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HAMPTONS POINTE ON ISSAQUAH RIDGE
A CONDOMINIUM, PHASE II
SITUATE IN THE N 1/2, OF SW 1/4, SEC. 22, T. 24 N., R. 6 E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON
JURAT SHEET

LEGAL DESCRIPTION

LAND IN CONDOMINIUM: (PER CHICAGO TITLE INSURANCE COMPANY CONDOMINIUM CERTIFICATE; ORDER NO. 001152289, DATED JUNE 20, 2005, AT 8:00 AM AND UPDATED BY SUPPLEMENTAL COMMITMENT NO. 1, DATED JULY 6, 2005.

LOT G AND LOT E, OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L98L0090, RECORDED IN BOOK 133 OF SURVEYS AT PAGES 3 THROUGH 3D, UNDER KING COUNTY RECORDING NO. 19991014900010, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

PHASE II PROPERTY

THAT PORTION OF LOT G AND LOT E OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L98L0090, RECORDED IN BOOK 133 OF SURVEYS AT PAGES 3 THROUGH 3D, UNDER KING COUNTY RECORDING NUMBER 19991014900010, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST SOUTHEASTERLY CORNER OF SAID LOT E, SAID POINT BEING A POINT ON A CURVE ON THE NORTHERLY MARGIN OF BLACK NUGGET ROAD SE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY MARGIN, ALONG A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS S 03°32'32"W, HAVING A 410.00 FOOT RADIUS, THROUGH A CENTRAL ANGLE OF 36°10'58", AN ARC LENGTH OF 258.92 FEET; THENCE CONTINUING ALONG SAID MARGIN S 57°21'34" W 200.00 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG SAID MARGIN, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A 350.00 FOOT RADIUS, THROUGH A CENTRAL ANGLE OF 45°25'56", AN ARC LENGTH OF 277.53 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED LINE; THENCE N 13°37'42" E 461.88 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY PROPERTY LINE OF SAID LOT E AND THE TERMINUS OF THIS DESCRIBED LINE, FROM WHICH AN ANGLE POINT ON THE NORTH LINE OF SAID LOT E BEARS N 88°20'34" W 65.92 FEET;

EXCEPTING THEREFROM HAMPTONS POINTE ON ISSAQUAH RIDGE A CONDOMINIUM PHASE I, ACCORDING TO THE CONDOMINIUM RECORDED IN VOLUME 203 OF CONDOMINIUMS, PAGE 1 THROUGH 10, UNDER KING COUNTY RECORDING NUMBER 20050204000224;

SUBJECT TO AND TOGETHER WITH A 20.00 FOOT RECIPROCAL ACCESS AND UTILITIES EASEMENT FILE UNDER KING COUNTY RECORDING NUMBER 20040805001362.

SUBSEQUENT PHASE PROPERTY

THAT PORTION OF SAID LOT E AND LOT G, LYING WESTERLY OF THE ABOVE DESCRIBED PHASE II.
SITUATE IN THE CITY OF ISSAQUAH, COUNTY OF KING, STATE OF WASHINGTON.

DEDICATION

I, THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARE THIS SURVEY MAP AND PLANS 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 HAMPTONS POINTE ON ISSAQUAH RIDGE, A CONDOMINIUM, RECORDED UNDER KING COUNTY RECORDING NO. 20050204000225.

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

DECLARANT:

DERUS WAKEFIELD II, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
BY: DERUS DEVELOPMENT COMPANY, A WASHINGTON CORPORATION, MANAGING MEMBER

BY: _____
STEVEN J DERUS, PRESIDENT

ACKNOWLEDGMENT

STATE OF ~~WASHINGTON~~ Wisconsin)
)SS.
COUNTY OF Oneida)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT STEVEN J. DERUS IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF DERUS DEVELOPMENT COMPANY, A WASHINGTON CORPORATION, THE MANAGING MEMBER OF DERUS WAKEFIELD II, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: July 18, 2005

Carrie A. Brandenburg
(SIGNATURE OF NOTARY)

CARRIE A. BRANDENBURG
NOTARY PUBLIC
STATE OF WISCONSIN

Carrie A Brandenburg
(LEGIBLY PRINT OR STAMP NAME OF NOTARY)

NOTARY PUBLIC IN AND FOR THE STATE OF ~~WASHINGTON~~ Wisconsin,
RESIDING AT Associated Bank

10/26/2008
MY APPOINTMENT EXPIRES

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR PHASE II OF HAMPTONS POINTE ON ISSAQUAH RIDGE, A CONDOMINIUM, IS BASED UPON AN ACTUAL SURVEY OF THE HEREIN DESCRIBED PROPERTY THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREIN; THAT INSOFAR AS THE BOUNDARIES OF THE LAND AND UNITS ARE CONCERNED, ACCURATELY DEPICTS THE HORIZONTAL AND VERTICAL BOUNDARIES AND THAT I FULLY COMPLIED WITH ALL APPLICABLE STATUTES AND REGULATIONS.

David L. Hill
DAVID L. HILL
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 28101

DAVID L. HILL
STATE OF WASHINGTON
28101
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 12/14/06

7-8-05

LAND SURVEYOR'S VERIFICATION

COUNTY OF KING)
)SS
STATE OF WASHINGTON)

I, DAVID L. HILL, BEING FIRST DULY SWORN UPON OATH, STATE THAT I AM THE REGISTERED LAND SURVEYOR SIGNING THE ABOVE SURVEYOR'S CERTIFICATE; THAT I HAVE EXAMINED THESE PLANS AND MAP AND BELIEVE THE CERTIFICATE TO BE A TRUE STATEMENT.

David L. Hill
DAVID L. HILL

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF _____ 2005.

_____
MICHAEL V. BRYAN
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: _____

APPROVAL

EXAMINED AND APPROVED THIS 25th DAY OF July 2005; COPY RECEIVED OF THIS DOCUMENT AND OF THE DECLARATION.

DEPARTMENT OF ASSESSMENTS:
BY: Scott Noble
ASSESSOR

BY: Debra Clark
DEPUTY ASSESSOR

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF David L. Hill THIS 25 DAY OF July, 2005 AT 12:55 AND RECORDED IN VOLUME 207 OF CONDOMINIUMS, PAGES 099 THROUGH AND INCLUDING 104, RECORDS OF KING COUNTY, WASHINGTON.

DEPARTMENT OF RECORDS AND ELECTIONS:
BY: _____
MANAGER/SUPERVISOR

CONCEPT ENGINEERING, INC.
455 Rainier Boulevard North
Issaquah, Washington 98027
(425) 392-8055 FAX (425) 392-0186
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DATE: 7-08-05
JOB NO. 22099FC

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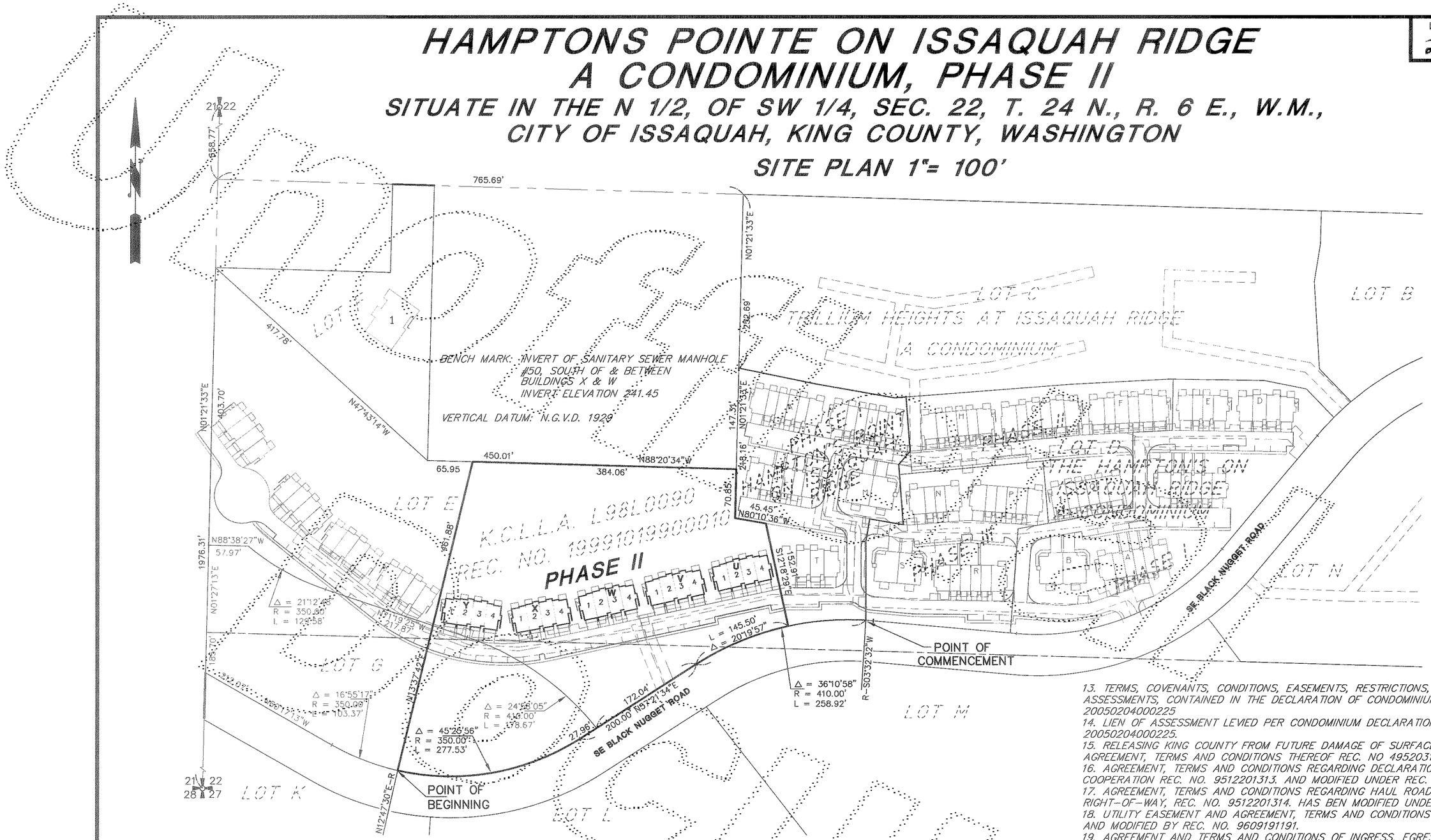
HAMPTONS POINTE ON ISSAQUAH RIDGE
A CONDOMINIUM, PHASE II

SITUATE IN THE N 1/2, OF SW 1/4, SEC. 22, T. 24 N., R. 6 E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SITE PLAN 1"= 100'



NOTES:

1. INSTRUMENTATION FOR THIS SURVEY WAS A TOPCON 5 SECOND TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON DECEMBER 2004, AND SHOWS THE GENERAL CONDITIONS EXISTING AT THAT TIME.
3. SEE SHEETS 3 THROUGH 6, FOR HORIZONTAL UNIT BOUNDARIES & COMMON ELEMENTS.
4. FOR LEGAL DESCRIPTION AND TITLE ENCUMBRANCES REFERENCE CHICAGO TITLE INSURANCE COMPANY CONDOMINIUM CERTIFICATION, ORDER NO. 001152289, DATED JUNE 20, 2005, AT 8:00 A.M. AND SUPPLEMENTAL COMMITMENT DATED JULY 6, 2005
5. BUILDING TIES ARE MEASURED TO OUTSIDE FOUNDATION CORNERS AS SHOWN.
6. FOUNDATION DIMENSIONS ARE MEASURED ON OUTSIDE FACE OF FOUNDATION.
7. ALL LAND DESCRIBED HEREIN SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.
8. PARTY WALLS ARE 0.8 FEET THICK, EXTERIOR WALLS ARE 0.55 FEET THICK.
9. DIMENSIONS ON UNIT FLOOR PLANS ARE TO INTERIOR SURFACE OF PERIMETER STUD WALL OF UNIT.
10. REFERENCE FLOOR ELEVATION IS FINISH FLOOR. ALL CEILING HEIGHTS IN UNITS ARE MEASURED FROM REFERENCE FLOOR ELEVATIONS.
11. THE UNIT BOUNDARIES AND SQUARE FOOTAGE'S ARE DETERMINED BY ACTUAL CONSTRUCTION AND SUPERSEDES ALL OTHER DATA SHOWN HEREON OR RECORDED.
12. ALL PATIOS, DRIVEWAYS, DECKS, FIREPLACE FLUES, CHIMNEYS AND OTHER APPARATUS ASSOCIATED WITH FIREPLACES AND WHICH ARE NOT WITHIN A UNIT BOUNDARY AND EXTERIOR WALKWAYS ARE LIMITED COMMON ELEMENTS.
13. DIMENSIONS ON UNIT FLOOR PLANS HAVE BEEN AVERAGED AND ARE PLUS OR MINUS APPROXIMATELY 0.2 OF A FOOT.
14. THE ARCHITECTURAL AND CIVIL PLANS WERE APPROVED FOR CONSTRUCTION BY KING COUNTY AND IT IS ASSUMED THAT THE IMPROVEMENTS BUILT ON THE SITE CONFORM TO ALL APPLICABLE ZONING, SENSITIVE AREA AND BUILDING CODES.
15. PHASE II OF THE CONDOMINIUM CONSISTS ONLY OF BUILDINGS U, V, W, X, Y.

CHICAGO TITLE INS. CO. CONDOMINIUM CERT. ORDER NO. 001152289 SCHEDULE B NOTES:

1. EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH CO., AND POSTAL TELEGRAPH CO. NOT SUFFICIENT TO DETERMINE LOCATION, REC. NO. 2745757.
2. EASEMENT TO PUGET SOUND POWER & LIGHT CO. NOT SUFFICIENT TO DETERMINE LOCATION REC. NO. 8703230417.
3. EASEMENT TO KING COUNTY FOR DRAINAGE, DESCRIPTION NOT SUFFICIENT TO DETERMINE LOCATION, REC. NO. 20000518000482.
4. MEMORANDUM OF EASEMENT FOR CABLE TV, REC. NO. 20010327000653.
5. SEWER LINE EASEMENT TO SAMMAMISH PLATEAU WATER & SEWER DIST., REC. NO. 20010807001386.
6. WATER MAIN EASEMENT TO SAMMAMISH PLATEAU WATER & SEWER DIST., REC. NO. 20010807001389.
7. GAS & ELECTRIC EASEMENT TO PUGET SOUND ENERGY, 10' WIDE AS CONSTRUCTED OR TO BE CONSTRUCTED., REC. NO. 20041119001618.
8. WATER EASEMENT TO SAMMAMISH PLATEAU WATER & SEWER DIST., REC. NO. 20050201000235.
9. WATER EASEMENT TO SAMMAMISH PLATEAU WATER & SEWER DIST., REC. NO. 20050210001381.
10. COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS, EASEMENTS, MAINTENANCE PROVISIONS AND NOTES PER BLA L9890090, REC. NO. 19991014900010.
11. SENSITIVE AREAS RESTRICTIONS, COVENANTS, CONDITIONS, REC. NO. 9905042181.
12. COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS, EASEMENTS, AND NOTES, IF ANY, AS CONTAINED IN SURVEY MAP AND PLANS, REC. NO 20050204000224.
13. TERMS, COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, AND LIABILITY FOR, ASSESSMENTS, CONTAINED IN THE DECLARATION OF CONDOMINIUM REC. NO. 20050204000225
14. LIEN OF ASSESSMENT LEVIED PER CONDOMINIUM DECLARATION REC. NO. 20050204000225.
15. RELEASING KING COUNTY FROM FUTURE DAMAGE OF SURFACE WATER FLOWS, AGREEMENT, TERMS AND CONDITIONS THEREOF REC. NO 4952031.
16. AGREEMENT, TERMS AND CONDITIONS REGARDING DECLARATION OF COVENANTS OF COOPERATION REC. NO. 9512201313. AND MODIFIED UNDER REC. NO. 9609191192.
17. AGREEMENT, TERMS AND CONDITIONS REGARDING HAUL ROAD PERMIT AND RIGHT-OF-WAY, REC. NO. 9512201314. HAS BEN MODIFIED UNDER REC. NO. 9609191194.
18. UTILITY EASEMENT AND AGREEMENT, TERMS AND CONDITIONS REC. NO. 9512201316 AND MODIFIED BY REC. NO. 9609191191.
19. AGREEMENT AND TERMS AND CONDITIONS OF INGRESS, EGRESS AND UTILITIES EASEMENT REC. NO. 9901202611.
20. AGREEMENT AND TERMS AND CONDITIONS FOR ADJACENT PROJECTS DEVELOPMENT OF JOHNSON UNDERWOOD PROPERTY LLC, REC. NO. 20000526000241.
21. AGREEMENT AND TERMS AND CONDITIONS AND COVENANTS REGARDING SOUTH RIDGE STORM DRAINAGE SYSTEM EASEMENT REC. NO. 20000526000242
22. INGRESS, EGRESS AND UTILITY EASEMENT AGREEMENT, TERMS & CONDITIONS REC. NO. 20001130001067.
23. EASEMENT AND AGREEMENT TERMS AND CONDITIONS ADJACENT PROJECTS STORM DRAINAGE REC. NO. 20001130001068.
24. AGREEMENTS AND TERMS AND CONDITIONS FOR SUMMIT CABLEVISION, REC. NO. 20010315000127.
25. AGREEMENT AND TERMS NO-PROTEST FOR ANNEXATION TO SAMMAMISH PLATEAU WATER AND SEWER DIST., REC. NO. 20010807001384.
26. NOTICE OF ADOPTION OF CONNECTION CHARGES, SAMMAMISH PLATEAU WATER AND SEWER DIST., REC. NO. 9307301617.
27. NOTICE OF CHARGES BY WATER, SEWER AND/OR STORM REC. NO. 20040414002865.

DAVID L. HILL — STATE OF WASHINGTON — 28101 — REGISTERED PROFESSIONAL LAND SURVEYOR
7-8-06
EXPIRES: 12/14/06

CONCEPT ENGINEERING, INC.
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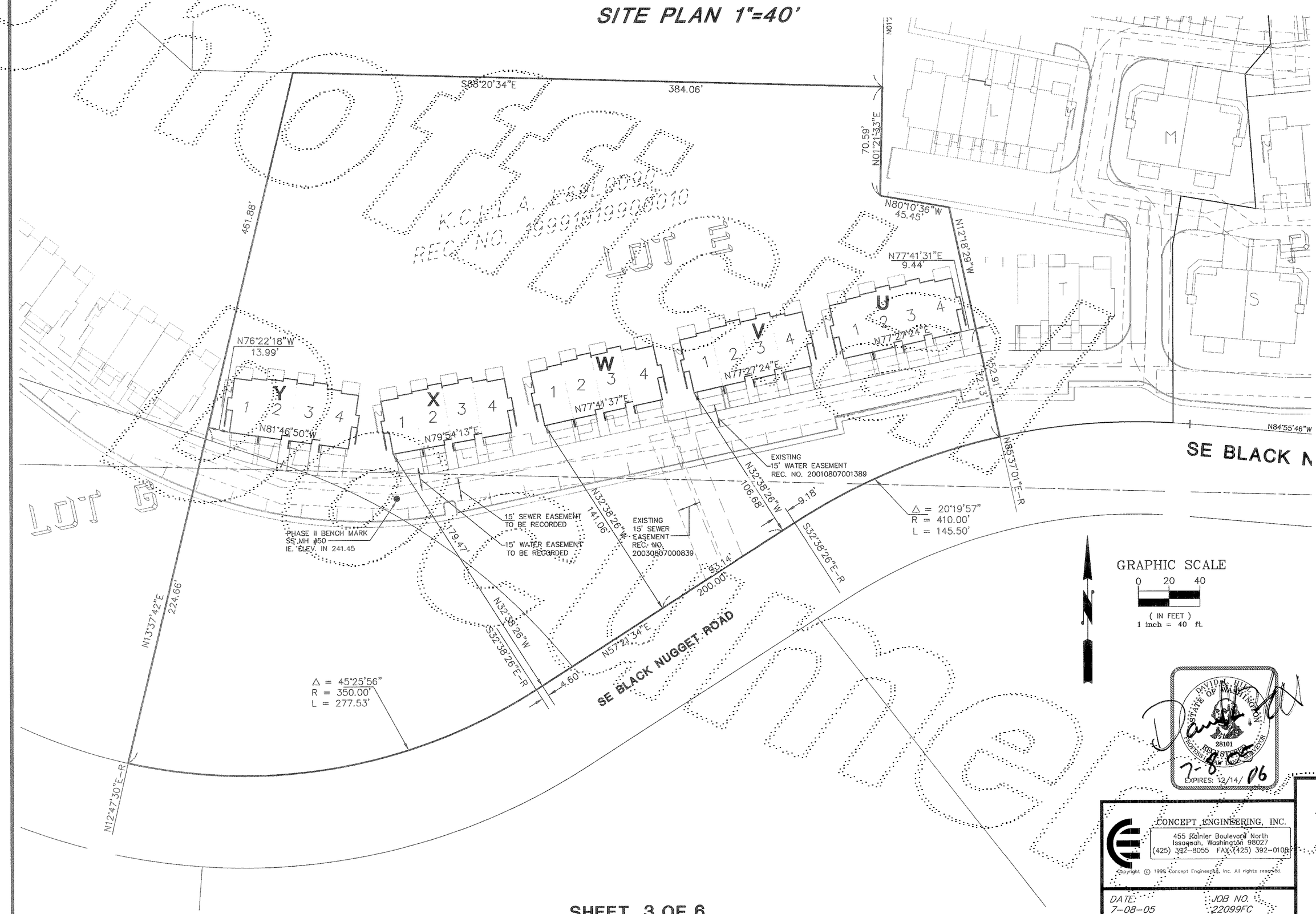
SITUATE IN THE N 1/2, OF SW 1/4, SEC. 22, T. 24 N., R. 6 E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SITE PLAN 1"=40'



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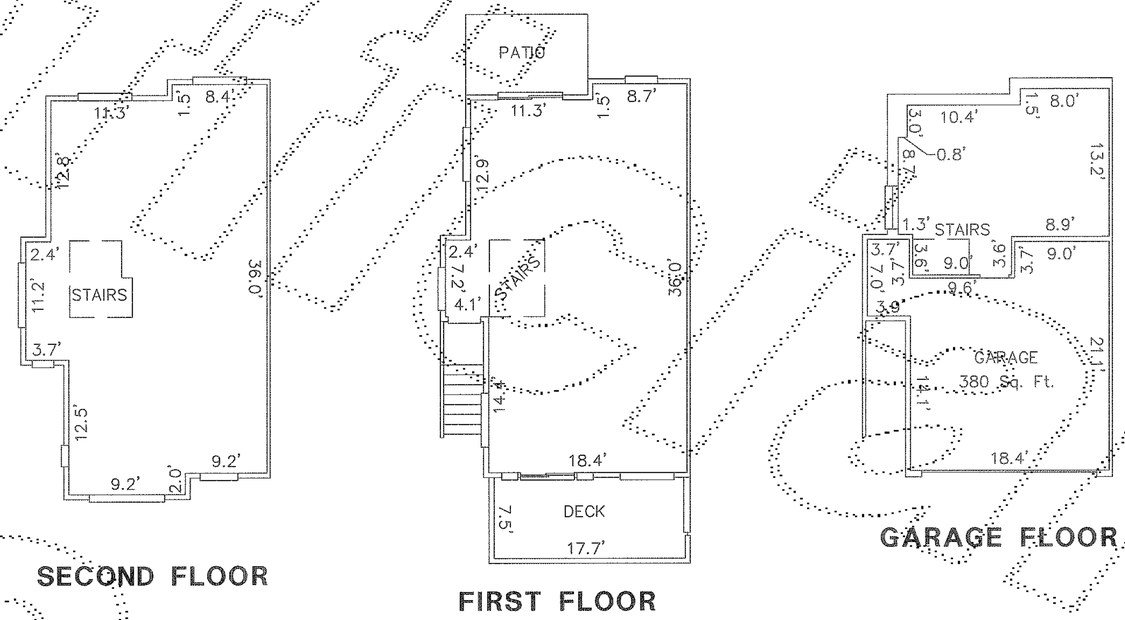
HAMPTONS POINTE ON ISSAQUAH RIDGE
A CONDOMINIUM, PHASE II

SITUATE IN THE N 1/2, OF SW 1/4, SEC. 22, T. 24 N., R. 6 E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

UNIT PLAN 1"=10'



UNIT DATA

BLDG.	UNIT #	LIVING SQ.FT.	GARAGE FLOOR ELEV.	GARAGE CELING ELEV.	1ST FLOOR ELEV.	1ST FLOOR CEILING ELEV.	2ND FLOOR ELEV.	2ND FLOOR CEILING ELEV
U	1	1688	265.95	274.85	275.80	284.75	285.80	293.90
U	4-R	1688	268.95	277.85	278.80	287.75	288.70	296.80
V	1	1688	260.50	269.40	270.30	279.25	280.15	288.20
V	4-R	1688	262.00	270.95	271.80	280.75	281.65	289.70
W	1	1688	255.35	264.55	265.35	274.40	275.20	283.40
W	4-R	1688	257.35	266.55	267.35	276.40	277.20	285.40
X	1	1688	252.00	261.20	262.05	271.10	271.90	280.10
X	4-R	1688	253.00	262.20	263.10	272.15	272.90	281.10
Y	1	1688	250.80	260.00	260.80	269.95	270.65	278.85
Y	4-R	1688	250.85	259.85	260.80	269.95	270.70	278.90

R = REVERSE FLOOR PLAN

DAVID L. HILL
STATE OF WASHINGTON
28101
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES: 12/14/06

7-8-05

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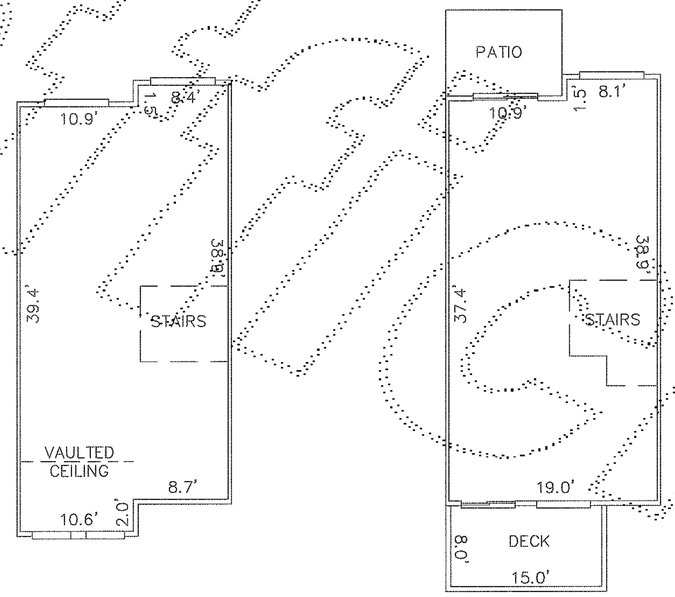
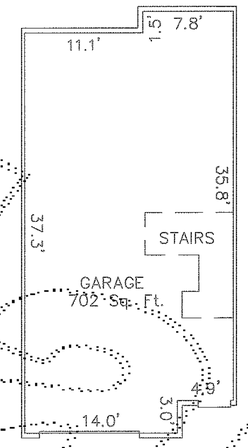
SITUATE IN THE N 1/2, OF SW 1/4, SEC. 22, T. 24 N., R. 6 E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

UNIT PLAN 1"=10'



FIRST FLOOR

SECOND FLOOR



GARAGE FLOOR

UNIT DATA

BLDG.	UNIT #	LIVING SQ.FT.	GARAGE FLOOR ELEV.	GARAGE CEILING ELEV.	1ST FLOOR ELEV.	1ST FLOOR CEILING ELEV.	2ND FLOOR ELEV.	2ND FLOOR CEILING ELEV	VAULTED CEILING
U	2	1479	265.95	274.55	275.80	284.75	285.80	293.90	294.90
U	3	1479	268.95	277.95	278.80	287.75	288.70	296.80	297.75
V	2	1479	260.50	269.50	270.30	279.25	280.15	288.20	289.25
V	3	1479	261.00	270.95	271.80	280.75	281.65	289.70	290.75
W	2	1479	255.50	264.55	265.35	274.35	275.20	283.40	284.30
W	3	1479	257.50	266.50	267.35	274.37	277.20	285.40	286.25
X	2	1479	252.00	261.10	262.05	271.05	271.90	280.10	280.95
X	3	1479	253.10	262.15	263.05	272.05	272.90	281.10	281.95
Y	2	1479	250.85	259.90	260.85	269.85	270.70	278.85	279.75
Y	3	1479	250.85	259.90	260.85	269.85	270.70	278.85	279.75

DAVID L. HILL
STATE OF WASHINGTON
28101
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 12/14/06
7-8-05

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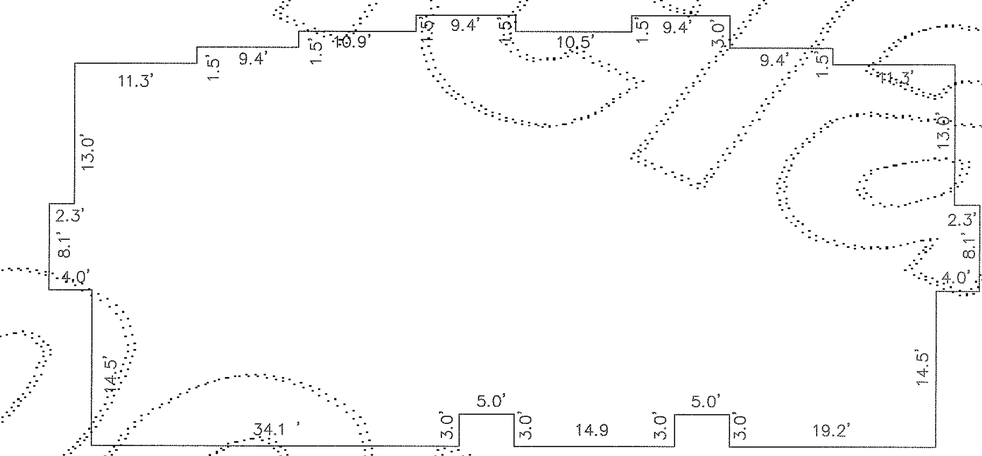
A CONDOMINIUM, PHASE II

SITUATE IN THE N 1/2, OF SW 1/4, SEC. 22, T. 24 N., R. 6 E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

BUILDING FOUNDATION PLANS 1"=10'



BUILDINGS U, V, W, X, Y

DANIEL T. HULL
STATE OF WASHINGTON
28101
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES: 12/14/06

Daniel T. Hull
7-8-05

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