SURVEY MAP AND PLANS FOR

# CROFTON SPRINGS LOFT & FLAT II CONDOMINIUM

## PHASE 2

S1/2, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
KING COUNTY, WASHINGTON

## LEGAL DESCRIPTION – ALL POSSIBLE PHASES

LOTS 52–54 AND 61–62, FINAL PLAT OF DIV. 25B, ISSAQUAH HIGHLANDS, RECORDED IN VOLUME 213 OF PLATS, PAGES 15 THROUGH 31, RECORDS OF KING COUNTY, WASHINGTON.

## LEGAL DESCRIPTION – PHASE 2

LOTS 61 AND 62, FINAL PLAT OF DIV. 25B, ISSAQUAH HIGHLANDS, RECORDED IN VOLUME 213 OF PLATS, PAGES 15 THROUGH 31, RECORDS OF KING COUNTY, WASHINGTON.

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE PROPERTY SHOWN, HEREBY DECLARE THIS SURVEY MAP AND PLANS FOR CROFTON SPRINGS LOFT & FLAT II CONDOMINIUM, AS TO PHASE 2 ONLY, AND DEDICATE THE SAME FOR CONDOMINIUM PURPOSES. THIS SURVEY MAP AND PLANS OR ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE CONDOMINIUM DECLARATION FOR CROFTON SPRINGS LOFT & FLAT II CONDOMINIUM RECORDED IN CONJUNCTION HEREWITH UNDER KING COUNTY RECORDING NUMBERS 20040930002943 AND 20050307000892. 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.

CROFTON ISSAQUAH I, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY

BY: THE DWELLING COMPANY, L.L.C.
A WASHINGTON LIMITED LIABILITY COMPANY
ITS: MANAGING MEMBER

BY: ROBERT W. BALDWIN
ITS: MANAGER

STATE OF WASHINGTON )
)SS
COUNTY OF KING )

ON THIS 14th DAY OF February, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Robert W. Baldwin, TO ME PERSONALLY KNOWN (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE Manager OF CROFTON ISSAQUAH I, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED, IF ANY, IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

DIANA R. OSBORNE
COMMISSION EXPIRES
NOTARY
PUBLIC
1-30-06
STATE OF WASHINGTON

NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON, RESIDING IN Marysville
MY COMMISSION EXPIRES: 1-30-2006
PRINT NOTARY NAME: Diana R. Osborne

## RESTRICTIONS

1. THIS SITE IS SUBJECT TO AN AGREEMENT BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND THE GRAND RIDGE PARTNERSHIP AND GLACIER RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9508160202 AND THE FIRST AMENDMENT TO SCHOOL MITIGATION AGREEMENT REGARDING THE GRAND RIDGE URBAN PLANNED DEVELOPMENT AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9712121428.

2. THIS SITE IS SUBJECT TO A MEMORANDUM TO AGREEMENT BETWEEN THE CITY OF ISSAQUAH, THE GRAND RIDGE PARTNERSHIP AND THE GLACIER RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9606180756, THE SECOND AMENDMENT TO GRAND RIDGE JOINT AGREEMENT AND MASTER TRANSPORTATION FINANCING AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20020924000360; SAID AGREEMENT WAS AMENDED BY FIRST AMENDMENT DATED MARCH 21, 2000 BUT NOT RECORDED AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20021218002449 AND A DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENT AS DISCLOSED BY INSTRUMENTS UNDER RECORDING NO. 9712190677, 9805110405 AND 20011128000874.

3. THIS SITE IS SUBJECT TO A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF ISSAQUAH, THE GRAND RIDGE PARTNERSHIP AND THE GLACIER RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9606251228, A DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AN CONSERVATION EASEMENTS AS DISCLOSED BY INSTRUMENTS UNDER RECORDING NO.'S 9712190677, 9805110495 AND 20011128000874, AND AMENDMENT TO SAID MEMORANDUM DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20020118001733.

4. THIS SITE IS SUBJECT TO AN ISSAQUAH HIGHLANDS SUMMARY NOTICE GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS BETWEEN GRAND RIDGE PARTNERSHIP AND THE PUBLIC AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9805110404.

5. THIS SITE IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ISSAQUAH HIGHLANDS RESIDENTIAL PROPERTIES AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9704281806 AND AMENDMENTS AND SUPPLEMENTS THERETO RECORDED UNDER RECORDING NO.'S 9712121469, 9812142680, 19990812000176, 19991011000727, 20001113000116, 20011119002073, 20011128000870, 20020118001735, 20020508000733, 20021120001899, 20021120001920, AND 20021210001157.

6. THIS SITE IS SUBJECT TO DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR ISSAQUAH HIGHLANDS AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9704281807 AND AMENDMENTS THERETO RECORDED UNDER RECORDING NO.'S 9712190675, 9812142681, 19990812000177, 19991011000726, 20001113000115, 20011119002072, 20011128000871, 20020118001734, 20020508000732, 20020508000733, 20021120001900 AND 20021120001921.

7. THIS SITE IS SUBJECT TO A SUMMARY NOTICE GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS BETWEEN THE GRAND RIDGE PARTNERSHIP AND THE PUBLIC AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20011128000873.

8. THIS SITE IS SUBJECT TO A LIEN FOR RESIDENTIAL ASSOCIATION ASSESSMENTS AS DISCLOSE BY INSTRUMENT UNDER RECORDING NO. 20020600700226.

9. THIS SITE IS SUBJECT TO A DECLARATION OF AFFORDABLE HOUSING COVENANT FOR ISSAQUAH HIGHLANDS AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20020628003055.

10. THIS SITE IS SUBJECT TO A MASTER DEVELOPER SUBORDINATION AGREEMENTS BETWEEN CROFTON ISSAQUAH I, LLC AND GRAND RIDGE PARTNERSHIP AND IHP INVESTMENT FUND III AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20021218002650.

11. THIS SITE IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, ETC. DELINEATED AND/OR DESCRIBED ON THE PLAT RECORDED IN VOLUME 211 OF PLATS, PAGES 56 - 59, IN KING COUNTY, WASHINGTON.

12. THIS SITE IS SUBJECT TO A MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20030218001542.

13. THIS SITE IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, ETC. DELINEATED AND/OR DESCRIBED ON THE PLAT RECORDED IN VOLUME 213 OF PLATS, PAGES 15 - 31 IN KING COUNTY, WASHINGTON.

14. THIS SITE IS SUBJECT TO SUBJECT TO A DECLARATION OF EASEMENT FOR PARTY WALLS AND OVERHANGS AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20030205001240.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR CROFTON SPRINGS LOFT & FLAT II CONDOMINIUM, PHASE 2 IS BASED UPON THE SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; THAT THE LOCATION OF THE BUILDINGS 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.

2/11/05

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

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

SUBSCRIBED AND SWORN TO THIS 11th DAY OF February, 2005.

JEANNE B. WIGHT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
SEPTEMBER 20, 2008

BY: JEANNE B. WIGHT
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.
MY COMMISSION EXPIRES 9-20-2008

## KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 7th DAY OF March, 2005.

S. Noble — KING COUNTY ASSESSOR
Dianne Murdock — DEPUTY KING COUNTY ASSESSOR

3629916-0280,0290,0360,0370,0380
ACCOUNT NUMBER

## RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF CROFTON ISSAAQUAH I, L.L.C., THIS 7th DAY OF March, 2005, AT 20 MINUTES PAST 12:00 O'CLOCK P.M., IN VOLUME 203 OF CONDOMINIUMS, PAGES 61 TO 65 UNDER RECORDING NO. 20050307000892, RECORDS OF KING COUNTY, WASHINGTON.

DEPUTY AUDITOR — AUDITOR, KING COUNTY

CORE DESIGN
14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963
ENGINEERING · PLANNING · SURVEYING

JOB NO. 03023

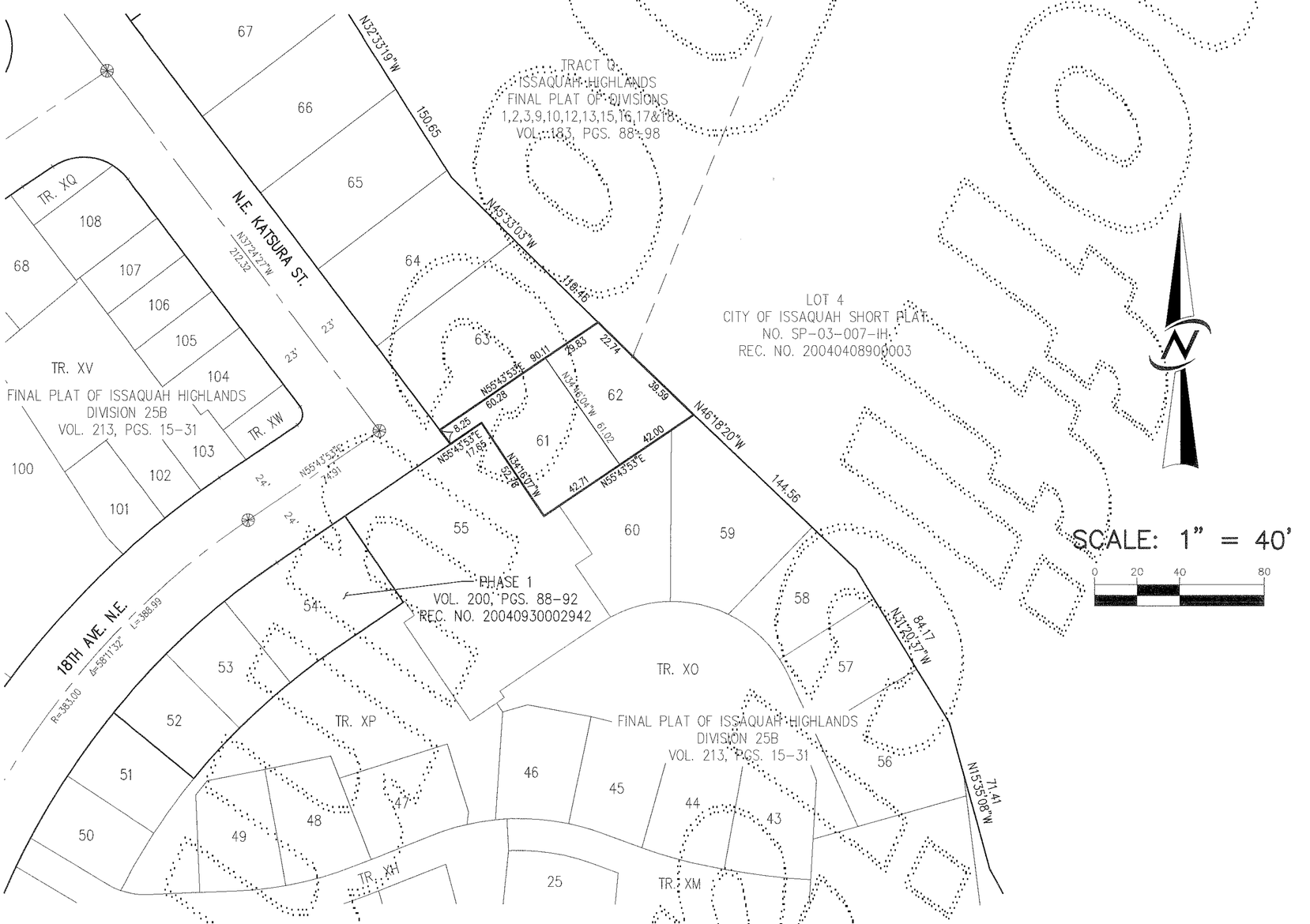
20050307000892 203 61

SURVEY MAP AND PLANS FOR

# CROFTON SPRINGS LOFT & FLAT II CONDOMINIUM

## PHASE 2

S1/2, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
KING COUNTY, WASHINGTON




SCALE: 1" = 40'

0 20 40 80

## SURVEY NOTES

1. TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM STEWART TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 200360677, DATED APRIL 28, 2003. 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 STEWART TITLE GUARANTEE. CORE DESIGN HAS RELIED WHOLLY ON STEWART TITLE'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. ALL DISTANCES ARE IN FEET.

3. 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 ENTIRE SITE = 11,615± SQUARE FEET (0.2667± ACRES)
AREA OF PHASE 2 = 4,923± SQUARE FEET (0.1130± ACRES).

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

## BASIS OF BEARINGS

FINAL PLAT OF DIV. 25B, VOLUME 213 OF PLATS, PAGES 15-31.

## VERTICAL DATUM

NAVD 88 – BASED ON N.G.S. STATION "MERCIA" LOCATED IN BELLEVUE, WASHINGTON.

## BENCHMARK

DAVID EVANS AND ASSOCIATES CONTROL POINT NO. 2218, REBAR WITH RED PLASTIC CAP AT EAST END PARK DRIVE ELEV. = 801.37

## LEGEND

⊛ EXISTING MONUMENT OR PER FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 24 AND 25, VOL. 204, PGS. 38-42 AND ISSAQUAH HIGHLANDS FINAL PLAT OF DIVISIONS 22, 23 AND TRACT 'V', VOL. 191, PGS. 85-91

2/11/05

KEVIN J. VANDERZANDEN
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EXPIRES: 10/26/06

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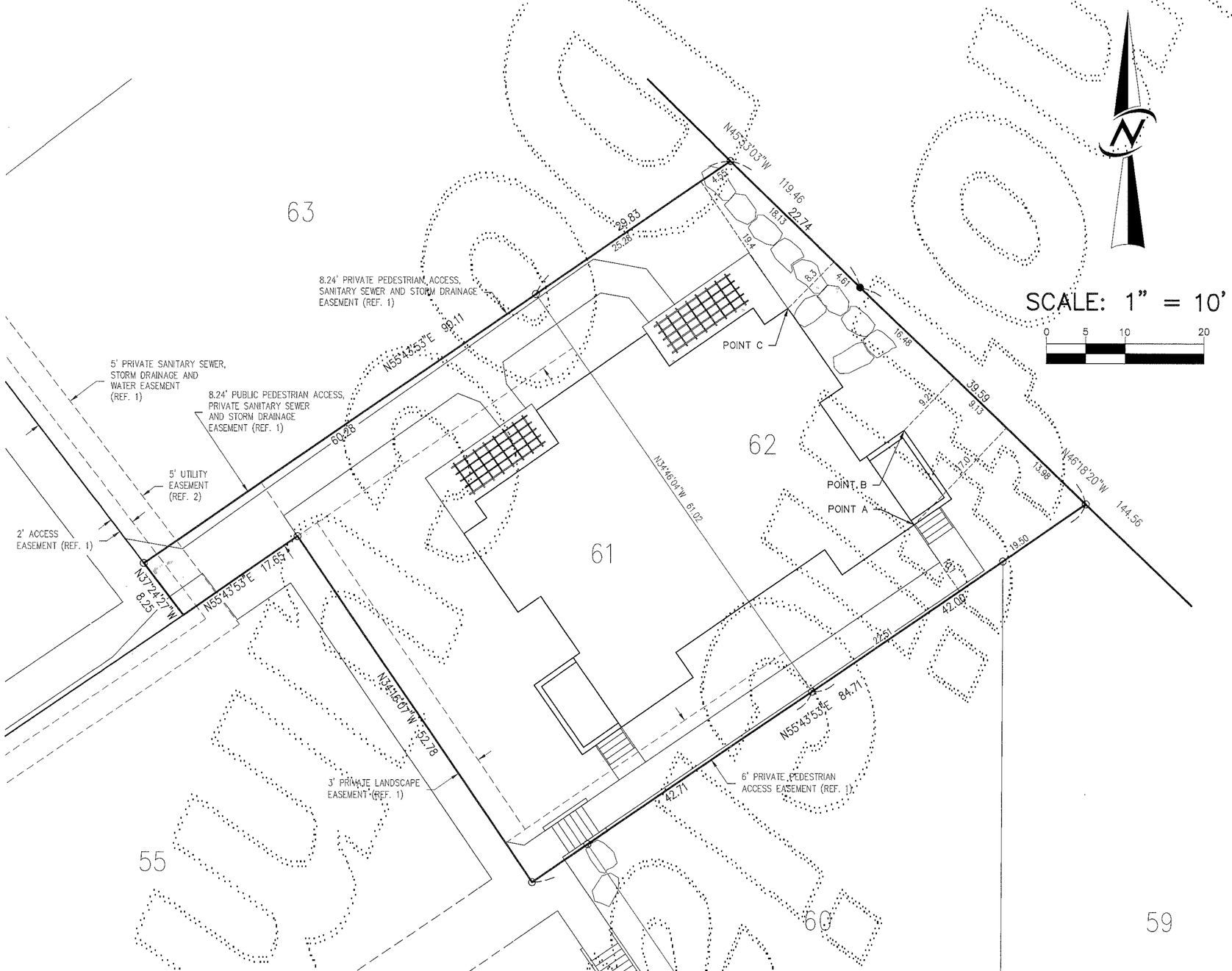
203
62

SURVEY MAP AND PLANS FOR

# CROFTON SPRINGS LOFT & FLAT II CONDOMINIUM

## PHASE 2

S1/2, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
KING COUNTY, WASHINGTON




### REFERENCES

FINAL PLAT OF DIVISION 25B, ISSAQUAH HIGHLANDS, VOL. 213, PGS. 15–31 (REF. 1)

FINAL PLAT OF DIVISIONS 24 AND 25, ISSAQUAH HIGHLANDS, VOL. 204, PGS. 38–42 (REF. 2)

### BASIS OF BEARINGS

FINAL PLAT OF DIV. 25B, VOLUME 213 OF PLATS, PAGES 15–31.

### VERTICAL DATUM

NAVD 88 – BASED ON N.G.S. STATION "MERCIA" LOCATED IN BELLEVUE, WASHINGTON.

### BENCHMARK

DAVID EVANS AND ASSOCIATES CONTROL POINT NO. 2218, REBAR WITH RED PLASTIC CAP AT EAST END PARK DRIVE ELEV. = 801.37

### LEGEND

○ FOUND REBAR AND CAP OR NAIL AND TAG "LS 33149" OR PER FINAL PLAT OF DIV. 25B, ISSAQUAH HIGHLANDS, VOL. 213, PGS. 15–31

● FOUND REBAR AND CAP "DEA 26252" OR PER FINAL PLAT OF DIVISIONS 24 AND 25, ISSAQUAH HIGHLANDS, VOL. 204, PAGES 38–42

2/11/05

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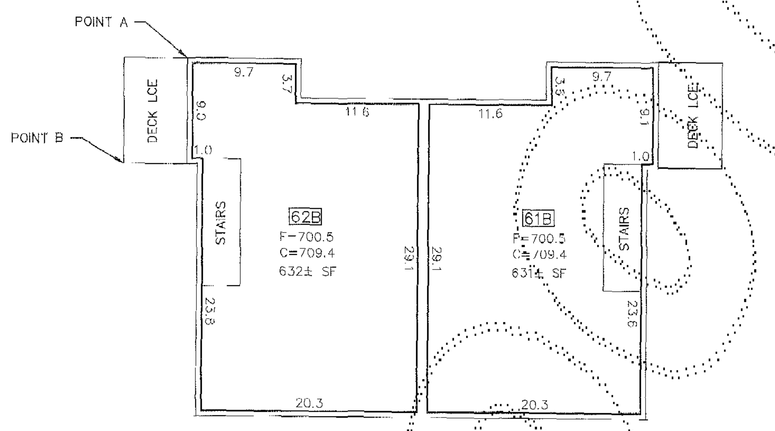
SURVEY MAP AND PLANS FOR

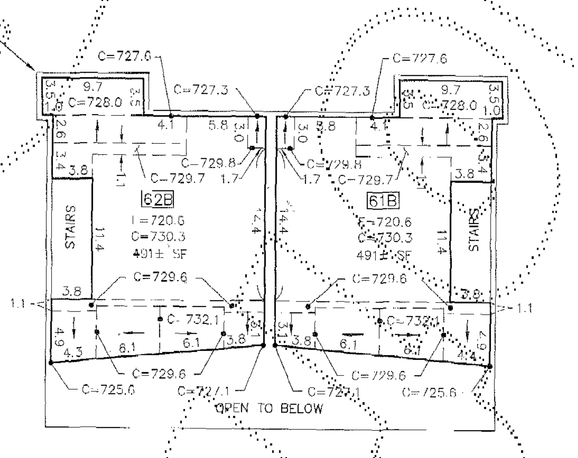
# CROFTON SPRINGS LOFT & FLAT II CONDOMINIUM

## PHASE 2

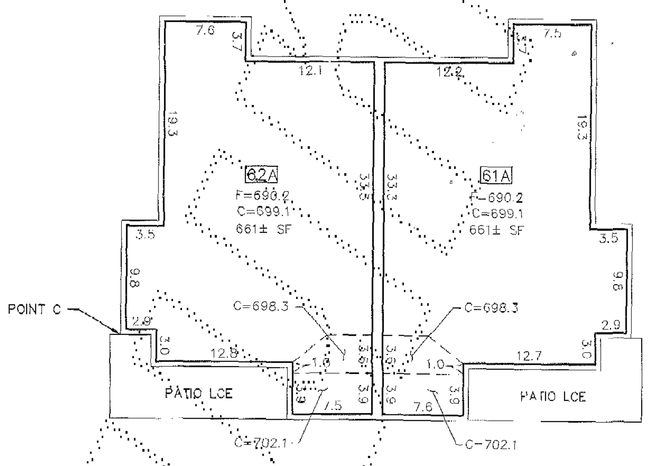
S1/2, SECTION 23, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
KING COUNTY, WASHINGTON



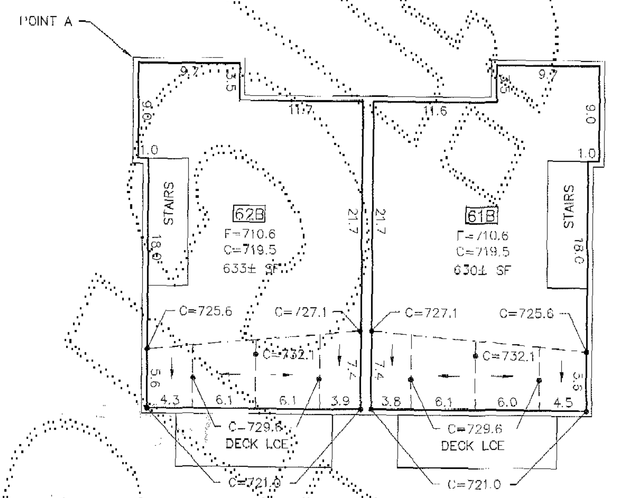

LEVEL 2




LEVEL 4




LEVEL 1




LEVEL 3

## LEGEND

- MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN.
- C — CEILING ELEVATION
- F — FLOOR ELEVATION
- CEILING DOWNSLOPE
- 6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
- BREAK IN CEILING ELEVATION
- LCE — LIMITED COMMON ELEMENT
- 61A — UNIT DESIGNATION

## 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.

SCALE: 1" = 10'

0 5 10 20

2/11/05

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