

DATE:	OCT. 1996
DRAWN BY:	M. A.
MAP CHECK:	J. S. S.
FINAL CHECK:	J. S. S.
9612400	
SHEET	1 OF 3