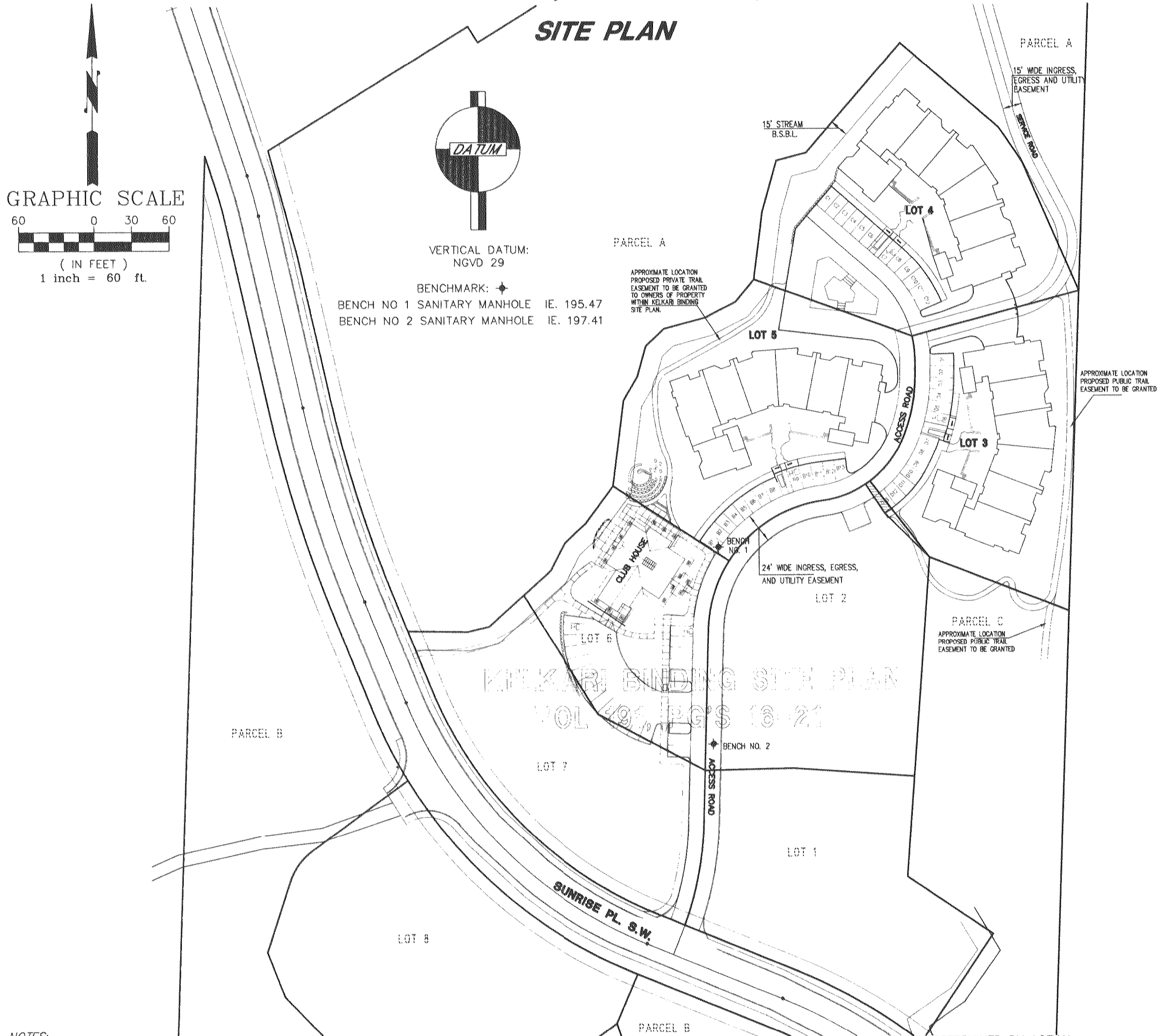


# KELKARI A CONDOMINIUM, PHASES 1, 2, & 3

**SITUATE IN THE E 1/2, OF SE 1/4, SEC. 33, T. 24 N., R. 6 E., W.M.,  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON**

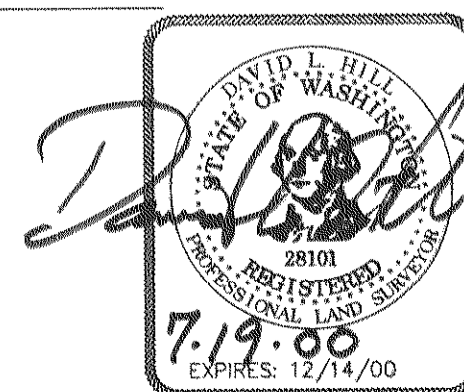
## SITE PLAN



**NOTES:**

1. INSTRUMENTATION FOR THIS SURVEY WAS A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. 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 JUNE 2000, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.
3. SEE SHEETS 4, 5, 6 & 7 OF 7 FOR HORIZONTAL UNIT BOUNDARIES & COMMON ELEMENTS.
4. FOR EASEMENTS, REFERENCE THE CONDOMINIUM DECLARATION UNDER KING COUNTY RECORDING NO. \_\_\_\_\_ AND AMENDMENTS THERETO.
5. FOR LEGAL DESCRIPTION AND TITLE ENCUMBRANCES REFERENCE CHICAGO TITLE INSURANCE COMPANY CONDOMINIUM CERTIFICATION, ORDER NO. 553769, DATED JUNE 30, 2000, 8:00 AM.
6. BUILDING TIES ARE MEASURED TO OUTSIDE FOUNDATION CORNERS AS SHOWN.
7. FOUNDATION DIMENSIONS ARE MEASURED ON OUTSIDE FACE OF FOUNDATION.
8. ALL LAND DESCRIBED HEREIN SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.
9. PARTY WALLS ARE 0.8 FEET THICK, EXTERIOR WALLS ARE 0.4 FOOT THICK
10. DIMENSIONS ON UNIT FLOOR PLANS ARE TO INTERIOR SURFACE OF PERIMETER WALL OF UNIT.
11. REFERENCE FLOOR ELEVATION IS OF FINISH FLOOR. ALL CEILING HEIGHTS IN FLOOR PLANS ARE MEASURED FROM REFERENCE FLOOR ELEVATIONS.
12. THE UNIT BOUNDARIES AND SQUARE FOOTAGES ARE DETERMINED BY ACTUAL CONSTRUCTION AND SUPERCEDES ALL OTHER DATA SHOWN HEREON OR RECORDED.

12. THE UNIT BOUNDARIES AND SQUARE FOOTAGES ARE DETERMINED BY ACTUAL CONSTRUCTION AND SUPERCEDES ALL OTHER DATA SHOWN HEREON OR RECORDED.
13. ALL PATIOS, 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. PLANS ARE MEASURED FROM REFERENCE FLOOR ELEVATIONS.
14. DIMENSIONS ON UNIT FLOOR PLANS HAVE BEEN AVERAGED AND ARE PLUS OR MINUS APPROXIMATELY 0.2 OF A FOOT.
15. THE ARCHITECTURAL AND CIVIL PLANS WERE APPROVED FOR CONSTRUCTION BY CITY OF ISSAQUAH AND IT IS ASSUMED THAT THE IMPROVEMENTS BUILT ON THE SITE CONFORM TO ALL APPLICABLE ZONING, SENSITIVE AREA AND BUILDING CODES.
16. PHASE 1 OF THE CONDOMINIUM CONSISTS ONLY OF LOT 5 AND THE UNITS SHOWN ON THAT LOT. DECLARANT RESERVES RIGHT TO ADD LOTS 3 AND 4 TO THE CONDOMINIUM AND TO CREATE THE UNITS SHOWN ON THOSE LOTS IN ONE OR MORE SUBSEQUENT PHASES BY AMENDMENT TO THE DECLARATION.
17. CONDOMINIUM UNIT OWNERS HAVE EASEMENT RIGHTS TO USE CLUB HOUSE AND OTHER COMMON AREAS ON LOT 6 PER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR KELKARI RECORDED UNDER KING COUNTY RECORDING NO. \_\_\_\_\_



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DATE: 7-17-2000      JOB NO. 99546PC

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