20050223001853

| VOL. / PAGE | |
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| 203 | 36 |

# ISSAQUAH CREEK MEADOWS A CONDOMINIUM

NW 1/4, NW 1/4, of SEC. 34, TWP. 24N., RGE. 6 E., W.M.

CITY OF ISSAQUAH, COUNTY OF KING, STATE OF WASHINGTON

## SURVEYOR'S CERTIFICATE

I hereby certify that this survey map and plans for Issaquah Creek a condominimum, are 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 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.

William J. Shipley
Professional Land Surveyor
License Number 21559

WILLIAM J. SHIPLEY — WASHINGTON — 21559 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES: 5/26/06

STATE OF WASHINGTON)
) SS
COUNTY OF )

2/18/05

William J. Shipley, 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.

William J. Shipley P.L.S.

ON THIS DAY PERSONALLY APPEARED BEFORE ME WILLIAM SHIPLEY ~~AND~~ _____ TO ME KNOWN TO BE THE INDIVUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT (HE)/SHE SIGNED ASCHIS/HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 18th DAY OF February 2005.

REBECCA C. SAUR — COMMISSION EXPIRES 4-23-06 — STATE OF WASHINGTON

Rebecca Saur

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.
MY COMMISSION EXPIRES 4-23-06

## SURVEY PROCEDURE

Surveying performed in conjunction with this plat utilized the following equipment and procedures;

1. Control Traverse; 5" LEICA TCRA 1105
2. All Corners of the short plat were found and located
3. All field work complies with current field traverse standards as outlined in WAC 332-070, 080, 090.

## ACKNOWLEDGMENTS

Sinclair / Thimgan Homes inc.
A Washington Corporation

By William Thimgan
Its PRESIDENT

STATE OF WASHINGTON)
) SS
COUNTY OF )

I certify that I know or have satisfactory evidence that WILLIAM THIMGAN ~~signed this~~ instrument, on oath stated that he was authorized to execute the instrument and ~~acknowledged it~~ as PRESIDENT of Sinclair Thimgan Inc. to be the ~~free and voluntary~~ act of such party for the uses and purposes mentioned in the instrument.

DATED THIS 22 DAY OF FEBRUARY 2005

REBECCA C. SAUR — COMMISSION EXPIRES 4-23-06 — STATE OF WASHINGTON

Rebecca Saur

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
residing at KIRKLAND, WA
MY COMMISSION EXPIRES 4-23-06

## DEPARTMENT OF ASSESSMENTS

Examined and approved this 23rd day of Feb. 2005

S. Noble
Assessor

Dianne Murdock
Deputy Assessor

## RECORDING CERTIFICATE

Filed for record at the request of Sinclair / Thimgan Homes Inc., this 23 day of Feb, 2005, at 20 minutes past one o'clock P.m. in Volume 203 of Condominiums, Pages 36 to 39, under Recordint Number _____, Records of King County, Washington.

Manager

Superintendent of Records

## LEGAL DESCRIPTION
### ISSAQUAH CREEK MEADOWS A CONDOMINIUM

Lot 1 and Lot 2 City of Issaquah Short Plat No. PLN02-00081, Recorded in Volume 161, Page 028, Records of King County, AF # 20030627900002.

## 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 Issaquah Creek Meadows A Condominium 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 Issaquah Creek Meadows a Condominium recorded in conjunction herewith under King County Recording Number 20050223001854. This declaration in 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.

In witness whereof, declarant has executed this declaration as of the day and year first written above.

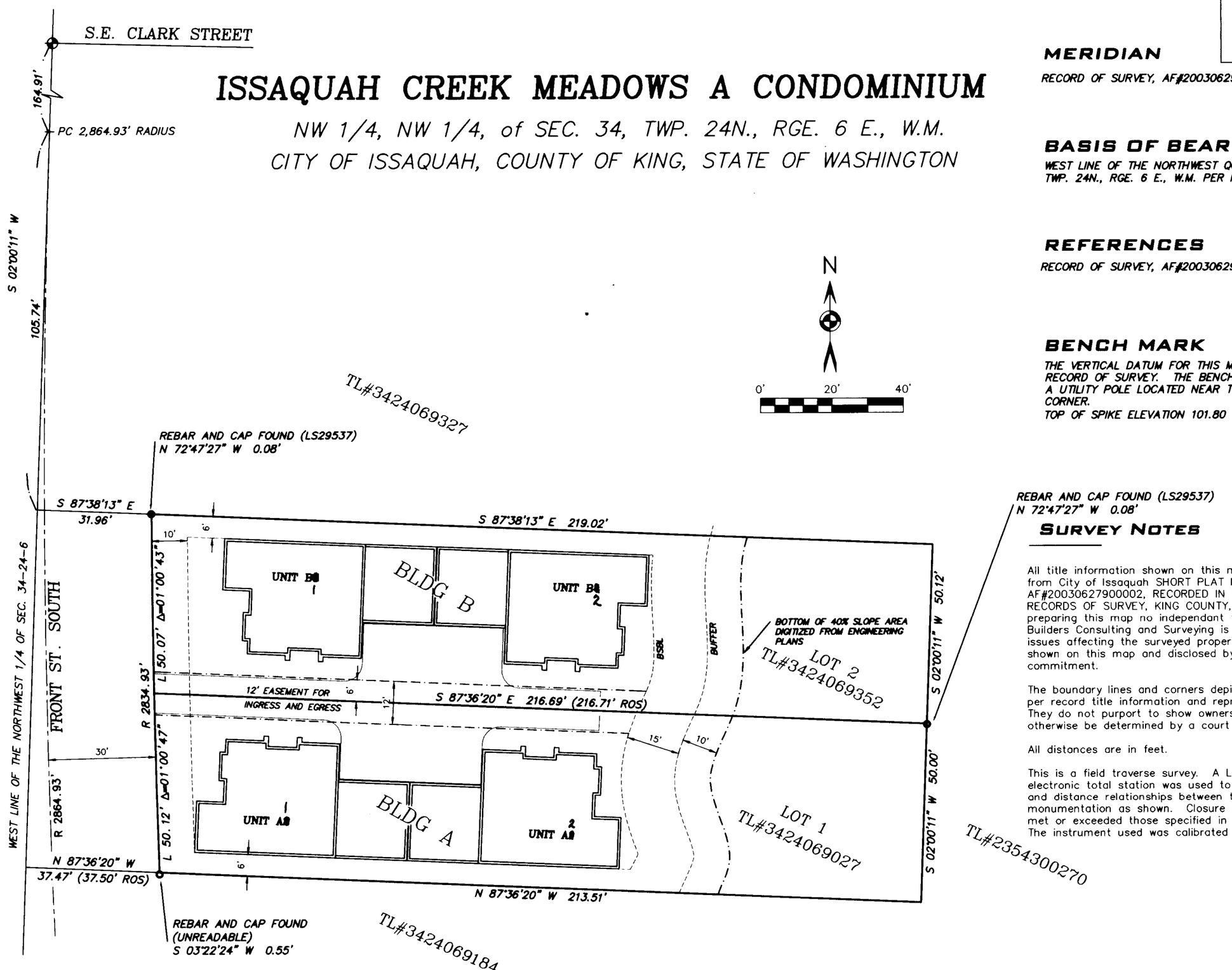
Declarant;
Bill Thimgan, manager
Sinclair / Thimgan Homes Inc.

| ISSAQUAH CREEK MEADOWS A CONDIMINIUM | | | | | | BUILDERS Consulting and Surveying 43108 SE. 134th Ct. North Bend WA 98045 425-831-7555 | | |
|---|---|---|---|---|---|---|---|---|
| | | | | | | DWN. BY WJS | DATE 2/16/05 | JOB NO. 040303 |
| ___ 1/4 | NW 1/4 | NW 1/4 | SEC 34 | TWP 24N | RGE 6E | CHKD. BY | SCALE: 1"=20' | SHEET 1 OF 4 |

VOL. / PAGE 203 37

# ISSAQUAH CREEK MEADOWS A CONDOMINIUM

NW 1/4, NW 1/4, of SEC. 34, TWP. 24N., RGE. 6 E., W.M.
CITY OF ISSAQUAH, COUNTY OF KING, STATE OF WASHINGTON




## MERIDIAN

RECORD OF SURVEY, AF#20030629700002, VOL. 161, PG. 28

## BASIS OF BEARING

WEST LINE OF THE NORTHWEST QUARTER OF SEC. 34, TWP. 24N., RGE. 6 E., W.M. PER RECORD OF SURVEY

## REFERENCES

RECORD OF SURVEY, AF#20030629700002, VOL. 161, PG. 28

## BENCH MARK

THE VERTICAL DATUM FOR THIS MAP IS ASSUMED PER SAID RECORD OF SURVEY. THE BENCH MARK USED IS A SPIKE IN A UTILITY POLE LOCATED NEAR THE SOUTHWEST PROPERTY CORNER.
TOP OF SPIKE ELEVATION 101.80 (ASSUMED)

## SURVEY NOTES

All title information shown on this map has been extracted from City of Issaquah SHORT PLAT NO. PLN02-00081, AF#20030627900002, RECORDED IN VOL. 161, PG. 28 RECORDS OF SURVEY, KING COUNTY, WASHINGTON. In preparing this map no independant title search was done. Builders Consulting and Surveying is not aware of any title issues affecting the surveyed property other than those shown on this map and disclosed by the referenced title commitment.

The boundary lines and corners depicted on this map are per record title information and represent deed lines only. They do not purport to show ownership lines that may otherwise be determined by a court of law.

All distances are in feet.

This is a field traverse survey. A Leica TCRA1105 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. The instrument used was calibrated in August of 2004.

WILLIAM J. SHIPLEY, STATE OF WASHINGTON, 21560, REGISTERED PROFESSIONAL LAND SURVEYOR, EXPIRES: 5/25/06

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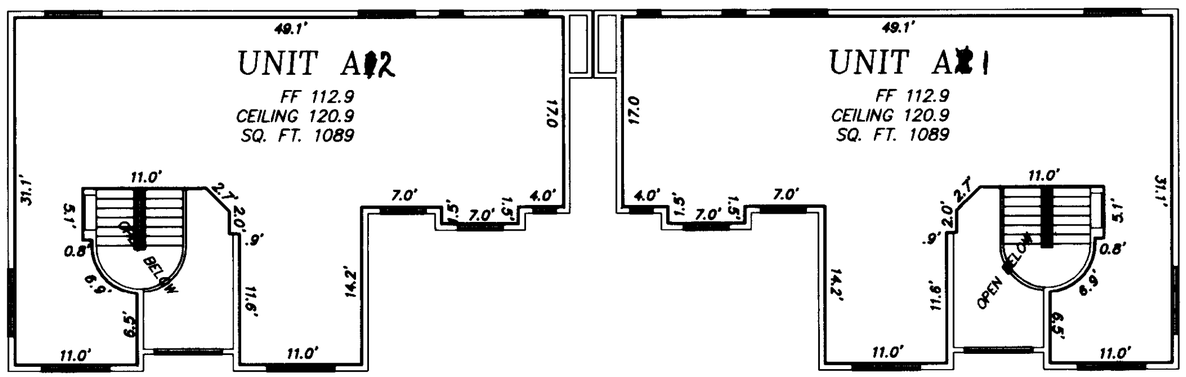
VOL. / PAGE

203 38

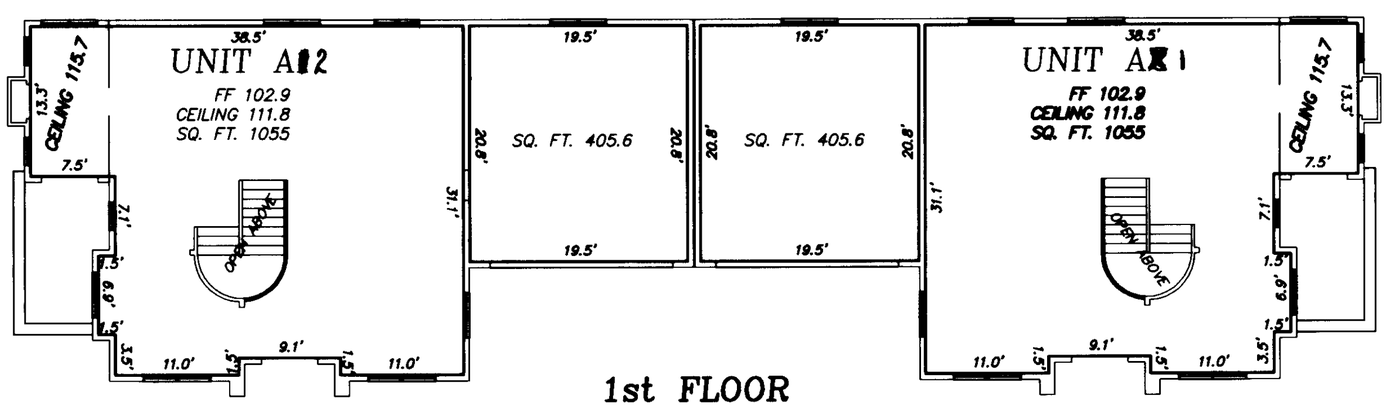
# ISSAQUAH CREEK MEADOWS A CONDOMINIUM

NW 1/4, NW 1/4, of SEC. 34, TWP. 24N., RGE. 6 E., W.M.

CITY OF ISSAQUAH, COUNTY OF KING, STATE OF WASHINGTON




2nd FLOOR
BUILDING A




1st FLOOR
BUILDING A

## GENERAL NOTES

1. FLOOR AREA IS STATED AT ±0.1 SQUARE FEET
2. ALL BUILDING MEASUREMENTS ARE TO THE INTERIOR SURFACE OF THE EXISTING SHEETROCK AND ARE SHOWN TO WITHIN 0.10 ± FEET.
3. STAIRWAYS WERE NOT COUNTED AS SQUARE FOOTAGE ON THE SECOND FLOOR.

WILLIAM J. SHIPLEY
21669
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 5/25/06
2/18/05

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|---|---|---|---|---|---|---|---|---|
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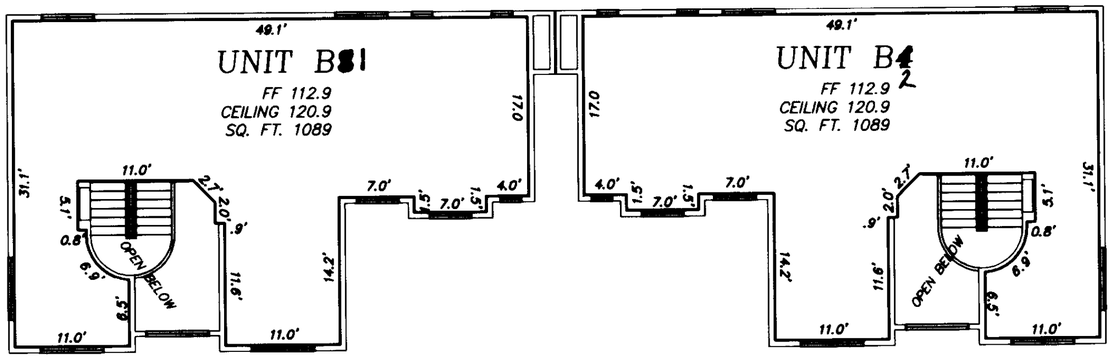
VOL. / PAGE

203 39

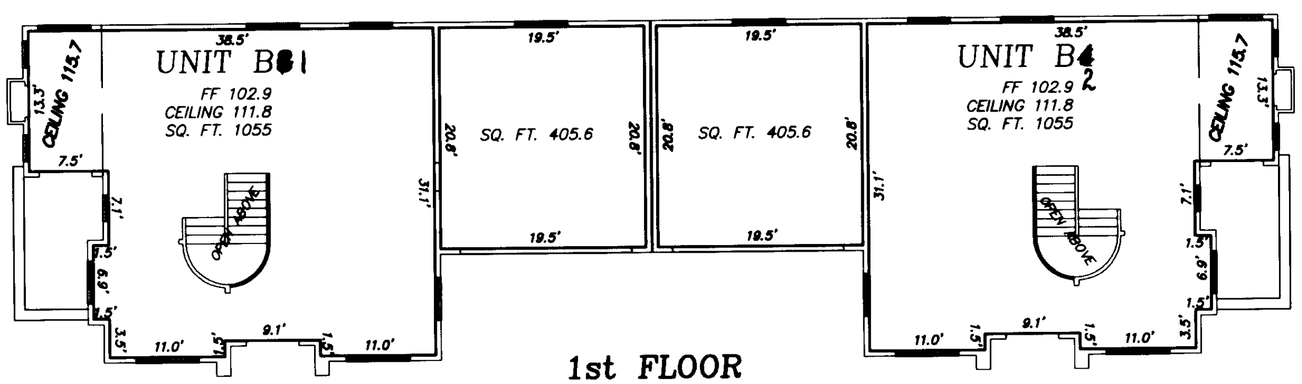
# ISSAQUAH CREEK MEADOWS A CONDOMINIUM

*NW 1/4, NW 1/4, of SEC. 34, TWP. 24N., RGE. 6 E., W.M.*

*CITY OF ISSAQUAH, COUNTY OF KING, STATE OF WASHINGTON*




**2nd FLOOR**
**BUILDING B**




**1st FLOOR**
**BUILDING B**

## GENERAL NOTES

1. FLOOR AREA IS STATED AT ±0.1 SQUARE FEET
2. ALL BUILDING MEASUREMENTS ARE TO THE INTERIOR SURFACE OF THE EXISTING SHEETROCK AND ARE SHOWN TO WITHIN 0.10 ± FEET.
3. STAIRWAYS WERE NOT COUNTED AS SQUARE FOOTAGE ON THE FIRST OR SECOND FLOOR.

WILLIAM J. SHIPLEY
STATE OF WASHINGTON
21660
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 5/25/06
2/18/05

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