20060609000757

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HAMPTONS POINTE ON ISSAQUAH RIDGE
A CONDOMINIUM, PHASE III

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. 1152289, DATED JUNE 20, 2005, AT 8:00 AM AND SUPPLEMENTAL COMMITMENT #2 DATED APRIL 29, 2006

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 III 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 WESTERLY 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 S03°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 IN THE NORTH LINE OF SAID LOT E BEARS N 88°20'34' W 65.92FEET.

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

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)
)SS.
COUNTY OF KING)

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: June 8, 2006

Gary N. Ackerman
(SIGNATURE OF NOTARY)
GARY N. ACKERMAN
(LEGIBLY PRINT OR STAMP NAME OF NOTARY)

GARY N. ACKERMAN COMMISSION EXPIRES 8-1-07 NOTARY PUBLIC STATE OF WASHINGTON

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Seattle
Aug 1, 2007
MY APPOINTMENT EXPIRES

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR PHASE III 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.

DONALD J. KERN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 34670

DONALD J. KERN STATE OF WASHINGTON 34670 REGISTERED PROFESSIONAL LAND SURVEYOR 5-31-06
EXPIRES: 03/08/07

LAND SURVEYOR'S VERIFICATION

COUNTY OF KING)
)SS
STATE OF WASHINGTON)

I, DONALD J. KERN, 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.

DONALD J. KERN

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 DAY OF May 2006

MICHAEL V. BRYAN COMMISSION EXPIRES NOTARY PUBLIC 6-05-09 STATE OF WASHINGTON

MICHAEL V. BRYAN
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 6-5-09

APPROVAL

EXAMINED AND APPROVED THIS 8TH DAY OF JUNE 2005; COPY RECEIVED OF THIS DOCUMENT AND OF THE DECLARATION.

DEPARTMENT OF ASSESSMENTS:
BY: SCOTT NOBLE
ASSESSOR

BY: Tarent Anderson
DEPUTY ASSESSOR

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF CHICAGO TITLE THIS 9TH DAY OF JUNE, 2006 AT 10:58 AM AND RECORDED IN VOLUME 218 OF CONDOMINIUMS, PAGES 049-054 THROUGH AND INCLUDING _____, 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) 392-0108
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DATE: 5-24-06
JOB NO. 22099FC

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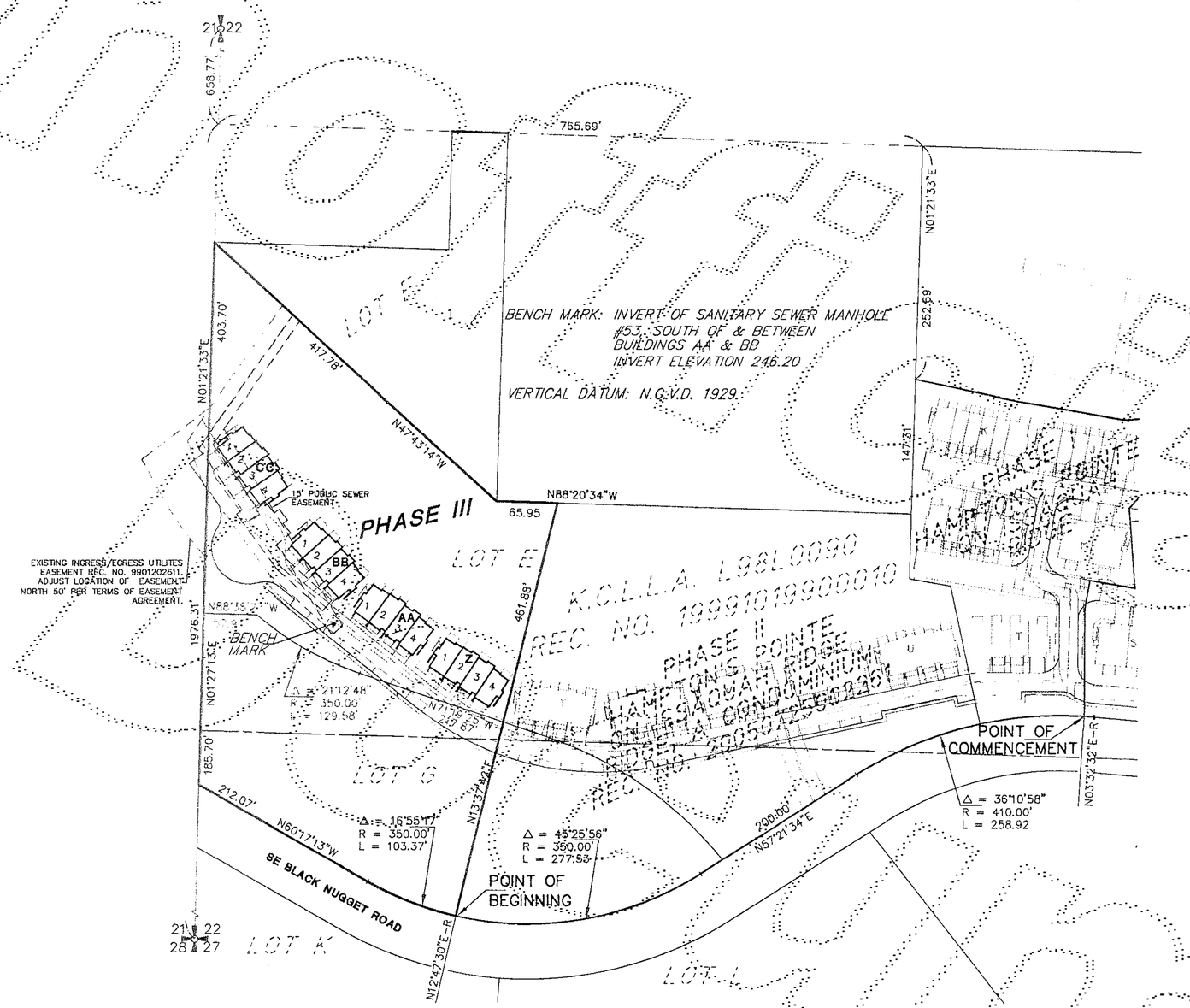
HAMPTONS POINTE ON ISSAQUAH RIDGE
A CONDOMINIUM, PHASE III

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'



CHICAGO TITLE INS. CO CONDOMINIUM CERT. ORDER NO. 1152289, AND SUPPLEMENTAL COMMITMENT #2, 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 L98900090, 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. NOS 20050204000224 & 20050725002261 WITH AMENDMENTS AND MODIFICATION THERETO, IF ANY.
13. TERMS, COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, AND LIABILITY FOR, ASSESSMENTS, CONTAINED IN THE DECLARATION OF CONDOMINIUM REC. NO. 20050204000225 AND AMENDMENT REC. NO. 20050725002262, AND RE-RECORDED TO CORRECT LEGAL DESCRIPTION PH. II REC. NO. 20050802001816 TOGETHER WITH AMENDMENTS AND MODIFICATIONS IF ANY.
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.
28. 15' WIDE SEWER EASEMENT TO SAMMAMISH PLATEAU WATER AND SEWER DISTRICT, TERMS AND CONDITIONS THEREOF REC. NO. 20060126001760.

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 MARCH 2006, 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. 1152289, DATED JUNE 20, 2005, AT 8:00 A.M. AND SUPPLEMENTAL COMMITMENT #2 DATED APRIL 29, 2006
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 III OF THE CONDOMINIUM CONSISTS ONLY OF BUILDINGS Z, AA, BB, CC,.

DONALD J. KERN
STATE OF WASHINGTON
14670
REGISTERED PROFESSIONAL LAND SURVEYOR
5-31-06
EXPIRES: 03/08/07

CONCEPT ENGINEERING, INC.
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JOB NO. 22099FC

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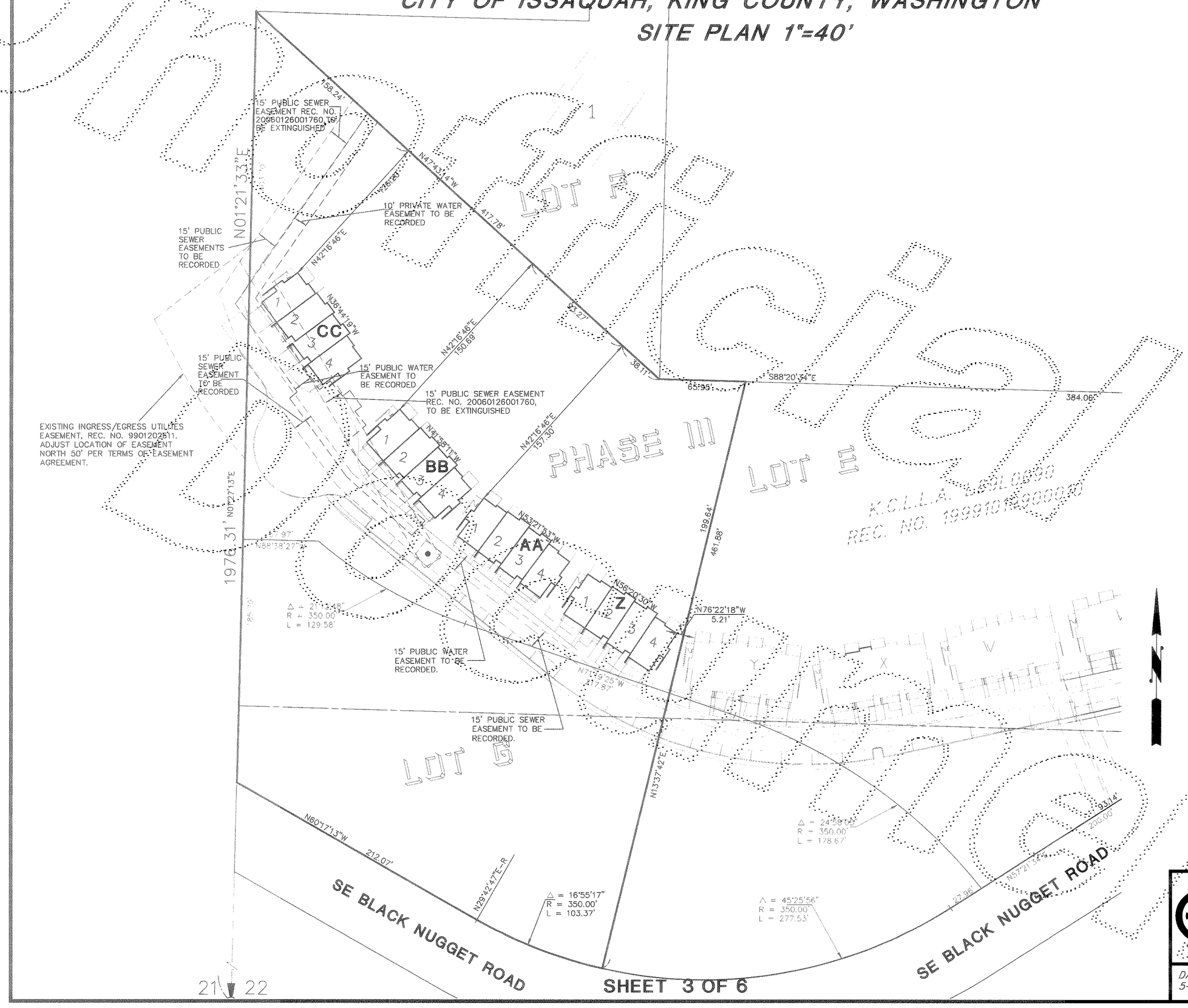
HAMPTONS POINTE ON ISSAQUAH RIDGE
A CONDOMINIUM, PHASE III

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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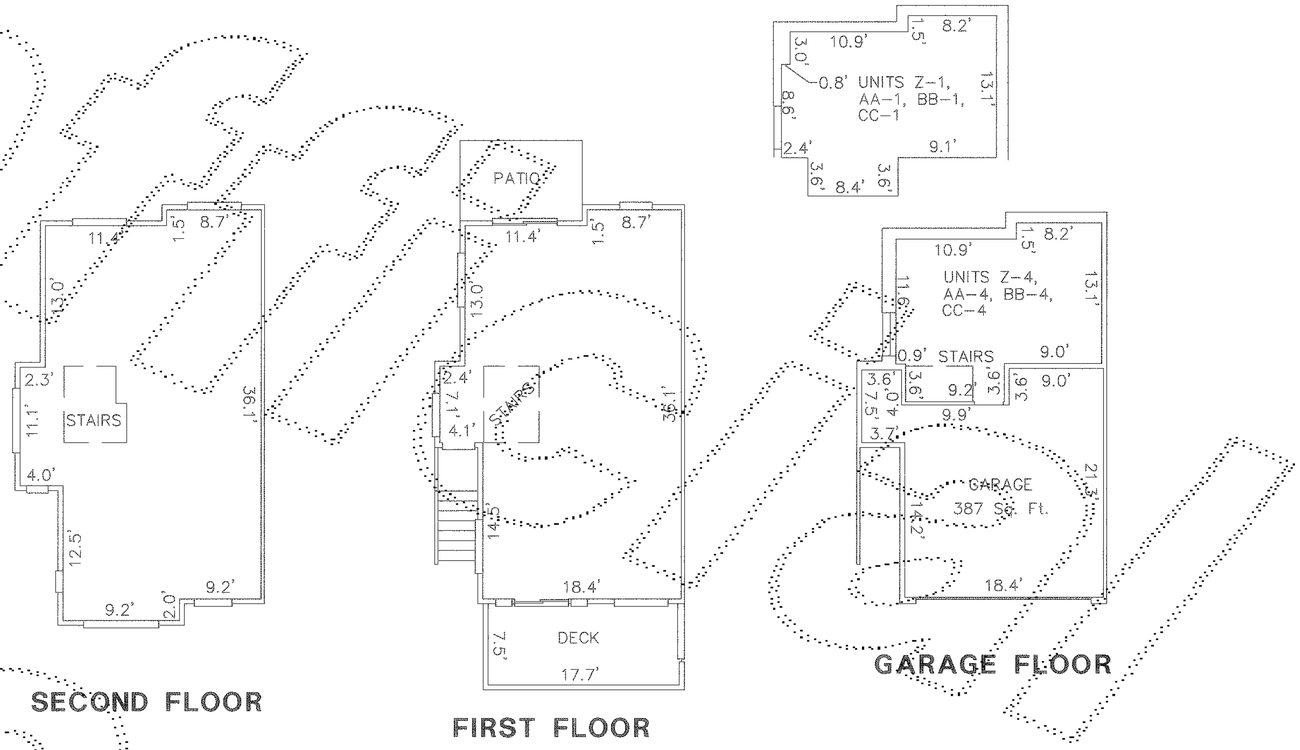
HAMPTONS POINTE ON ISSAQUAH RIDGE
A CONDOMINIUM, PHASE III

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
Z	1	1717	254.6	263.7	264.6	273.7	274.5	282.7
Z	4-R	1713	253.6	262.7	263.6	272.7	273.5	281.7
AA	1	1717	255.5	264.6	265.6	274.7	275.5	283.7
AA	4-R	1713	254.6	263.7	264.6	273.7	274.5	282.7
BB	1	1717	258.0	267.1	268.0	277.1	277.9	286.1
BB	4-R	1713	257.0	266.1	267.0	276.1	276.9	285.1
CC	1	1717	260.9	270.0	270.9	280.0	280.7	288.9
CC	4-R	1713	260.0	269.1	270.1	279.2	279.9	288.1

R = REVERSE FLOOR PLAN

DONALD J. KUTA
STATE OF WASHINGTON
20670
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 03/08/07
5-31-06

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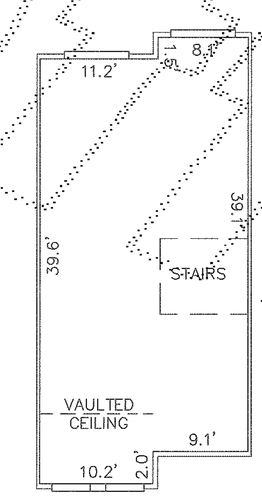
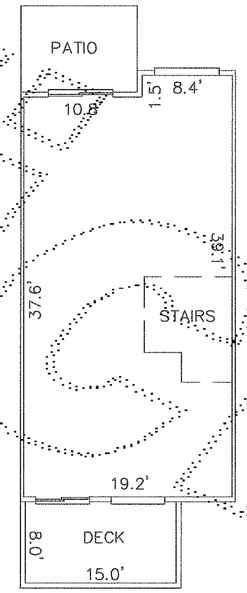
HAMPTONS POINTE ON ISSAQUAH RIDGE
A CONDOMINIUM, PHASE III

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

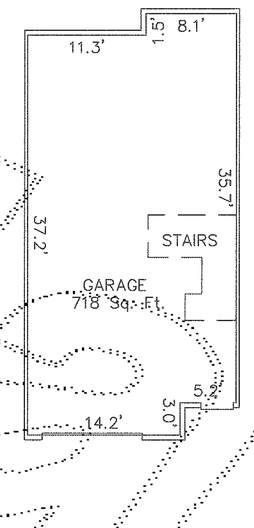
UNIT PLAN 1"=10'



SECOND FLOOR



FIRST FLOOR



GARAGE FLOOR

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	VAULTED CEILING
Z	2	1485	254.6	263.7	264.6	273.7	274.5	282.7	283.7
Z	3	1485	253.6	262.7	263.6	272.7	273.5	281.7	283.7
AA	2	1485	255.5	264.6	265.6	274.7	275.5	283.7	284.7
AA	3	1485	254.6	263.7	264.6	273.7	274.5	282.7	283.7
BB	2	1485	258.0	267.1	268.0	277.1	277.9	286.1	287.1
BB	3	1485	257.0	266.1	267.0	276.1	276.9	285.1	286.1
CC	2	1485	260.9	270.0	270.9	280.0	280.9	289.1	290.1
CC	3	1485	260.0	269.1	270.1	279.2	279.9	288.1	289.1

DONALD J. KERN
STATE OF WASHINGTON
34670
REGISTERED
PROFESSIONAL LAND SURVEYOR
5-31-06
EXPIRES: 03/08/07

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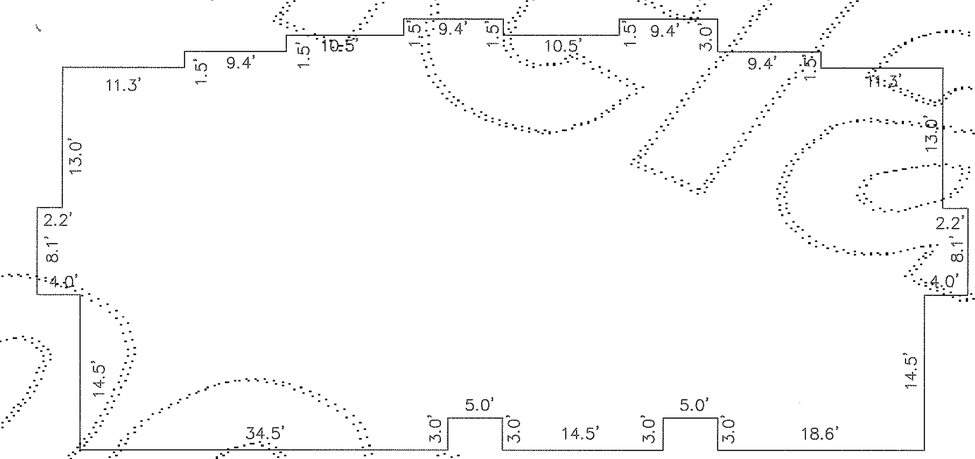
HAMPTONS POINTE ON ISSAQUAH RIDGE
A CONDOMINIUM, PHASE III

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 Z, AA, BB, CC

DONALD J. KERN
STATE OF WASHINGTON
34670
REGISTERED
PROFESSIONAL LAND SURVEYOR
5-31-06
EXPIRES: 03/08/07

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