

# CLARK'S CREEK BEND TOWNHOMES CONDOMINIUM

## CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

PORTION SE 1/4, SE 1/4, SEC. 28, TWN. 24N, RANGE 6 E, W.M.

A.F. NO. 3226070

ISSAQUAH CREEK

N 87° 50' 37" W

190.00

EX. FENCE WANDERS ALONG LINE

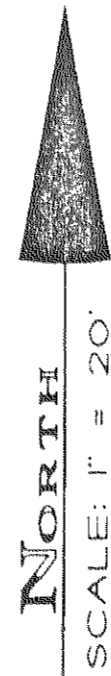
TOP OF BANK

THE BOUNDARY OF THIS SITE AS SHOWN HERE IS AS PER THE RECORD OF SURVEY PERFORMED BY EASTSIDE CONSULTANTS, INC., DATED 1/90, AND FILED FOR PUBLIC RECORD UNDER AUDITORS FILE NUMBER 9004179009 AND IN BOOK 72 OF SURVEYS, AT PAGE 120, RECORDS OF KING COUNTY, WA. FOR ADDITIONAL DETAILS OF THE BOUNDARY LOCATION REFER TO SAID RECORD OF SURVEY.

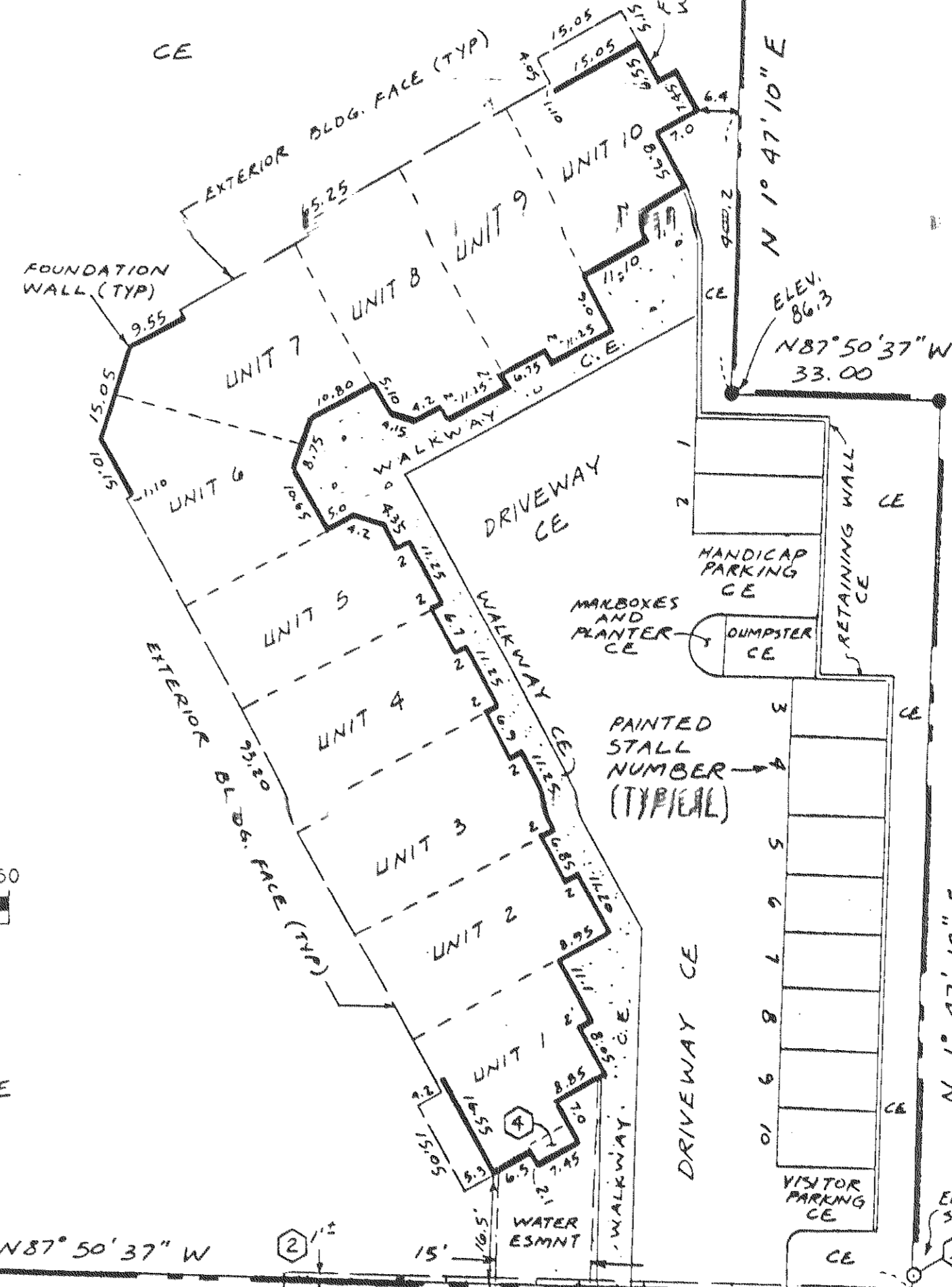
ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

THE PROPERTY BOUNDARY AS SHOWN ON THE RECORD OF SURVEY AS REFERENCED ABOVE, AND AS SHOWN HERE, INDICATES OWNERSHIP OF THE CREEKBED TO THE CENTERLINE OF THE CREEK. HOWEVER, IF THE CREEK IS AT SOME TIME DETERMINED TO BE "NAVIGABLE", THEN THE CONDO SITE WILL OWN ONLY TO THE TOP OF BANK, AND THE STATE OF WASHINGTON SHALL OWN THE BED OF THE CREEK.

BASIS OF BEARINGS: NAD83, PER RECORD OF SURVEY VOL. 72, PAGE 120.



BONE ENGINEERING AND SURVEYING  
10800 Roosevelt Wy. N.E., Apt. 105  
Seattle, Washington 98125  
(206) 365-7096 Job Number 92.187



S. 1/4 COR.

EX. BRIDGE

30 SCC #115832

N 87° 50' 37" W  
W. SUNSET WAY

BENCHMARK  
ELEV. 90.30

FRONT ST.  
N 01° 47' 10" E

EXISTING REBAR WITH CAP #16915 SET ON THE EAST PROPERTY LINE AT 1.00 FOOT NORTHERLY OF THE PROPERTY CORNER. THE ACTUAL CORNER FALLS 0.5 FOOT INTO THE CONCRETE SIDEWALK.

EXISTING CONCRETE SIDEWALK ENCLOSES ONTO SITE UP TO 1.0 FOOT INDICATING POSSIBLE UNRECORDED PUBLIC RIGHT-OF-WAY EASEMENT.

ONSITE REFERENCE BENCHMARK:  
STORM DRAIN MANHOLE RIM,  
ELEVATION = 90.30  
DATUM: NATIONAL GEODETIC DATUM  
MEAN SEA LEVEL 1929 GA

SEE COMMON ELEMENT IN UNIT 1, NOTE ON SHEET 3.

- 1
- 2
- 3
- 4

LEGEND  
CE COMMON ELEMENT  
LOE LIMITED COMMON ELEMENT

- FOUND REBAR WITH REID PLASTIC CAP, "KITZ 16915".
- FOUND REBAR WITH REID PLASTIC CAP, "KITZ 16915", BUT WAS DESTROYED DURING CONSTRUCTION. REPLACED WITH 1/2" x 2' LONG REBAR WITH YELLOW PLASTIC SURVEY CAP, "LS 19429".

NOTES

ACCURACY - APPROXIMATELY 1:5000, PER WAC 332-130-090(1)(b) & 332-130-090(2)(b).  
FIELD BOOK #24, 25, 26.