

The Enclave at Issaquah Highlands

A CONDOMINIUM

SE 1/4, SE 1/4, SECTION 23 AND NE 1/4, NE 1/4, SECTION 26, TOWNSHIP 24, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

DIVISION 54, FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 50, 51, 53, 54, 56, 57, 59, 60, 76, 77, 78 AND 79, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 210 OF PLATS, PAGES 30 THROUGH 39, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF DEDICATED TO THE CITY OF ISSAQUAH BY DEED RECORDED UNDER RECORDING NO. 20040726002177.

DECLARATION

WE, 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, RCA 64.34., ET. SEQ. AND NOT FOR ANY PUBLIC PURPOSE. THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF ARE RESTRICTED BY LAW AND THE DECLARATION FOR THE ENCLAVE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM, RECORDED UNDER KING COUNTY RECORDING NO. 20040812002021.

DATED THIS _____ DAY OF _____, 2004.

SSHI LLC
A DELAWARE LIMITED LIABILITY COMPANY

J. Mathew Farris

BY: J. MATHEW FARRIS
ITS: PRESIDENT

STATE OF WASHINGTON)
)SS
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT J. Mathew Farris IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF SSHI LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 9th DAY OF August, 2004.

BY:

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT Lake Stevens

MY APPOINTMENT EXPIRES 3-3-07

RESTRICTIONS

1. THIS SITE IS SUBJECT TO AN EASEMENT FOR UTILITY SYSTEMS OVER A 10-FOOT STRIP OF LAND HAVING 5 FEET ON EACH SIDE OF SAID SYSTEMS CENTERLINE AS CONSTRUCTED OR TO BE CONSTRUCTED AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040223000044. DESCRIPTION CONTAINED WITHIN SAID INSTRUMENT IS INSUFFICIENT TO ACCURATELY PLOT SAID EASEMENT.

2. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATION AND SET BACKS, IF ANY, SET FORTH IN OR DELINEATED ON THE PLAT RECORDED IN VOLUME 210 OF PLATS, PAGES 30 THROUGH 39, IN KING COUNTY, WASHINGTON.

3. 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. 9712121468.

4. THIS SITE IS SUBJECT TO A DECLARATION OF COVENANTS OF COOPERATION BETWEEN GLACIER RIDGE PARTNERSHIP AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9512201313 AND AMENDMENT TO SAID DECLARATION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9609191192.

5. THIS SITE IS SUBJECT TO A MEMORANDUM OF AGREEMENT BETWEEN KING COUNTY AND THE CITY OF ISSAQUAH, AND THE GRAND RIDGE PARTNERSHIP AND THE GLACIER RIDGE PARTNERSHIP REGARDING URBAN, RURAL AND OPEN SPACE USES AND DEVELOPMENT OF THE PROPERTY; EASTERN ACCESS, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606180756 AND AMENDMENTS TO SAID AGREEMENT UNDER RECORDING NO.'S 9712190677 AND 9805110405.

6. THIS SITE IS SUBJECT TO A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF ISSAQUAH, THE GRAND RIDGE PARTNERSHIP AND THE GLACIER RIDGE PARTNERSHIP REGARDING URBAN AND OPEN SPACE USES AND DEVELOPMENT OF THE PROPERTY AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9606251228, AND MODIFICATIONS THERETO AS DISCLOSED BY INSTRUMENTS UNDER RECORDING NO.'S 9712190677, 9805110405 AND 20020118001733.

7. THIS SITE IS SUBJECT TO AN AGREEMENT BETWEEN THE GRAND RIDGE PARTNERSHIP AND THE GLACIER RIDGE PARTNERSHIP REGARDING A DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20021120001902.

8. THIS SITE IS SUBJECT TO A COVENANT FOR VIEW PROTECTION AS SET FORTH BY RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NO. 20021120001909.

9. THIS SITE IS SUBJECT TO A MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20030218001542.

10. THIS SITE IS SUBJECT TO A COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS (AMENDED AND RESTATED), INCLUDING THE TERMS AND CONDITIONS THEREOF, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040204000499. SAID AGREEMENT IS AN AMENDMENT AND RESTATEMENT OF COVENANT RECORDED UNDER RECORDING NO. 20030520000559 AND RE-RECORDED UNDER RECORDING NO. 20030911002246.

11. THIS SITE IS SUBJECT TO A SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS GIVEN BY GRAND RIDGE PARTNERSHIP AND GLACIER RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20021120001901.

12. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY FOR ASSESSMENTS CONTAINED IN INSTRUMENT UNDER RECORDING NO. 9704281806 AND AMENDMENTS AND/OR MODIFICATIONS TO SAID RESTRICTIONS RECORDED UNDER RECORDING NO.'S 9712121469, 9812142680, 19990812000176, 19991011000727, 20001113000116, 20011119002073, 20011128000870, 20020118001735, 20021120001899, 20021120001920, 20021210001157, 20030515002494, 20030625003047, 20030723000762, 20031118000197, 20031120000443, AND 20040204000591. DECLARANTS' AFFIRMATION OF AMENDMENTS WAS RECORDED UNDER RECORDING NO. 20021210001157. SUBJECT TO ISSAQUAH HIGHLANDS SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 9805110404.

RESTRICTIONS

13. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY FOR ASSESSMENTS CONTAINED IN INSTRUMENT UNDER RECORDING NO. 9704281807 AND AMENDMENTS AND/OR MODIFICATIONS TO SAID RESTRICTIONS RECORDED UNDER RECORDING NO.'S 9712190675, 9812142681, 19990812000177, 19991011000726, 20001113000115, 20011119002072, 20011128000871, 20020118001734, 20020508000732, 20020508000733, 20021120001900 AND 20021120001921. SUBJECT TO ISSAQUAH HIGHLANDS SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 9805110404.

14. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY FOR ASSESSMENTS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NO. 9712190670, AND AMENDMENTS AND/OR MODIFICATIONS TO SAID RESTRICTIONS UNDER RECORDING NO.'S 9712312371 AND 9805110403.

15. THIS SITE IS SUBJECT TO A DECLARATION OF AFFORDABLE HOUSING COVENANT AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY WARRANTY DEED UNDER RECORDING NO. 20031218001982.

16. THIS SITE IS SUBJECT TO A RELEASE OF DAMAGE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, BETWEEN SSHI, LLC (DBA STAFFORD HOMES) AND GRAND-GLACIER LLC AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20031118000202.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR THE ENCLAVE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM, IS BASED UPON FIELD SURVEY; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; THAT THE LOCATION OF THE BUILDING AND THE DIMENSIONS OF THE UNITS, AS BUILT, ARE CORRECT; THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS ARE SUBSTANTIALLY COMPLETE IN ACCORDANCE WITH THE PLANS; 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.



Kevin J Vanderzanden

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
KEVIN J. VANDERZANDEN, P.L.S.

SUBSCRIBED AND SWORN TO THIS 12th DAY OF August, 2004.

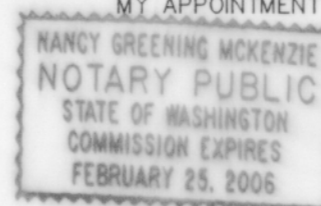
Nancy Greening McKenzie

BY: Nancy Greening McKenzie

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT Kirkland

MY APPOINTMENT EXPIRES 2/25/06



ASSESSOR'S CERTIFICATE

EXAMINED AND APPROVED THIS 12th DAY OF August, 2004.

DEPARTMENT OF ASSESSMENTS

Scott Noble
KING COUNTY ASSESSOR

Debra Clark
DEPUTY KING COUNTY ASSESSOR

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF _____ THIS 12 DAY OF August, 2004, AT 2:45 MINUTES PAST _____ O'CLOCK _____ M., IN VOLUME 199 OF CONDOMINIUMS, PAGES 062 TO 068 UNDER RECORDING NO. 20040812002021 RECORDS OF KING COUNTY, WASHINGTON.

MANAGER

Dan M. Wickham
SUPERINTENDENT OF RECORDS



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JOB NO. 03055

14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

20040812.002021

199/063

SURVEY MAP AND PLANS FOR

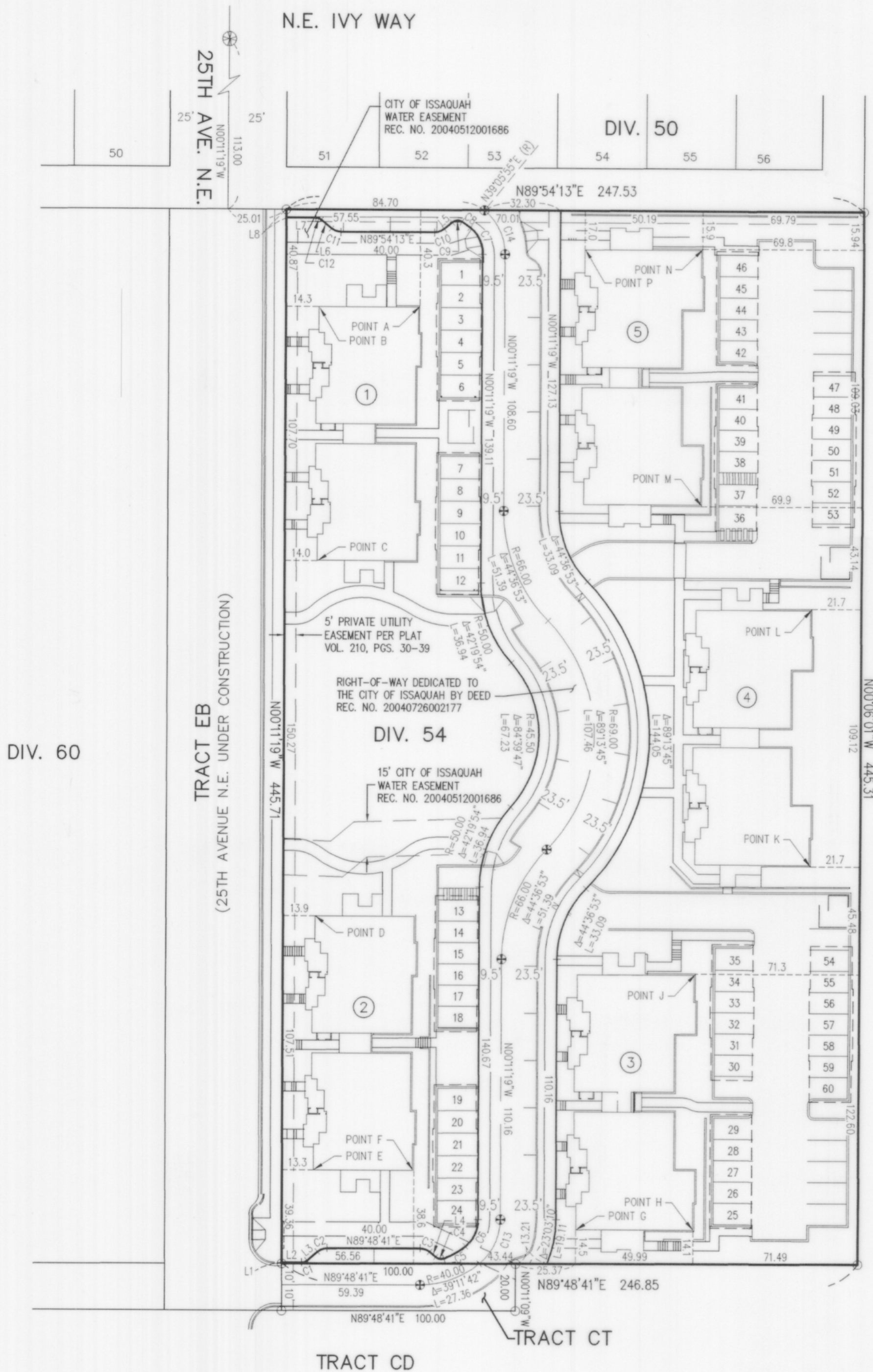
SHEET 2 OF 7

The Enclave at Issaquah Highlands

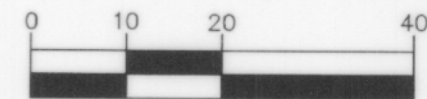
A CONDOMINIUM

SE 1/4, SE 1/4, SECTION 23 AND NE 1/4, NE 1/4, SECTION 26, TOWNSHIP 24, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SCALE: 1" = 40'



BASIS OF BEARINGS

FINAL PLAT OF ISSAQUAH HIGHLANDS DIVISIONS 50, 51, 53, 54, 56, 57, 59, 60, 76, 77, 78 AND 79, VOLUME 210 OF PLATS, PAGES 30 THROUGH 39. (PLAT)

DATUM

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

BENCHMARKS

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

LEGEND

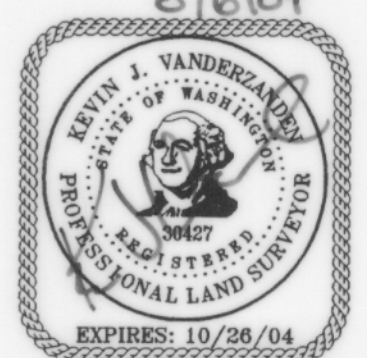
- SET STANDARD CITY OF ISSAQUAH MONUMENT
- FOUND STANDARD CITY OF ISSAQUAH MONUMENT IN CASE OR PER PLAT
- FOUND 1/2" REBAR AND PLASTIC CAP STAMPED "DEB 26252" OR PER PLAT.
- BUILDING DESIGNATION
- PARKING DESIGNATION

LINE	BEARING	DISTANCE
L1	N00°11'19"W	0.50
L2	N89°48'41"E	8.53
L3	N50°14'54"E	5.82
L4	N50°37'32"W	3.40
L5	N50°20'26"E	4.45
L6	N50°32'00"W	5.82
L7	N89°54'13"E	12.70
L8	N00°11'19"W	3.50

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	3.50	39°33'47"	2.42
C2	6.50	39°33'47"	4.49
C3	6.50	39°33'47"	4.49
C4	3.50	59°01'06"	3.61
C5	30.50	19°44'23"	10.51
C6	14.50	50°48'18"	12.86
C7	14.50	50°42'46"	12.83
C8	30.50	08°06'22"	4.32
C9	3.50	70°39'06"	4.32
C10	6.50	39°33'47"	4.49
C11	6.50	39°33'47"	4.49
C12	3.50	39°33'47"	2.42
C13	24.00	50°48'18"	21.28
C14	24.00	50°42'46"	21.24

SURVEY NOTES

- TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY CONDOMINIUM CERTIFICATE ORDER NO. 1129708, DATED MARCH 24, 2004. 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 CHICAGO TITLE CERTIFICATE. CORE DESIGN HAS RELIED WHOLLY ON CHICAGO 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.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MAY 7, 2004. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MAY, 2004.
- PROPERTY AREA = 112,126± SQUARE FEET (2.5741± ACRES).
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA 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.



CORE
DESIGN

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199 63

20040817.002021

199/064

SURVEY MAP AND PLANS FOR

SHEET 3 OF 7

The Enclave at Issaquah Highlands

A CONDOMINIUM

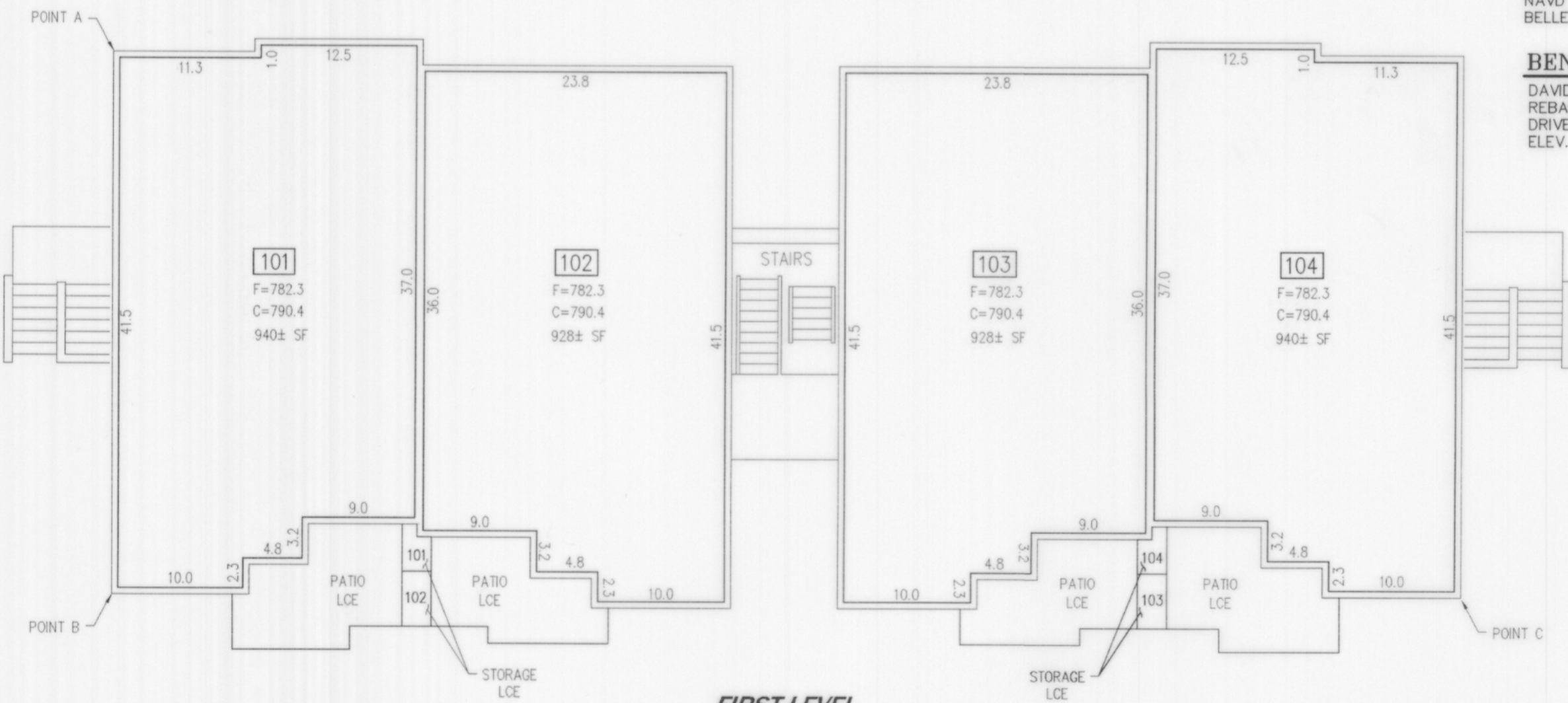
SE 1/4, SE 1/4, SECTION 23 AND NE 1/4, NE 1/4, SECTION 26, TOWNSHIP 24, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



THIRD LEVEL



SECOND LEVEL



FIRST LEVEL

BUILDING 1

LEGEND

- MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN.
- UNIT DESIGNATION
- LCE LIMITED COMMON ELEMENT
- F FLOOR ELEVATION
- C CEILING ELEVATION
- FLOOR BREAK
- CEILING BREAK

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 SHEETROCK AND ARE SHOWN WITHIN ± 0.10 FEET.
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ± 0.10 FEET.

VERTICAL DATUM:

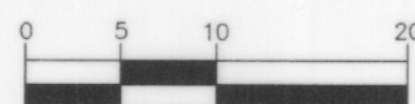
NAVD 88 BASED ON N.G.S. STATION "MERCIA" LOCATED IN BELLEVUE, WASHINGTON.

BENCHMARK:

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



SCALE: 1" = 10'



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199 64

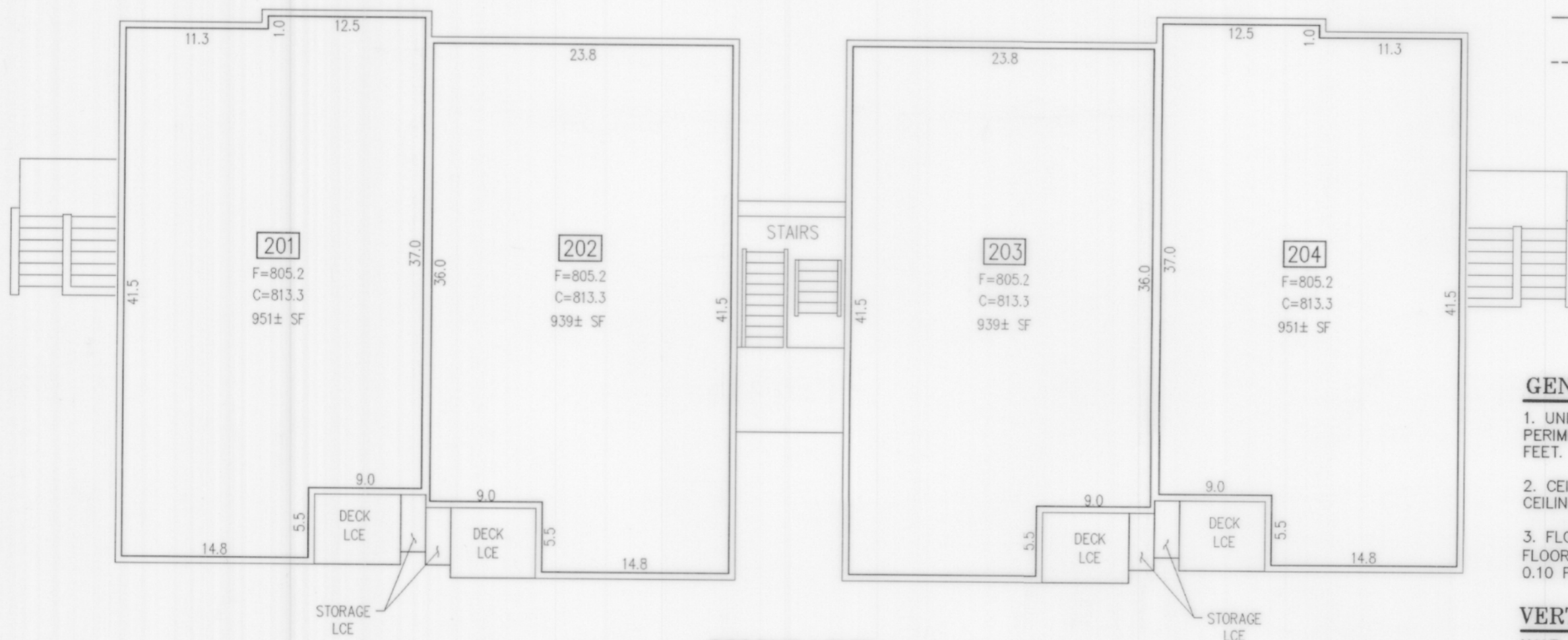
The Enclave at Issaquah Highlands

A CONDOMINIUM

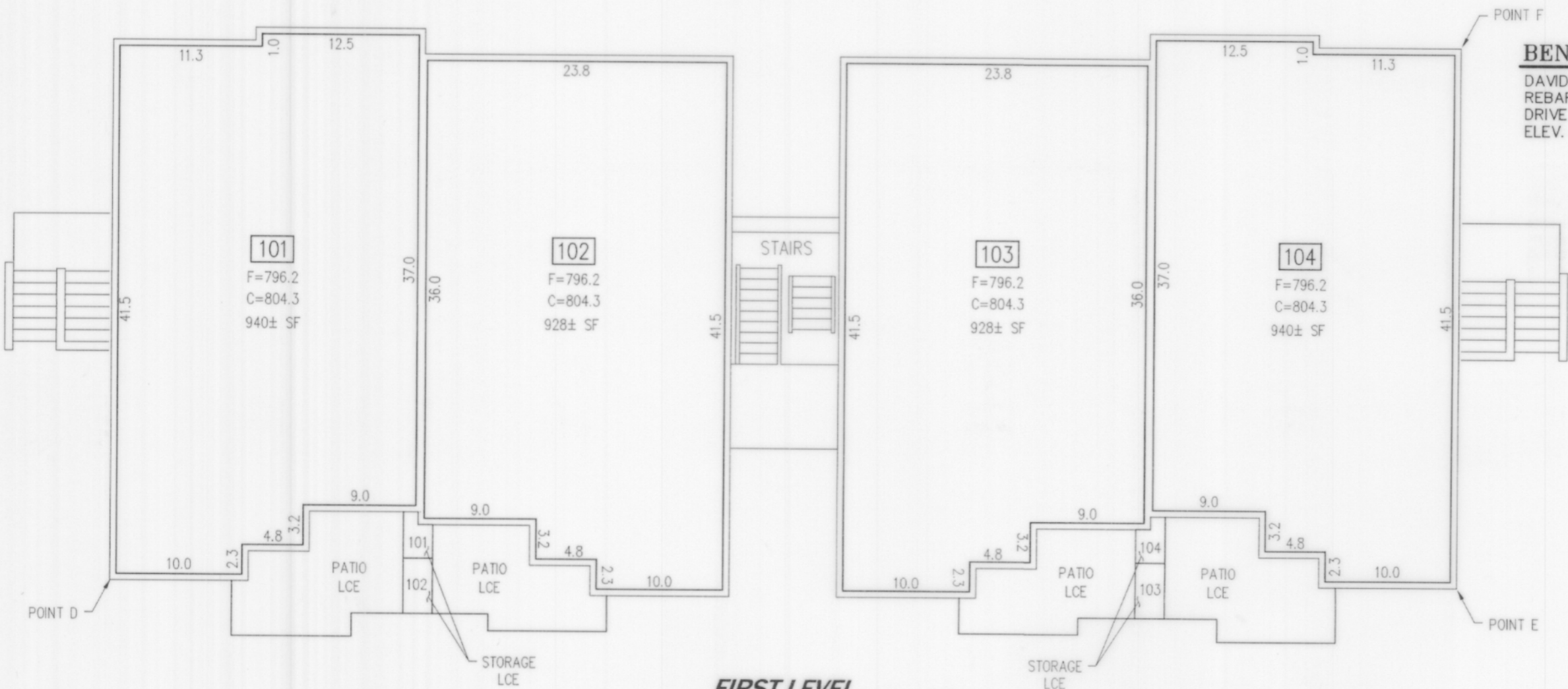
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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



THIRD LEVEL



SECOND LEVEL



FIRST LEVEL

BUILDING 2

LEGEND

- MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN.
- [101] UNIT DESIGNATION
- LCE LIMITED COMMON ELEMENT
- F FLOOR ELEVATION
- C CEILING ELEVATION
- FLOOR BREAK
- CEILING BREAK

GENERAL NOTES

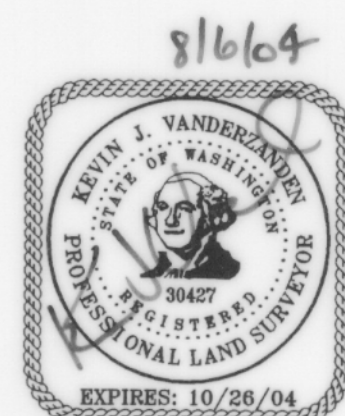
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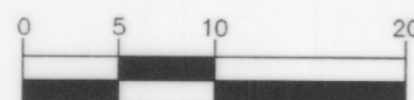
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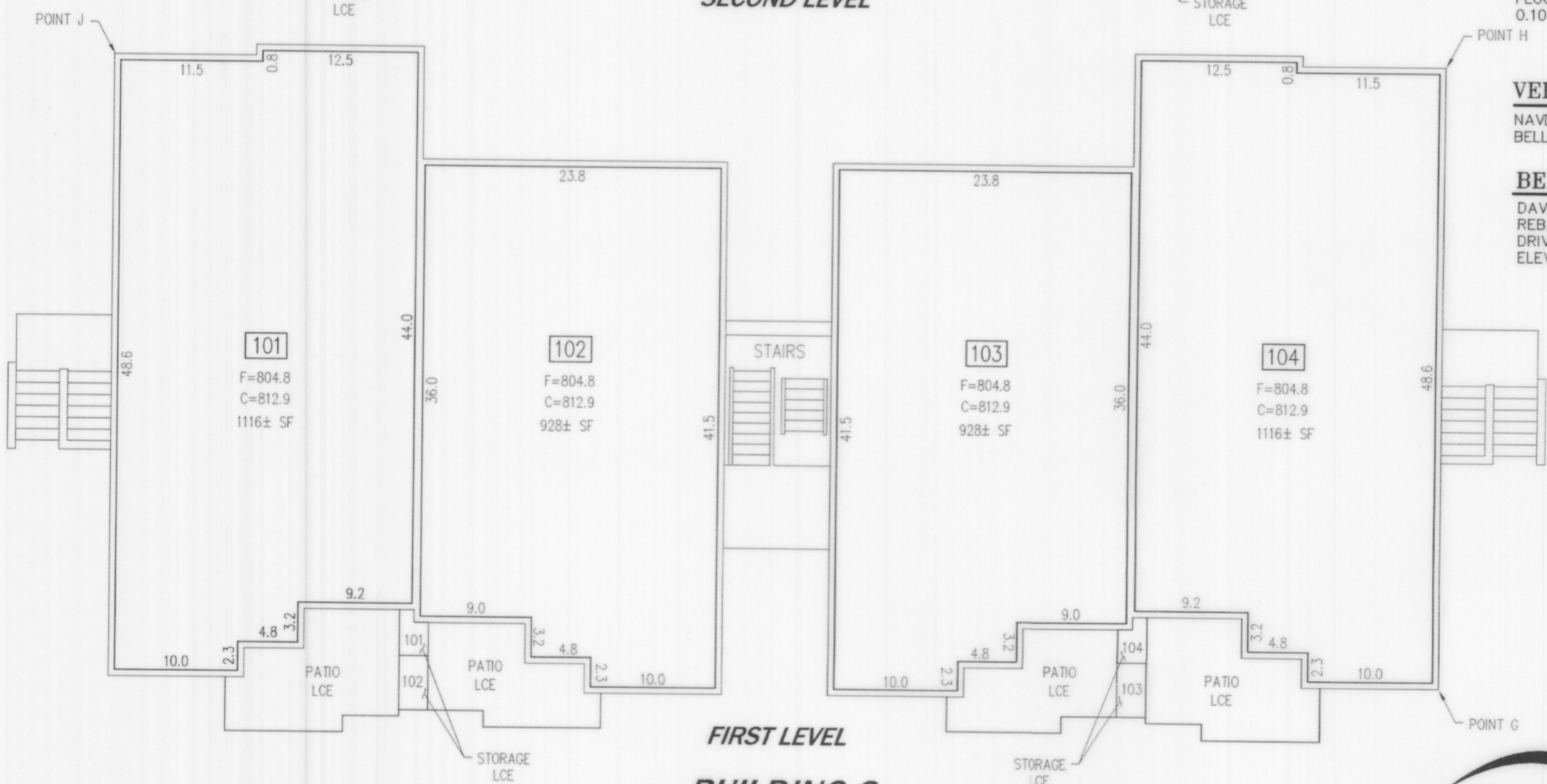
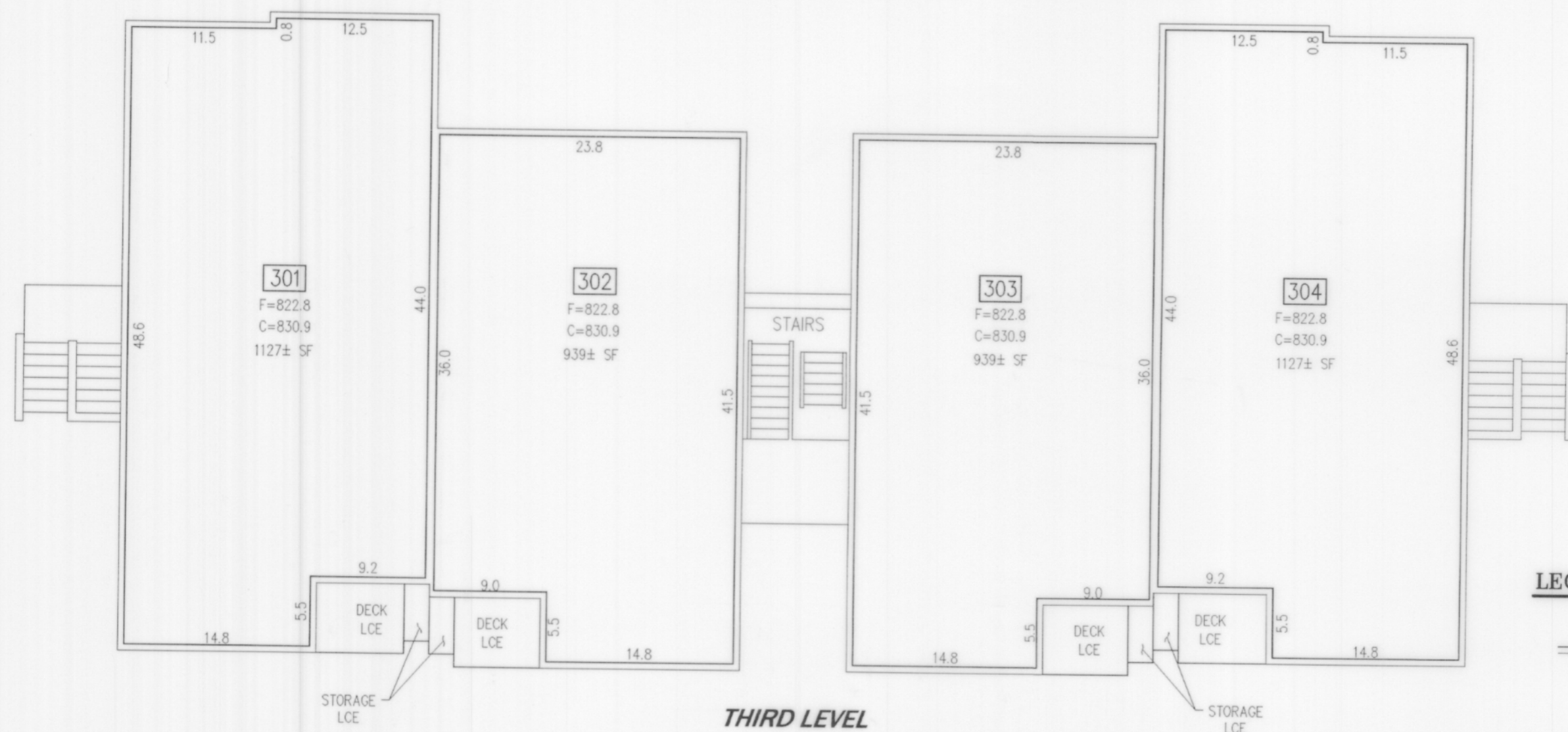
SURVEY MAP AND PLANS FOR

SHEET 5 OF 7

The Enclave at Issaquah Highlands

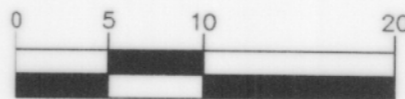
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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



BUILDING 3

SCALE: 1" = 10'



LEGEND

— MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN.

[101] UNIT DESIGNATION

LCE LIMITED COMMON ELEMENT

F FLOOR ELEVATION

C CEILING ELEVATION

--- FLOOR BREAK

--- CEILING BREAK

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 SHEETROCK AND ARE SHOWN WITHIN ± 0.10 FEET.

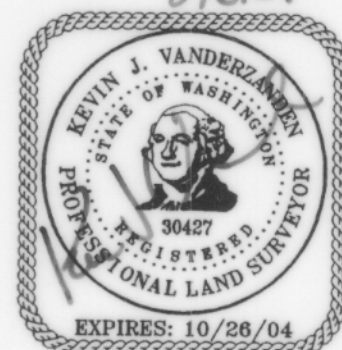
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ± 0.10 FEET.

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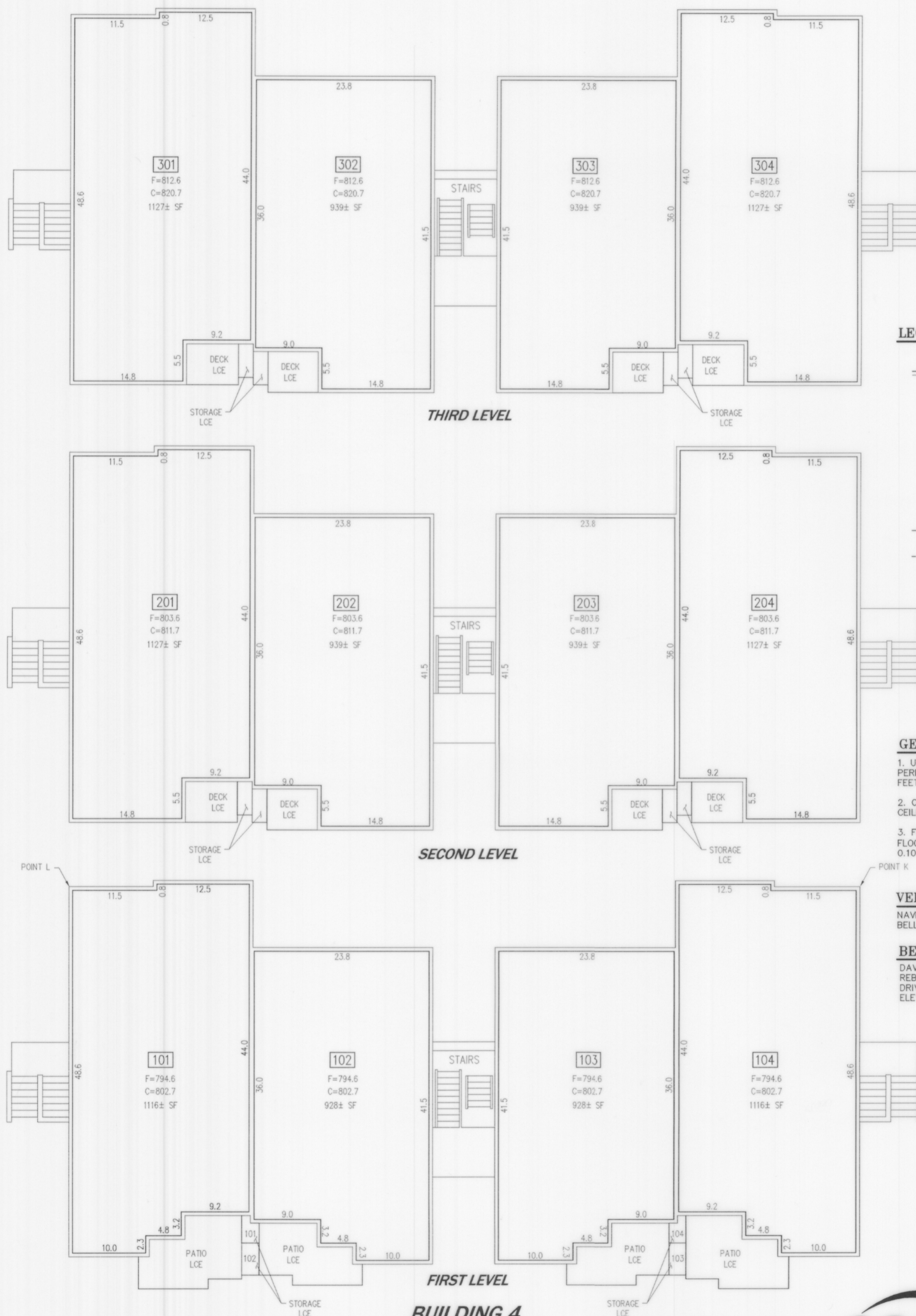
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GENERAL NOTES

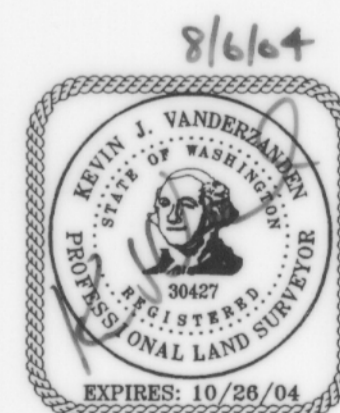
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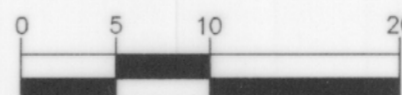
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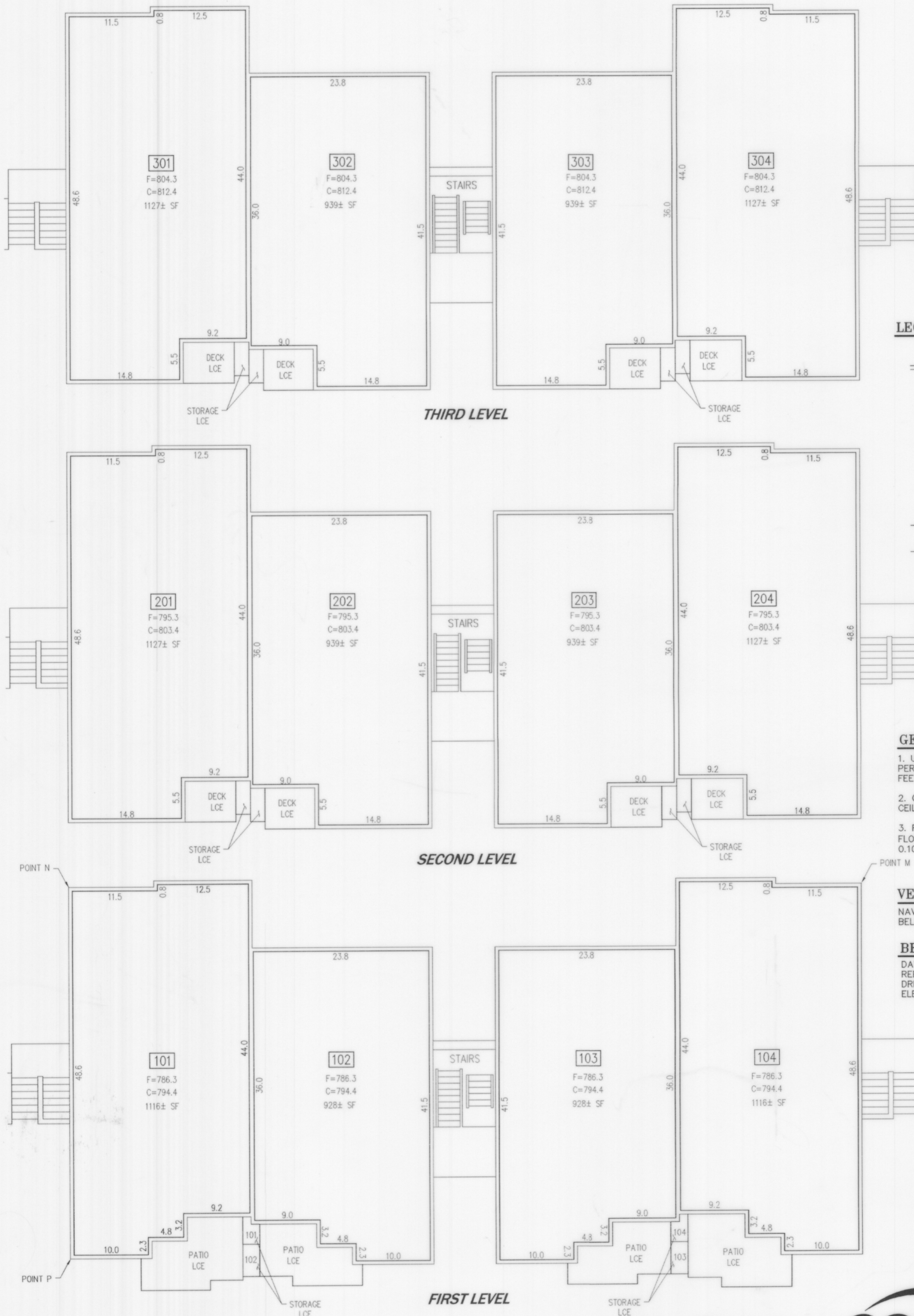


SURVEY MAP AND PLANS FOR The Enclave at Issaquah Highlands

A CONDOMINIUM

SE 1/4, SE 1/4, SECTION 23 AND NE 1/4, NE 1/4, SECTION 26, TOWNSHIP 24, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



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- CEILING BREAK

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 SHEETROCK AND ARE SHOWN WITHIN ± 0.10 FEET.
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ± 0.10 FEET.

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 LOCATED AT EAST END PARK DRIVE
ELEV. = 801.37



CORE
DESIGN

ENGINEERING · PLANNING · SURVEYING

JOB NO. 03055

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