

MONOHON CONDOMINIUM

SE 1/4, SW 1/4, SEC. 18, TWP. 24 N., RGE. 6 E, W.M., ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTIONS

PARCEL A:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 18, DISTANT NORTH 89°37'50" WEST 543.59 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION;
THENCE NORTH 01°11'13" WEST 1,257.05 FEET TO THE SOUTH LINE OF THE COUNTY ROAD NO. 941 FROM NEWPORT TO ISSAQUAH (WEST LAKE SAMMAMISH PARKWAY S.E.);
THENCE ALONG SAID SOUTH LINE, SOUTH 66°44'40" EAST 193.35 FEET TO THE WEST LINE OF A TRACT OF LAND CONVEYED BY WM. J. LEWIS AND ANNIE E. LEWIS TO JAMES K. WHITE BY DEED DATED OCTOBER 27, 1905 AND RECORDED NOVEMBER 1, 1906 IN VOLUME 532 OF DEEDS, PAGE 355, RECORDS OF KING COUNTY UNDER RECORDING NO. 432007;
THENCE ALONG SAID WEST LINE SOUTH 01°11'13" EAST 1,181.83 FEET TO THE SOUTH LINE OF SAID SECTION 18;
THENCE ALONG SAID SOUTH LINE NORTH 89°37'50" WEST 186.09 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING NORTHERLY OF THE SOUTHERLY MARGIN OF PRIMARY STATE HIGHWAY NO. 2 (S.R. 90) AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NO. 7105140469;

AND EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18; THENCE NORTH 88°18'56" WEST 357.01 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE;
THENCE NORTH 19°23'10" WEST 175.74 FEET;
THENCE NORTH 55°15'00" EAST TO THE WEST LINE OF SAID WHITE TRACT AND THE TERMINUS OF THIS LINE;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 9312020785;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18; THENCE NORTH 88°18'56" WEST 357.01 FEET;
THENCE NORTH 19°23'10" WEST 175.74 FEET;
THENCE NORTH 55°15'00" EAST 143.26 FEET TO THE SOUTHEAST NEWPORT RIGHT-OF-WAY;
THENCE SOUTHEASTERLY ON A CURVE 52.83 FEET ALONG SAID RIGHT-OF-WAY;
THENCE SOUTH 49°46'00" EAST 336.75 FEET ALONG SAID RIGHT-OF-WAY TO THE EAST SUBDIVISION LINE;
THENCE SOUTH 01°03'03" WEST 6.54 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 9312020785;

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

PARCEL C:

THAT PORTION OF THE EAST 357.5 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., LYING SOUTHERLY OF HIGHWAY SR 90 AND NORTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18; THENCE NORTH 88°18'56" WEST 357.5 FEET;
THENCE NORTH 19°23'10" WEST 175.74 FEET;
THENCE NORTH 55°15'00" EAST TO THE SOUTHERLY MARGIN OF HIGHWAY SR 90 AND THE TERMINUS OF SAID DESCRIBED LINE;

EXCEPT THAT PORTION THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 9312020785;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEY NOTES

FULL RELIANCE HAS BEEN PLACED IN TRANSNATION TITLE INSURANCE COMPANY REPORT UNDER ORDER NO.20058123, DATED SEPTEMBER 8, 2004 FOR LEGAL DESCRIPTION AND REVELATION OF EASEMENTS, NO FURTHER SEARCH OF THE RECORD HAS BEEN MADE.

1 THIS PROPERTY IS SUBJECT TO A WATERLINE EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS DOCUMENTED UNDER RECORDING NUMBER 20000926000649. (AS SHOWN)

2 THIS PROPERTY IS SUBJECT TO A DECLARATION OF COVENANT IMPOSED BY INSTRUMENT DOCUMENTED UNDER RECORDING NUMBER 20000926000650. (NOT SHOWN - BLANKET CONDITIONS)

THE MONUMENTS SHOWN HEREON WERE VISITED IN THE FIELD DURING THE COURSE OF THIS SURVEY. ANGULAR AND LINEAR MEASUREMENTS WERE MADE WITH A TOPCON GTS 211D TOTAL STATION CALIBRATED AT AN NGS BASELINE WITHIN THE LAST YEAR.

BENCHMARK USED FOR THE VERTICAL ELEVATIONS IS DESCRIBED AS: TOP OF THE SE BOLT IN CONCRETE FOOTING AT BASE OF LUMINAIRES STAMPED - "KING COUNTY KC-D-26 1994" WITH AN ELEVATION OF 161.575', NAVD '88 VERTICAL DATUM.

THE PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 114134 SQUARE FEET OR APPROXIMATELY 2.6202 ACRES.

BUILDING LOCATION DIMENSIONS ARE AS MEASURED AT RIGHT ANGLES OR RADIAL FROM THE PROPERTY LINE AT POSITIONS INDICATED. (UNLESS SHOWN OTHERWISE.)

UNIT DIMENSIONS ARE TO THE INTERIOR FACE OF STUDS ALONG THE PERIMETER WALL AND ARE SHOWN WITHIN ± 0.10 FEET.

DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE.

CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING JOISTS AND ARE SHOWN WITHIN ± 0.10 FEET.

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

COLUMNS, SILLS AND BEAMS MAY EXTEND INTO PORTIONS OF THE UNITS.

IF AN AREA IS NOT DESIGNATED AS "LCE" OR "CE", IT IS ASSUMED TO BE "CE". (SEE LEGEND)

DECLARATION

I, THE UNDERSIGNED OWNER OF INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN, DECLARES THIS SURVEY MAP AND PLANS AND DEDICATE THE SAME FOR A CONDOMINIUM SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT, RCW 64.34, ET. SEQ., AND NOT FOR ANY PUBLIC PURPOSE.

I FURTHER CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED.

DECLARANT HAS AN EASEMENT THROUGH THE COMMON ELEMENTS AS MAY BE REASONABLY NECESSARY FOR THE PURPOSE OF DISCHARGING DECLARANT'S OBLIGATIONS OR EXERCISING SPECIAL DECLARANT RIGHTS OR DEVELOPMENT RIGHTS, WHETHER ARISING UNDER THE ACT OR RESERVED IN THE DECLARATION.

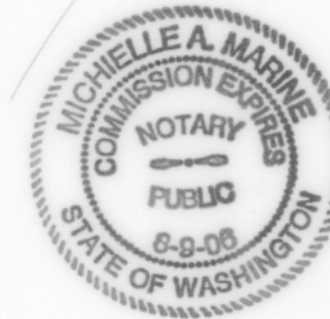
THIS SURVEY MAP AND THESE PLANS AND ANY PORTION THEREOF, ARE RESTRICTED BY LAW AND THE DECLARATION FOR MONOHON CONDOMINIUM, FILED UNDER KING COUNTY RECORDING NUMBER ~~20060118000~~ **811**

DECLARANT:

SALTAIRE BUILDERS, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

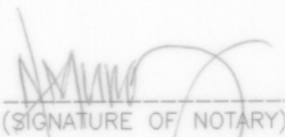
BY 
MICHAEL ALFORD
ITS: MEMBER

STATE OF WASHINGTON)
COUNTY OF KING) SS.

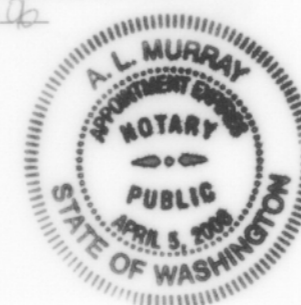


I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MICHAEL ALFORD SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MEMBER OF SALTAIRE BUILDERS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 10TH DAY OF JANUARY, 2006.


(SIGNATURE OF NOTARY)

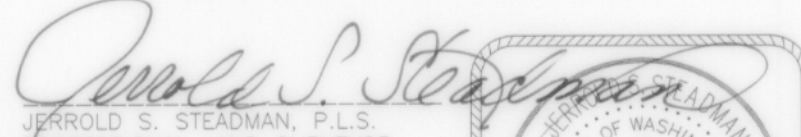
A.L. MURRAY
(LEGIBLY PRINT OR STAMP NAME OF NOTARY)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT SEATTLE
MY APPOINTMENT EXPIRES: 8-9-08



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SALTAIRE BUILDERS, LLC IN MAY, 2005.

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR MONOHON CONDOMINIUM ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID PLANS.

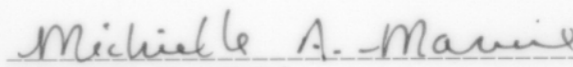

JERROLD S. STEADMAN, P.L.S.
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 29282
STATE OF WASHINGTON



STATE OF WASHINGTON)
COUNTY OF KING) SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JERROLD S. STEADMAN SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF CONDOMINIUM SURVEY COMPANY, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 9th DAY OF January, 2006

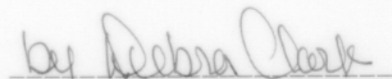

(SIGNATURE OF NOTARY)

MICHELLE A. MARINE
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT SEATAC
MY APPOINTMENT EXPIRES: 08-09-06

ASSESSOR'S CERTIFICATE

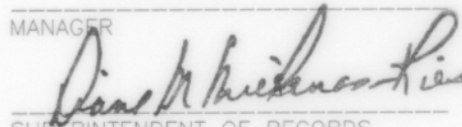
EXAMINED AND APPROVED THIS 17th DAY OF January, 2006


KING COUNTY ASSESSOR


KING COUNTY DEPUTY ASSESSOR

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SALTAIRE BUILDERS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THIS 18 DAY OF Jan., 2006 AT 35 MINUTES PAST 11 AM, AND RECORDED IN VOLUME 213 OF CONDOMINIUMS, PAGES 006 TO 012 RECORDS OF KING COUNTY, WASHINGTON.

MANAGER

SUPERINTENDENT OF RECORDS

CONDOMINIUM SURVEY COMPANY

Specializing in

CONDOMINIUM SURVEYS ONLY

6564 FIFTH AVENUE SOUTH, SEATTLE, WASHINGTON 98108 (206) 762-3316

CONDOMINIUM SURVEY MAP & PLANS

SE 1/4, SW 1/4, SEC. 18,
TWP. 24 N., RGE. 6 E., W.M.,
KING COUNTY, WASHINGTON

INDEX

2005-003.00

DATE: 17 MAY 2005

REVISED: 5 JANUARY 2006

DRAWN BY: MAM

MAP CHECK: JSS

FINAL CHECK: JSS

SHEET 1 OF 7

MONOHON CONDOMINIUM

SE 1/4, SW 1/4, SEC. 18, TWP. 24 N., RGE. 6 E, W.M., ISSAQUAH, KING COUNTY, WASHINGTON

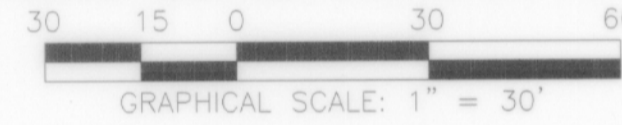
LEGEND

- CW CONCRETE WALK
- CE COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- F FLOOR ELEVATION
- C CEILING ELEVATION
- SQ FT SQUARE FOOTAGE
- ## PARKING STALL DESIGNATION (LIMITED COMMON ELEMENT)
- ## STORAGE SPACE DESIGNATION (LIMITED COMMON ELEMENT)
- ### UNIT NUMBER
- ⊕ CENTER LINE
- /// EDGE OF ASPHALT

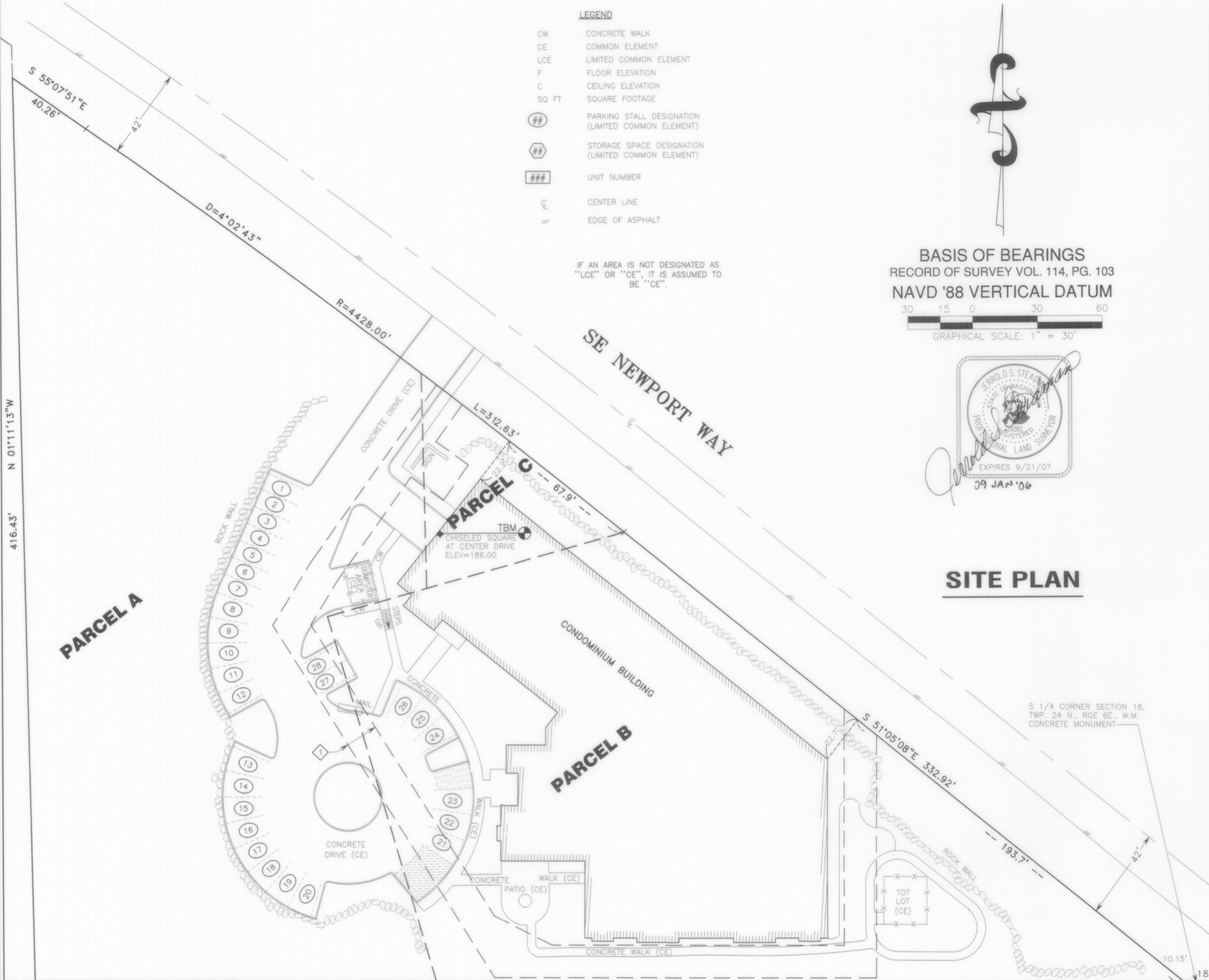
IF AN AREA IS NOT DESIGNATED AS "LCE" OR "CE", IT IS ASSUMED TO BE "CE".



BASIS OF BEARINGS
RECORD OF SURVEY VOL. 114, PG. 103
NAVD '88 VERTICAL DATUM



SITE PLAN



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SE 1/4, SW 1/4, SEC. 18, TWP. 24 N., RGE. 6 E., W.M. KING COUNTY, WASHINGTON

INDEX

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SHEET 2 OF 7

LOT 11

S. LINE OF THE SW 1/4 OF SEC. 18, TWP. 24 N., RGE. 6 E., W.M.

MONTREAUX DIVISION THREE, VOL. 166 PG.1

TRACT B

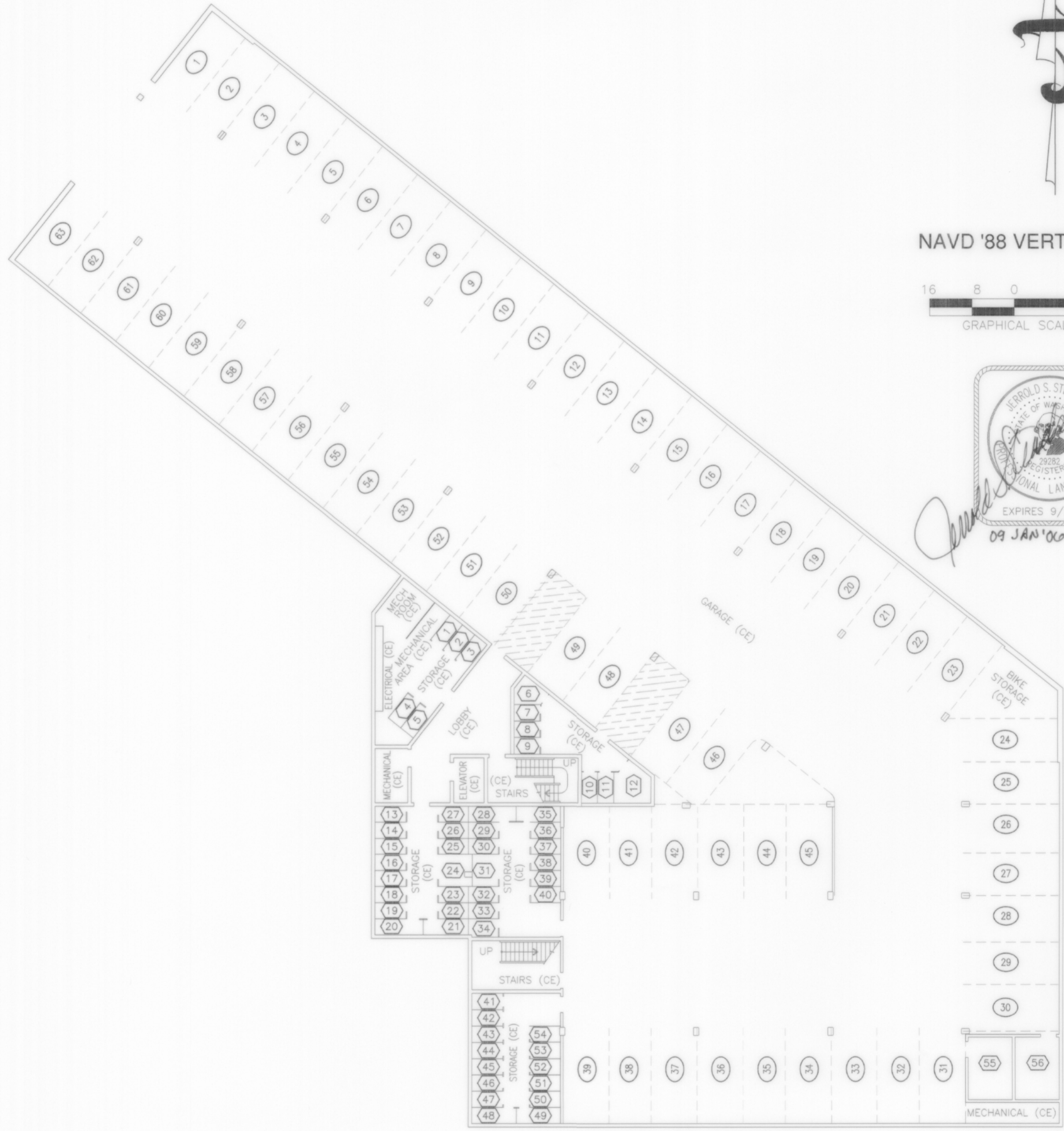
LOT 5

N 89°37'50"W 533.44'

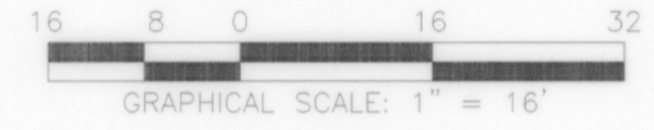
213/008

MONOHON CONDOMINIUM

SE 1/4, SW 1/4, SEC. 18, TWP. 24 N., RGE. 6 E, W.M., ISSAQUAH, KING COUNTY, WASHINGTON



NAVD '88 VERTICAL DATUM



GARAGE

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**CONDOMINIUM
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MAP & PLANS**

SE 1/4, SW 1/4, SEC. 18,
TWP. 24 N., RGE. 6 E., W.M.
KING COUNTY, WASHINGTON

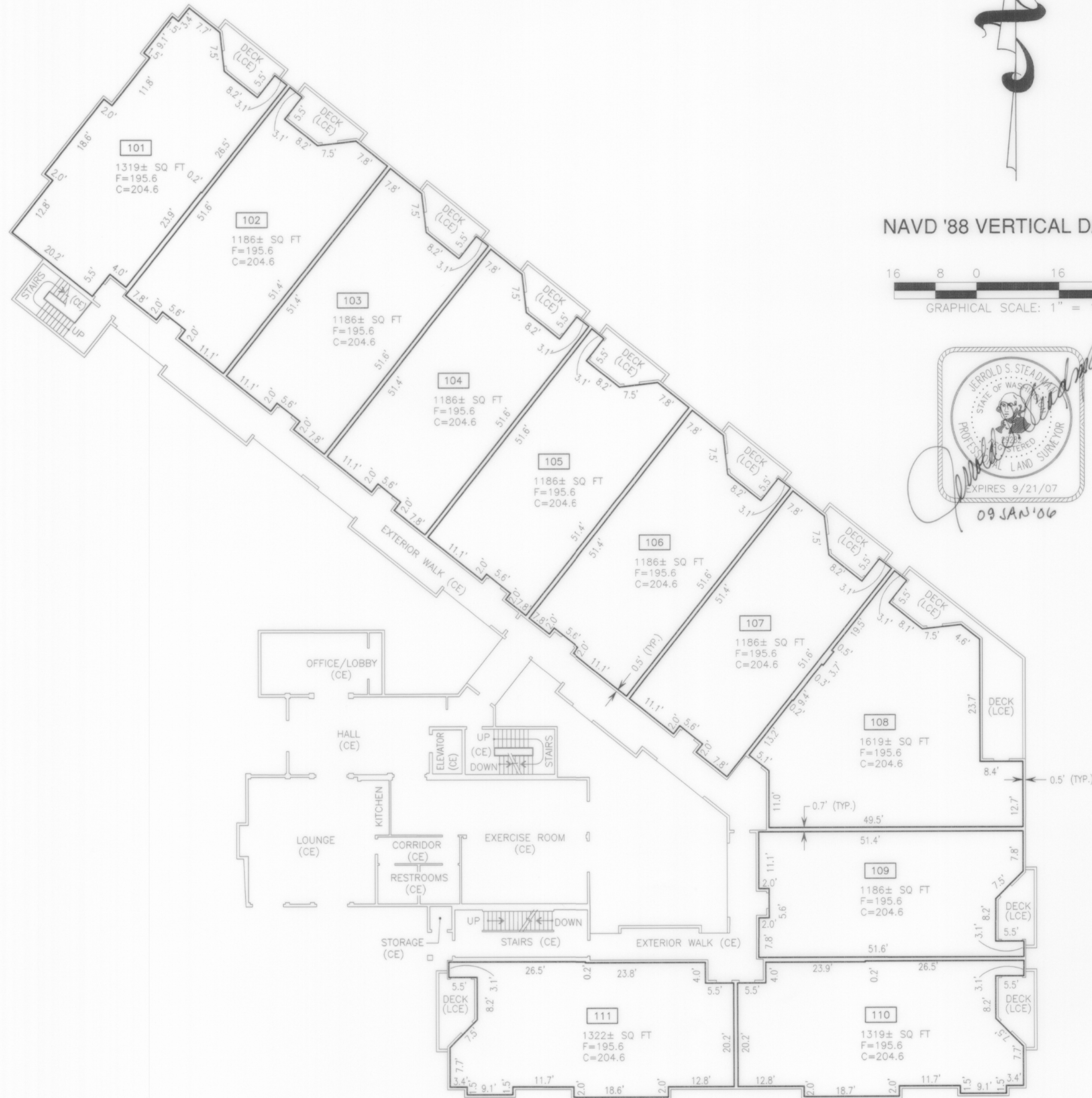
INDEX

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FINAL CHECK: JSS
SHEET 3 OF 7

213/009

MONOHON CONDOMINIUM

SE 1/4, SW 1/4, SEC. 18, TWP. 24 N., RGE. 6 E, W.M., ISSAQUAH, KING COUNTY, WASHINGTON



1ST FLOOR

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**CONDOMINIUM
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MAP & PLANS**

SE 1/4, SW 1/4, SEC. 18,
TWP. 24 N., RGE. 6 E., W.M.
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INDEX

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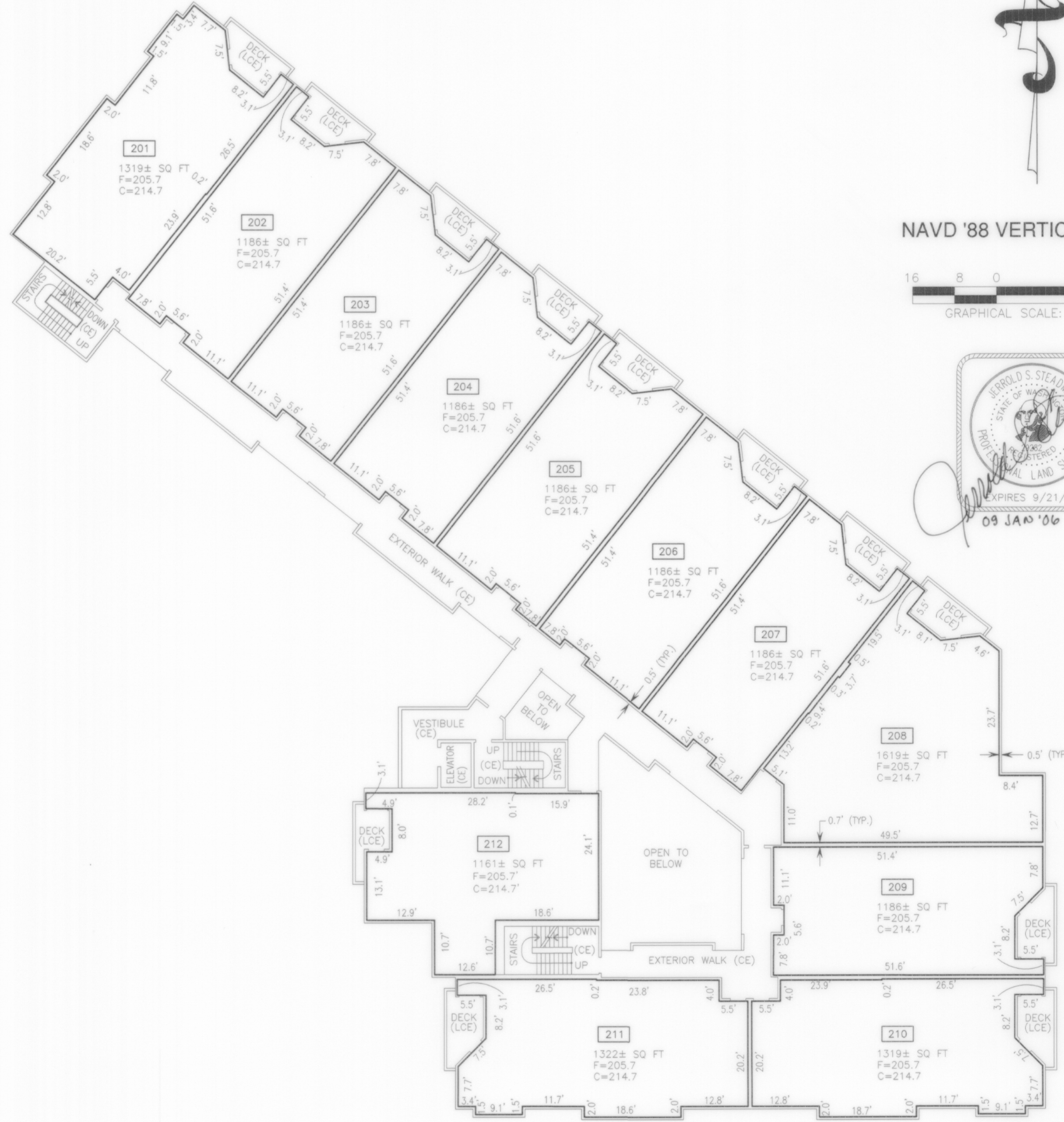
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SHEET 4 OF 7

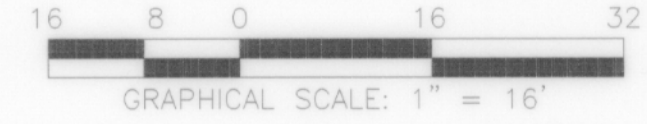
213/010

MONOHON CONDOMINIUM

SE 1/4, SW 1/4, SEC. 18, TWP. 24 N., RGE. 6 E, W.M., ISSAQUAH, KING COUNTY, WASHINGTON



NAVD '88 VERTICAL DATUM



2ND FLOOR

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**CONDOMINIUM
SURVEY
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SE1/4, SW1/4, SEC. 18,
TWP. 24 N., RGE. 6 E., W.M.
KING COUNTY, WASHINGTON

INDEX

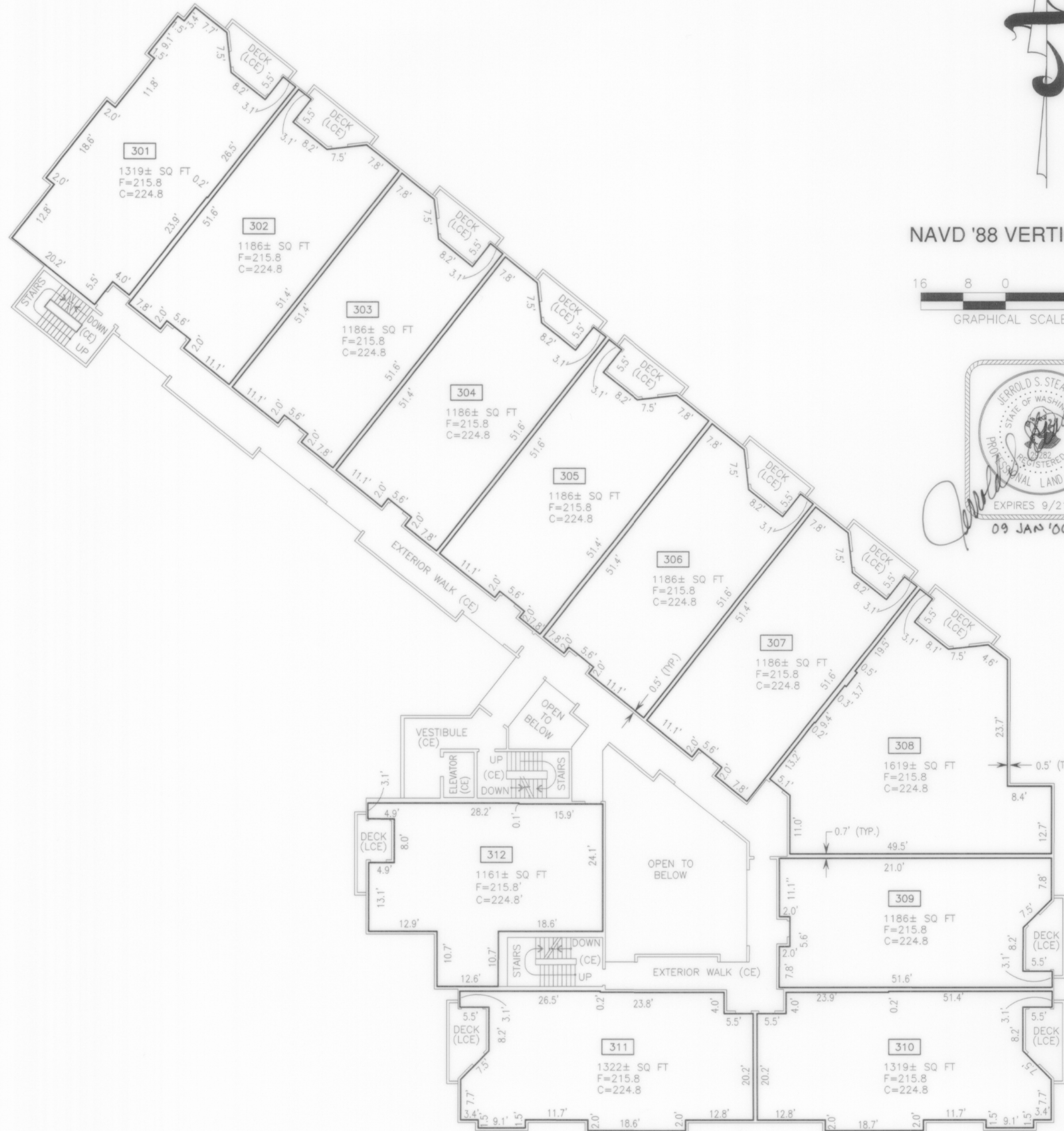
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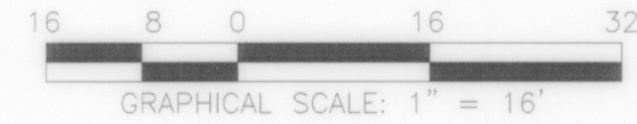
SHEET 5 OF 7

MONOHON CONDOMINIUM

SE 1/4, SW 1/4, SEC. 18, TWP. 24 N., RGE. 6 E, W.M., ISSAQUAH, KING COUNTY, WASHINGTON



NAVD '88 VERTICAL DATUM



3RD FLOOR

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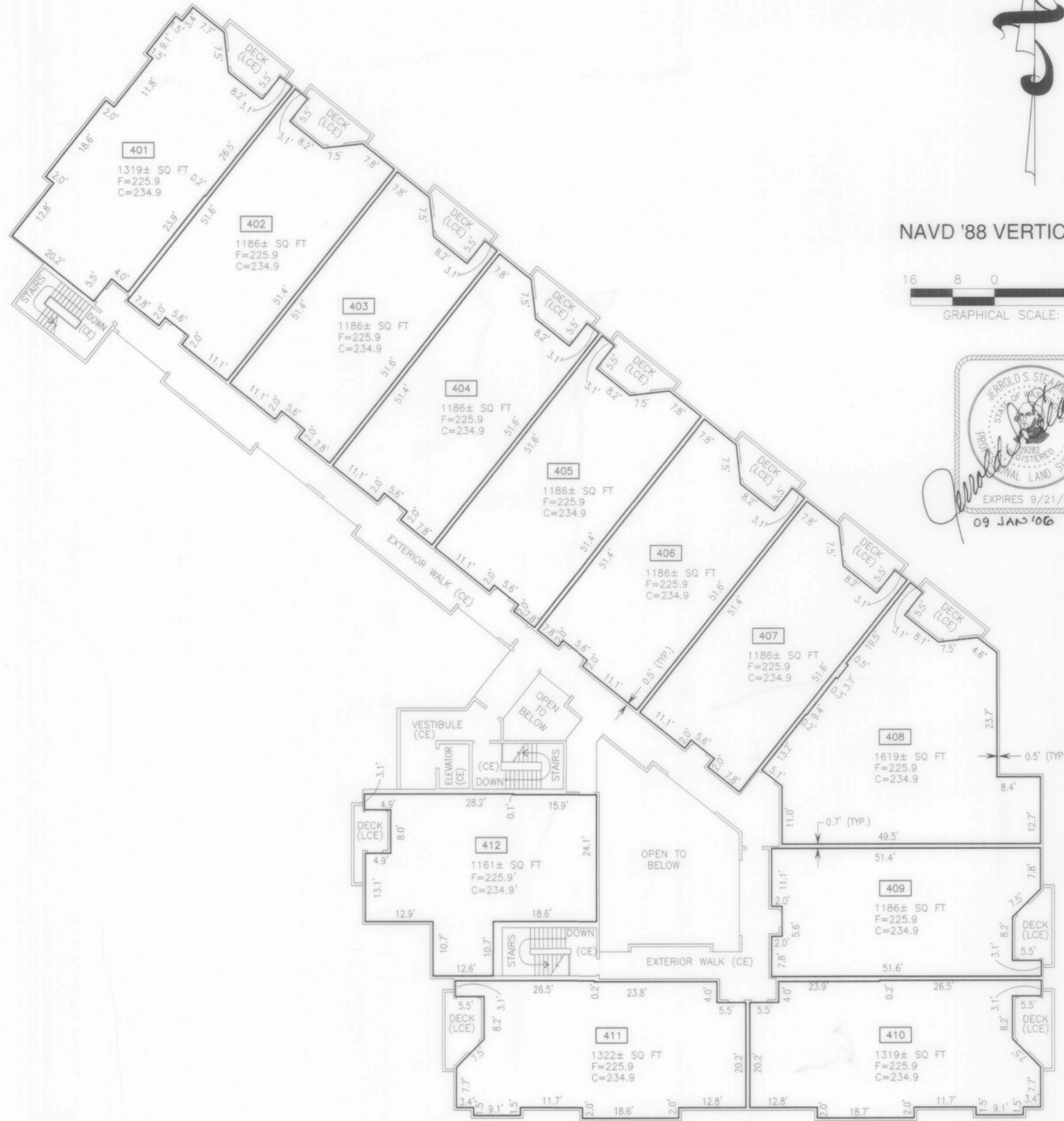
INDEX

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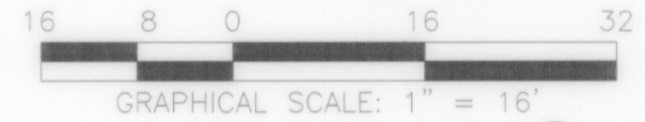
213/012

MONOHON CONDOMINIUM

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NAVD '88 VERTICAL DATUM



4TH FLOOR

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SURVEY
MAP & PLANS**

SE 1/4, SW 1/4, SEC. 18,
TWP. 24 N., RGE. 6 E., W.M.
KING COUNTY, WASHINGTON

INDEX

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SHEET 7 OF 7