

SURVEY MAP AND PLANS FOR  
**Mountain Vista,**  
 A CONDOMINIUM

SHEET 1 OF 5

NE 1/4, SW 1/4 & NW 1/4, SE 1/4, SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
 CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

**LEGAL DESCRIPTION**

**PARCEL 1:**

LOT A, CITY OF ISSAQUAH LOT LINE ADJUSTMENT NUMBER LLA-93-02, RECORDED UNDER RECORDING NUMBER 9310041280, IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF ISSAQUAH BY DEED RECORDED UNDER RECORDING NUMBER 20000125000179.

**PARCEL 2:**

LOT B, CITY OF ISSAQUAH LOT LINE ADJUSTMENT NUMBER LLA-93-02, RECORDED UNDER RECORDING NUMBER 9310041280, IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF ISSAQUAH BY DEED RECORDED UNDER RECORDING NUMBER 20000125000179.

**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 MOUNTAIN VISTA, 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 MOUNTAIN VISTA, A CONDOMINIUM, RECORDED IN CONJUNCTION HERewith UNDER KING COUNTY RECORDING NUMBER 20040308001748. 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.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 4th DAY OF March, 2004

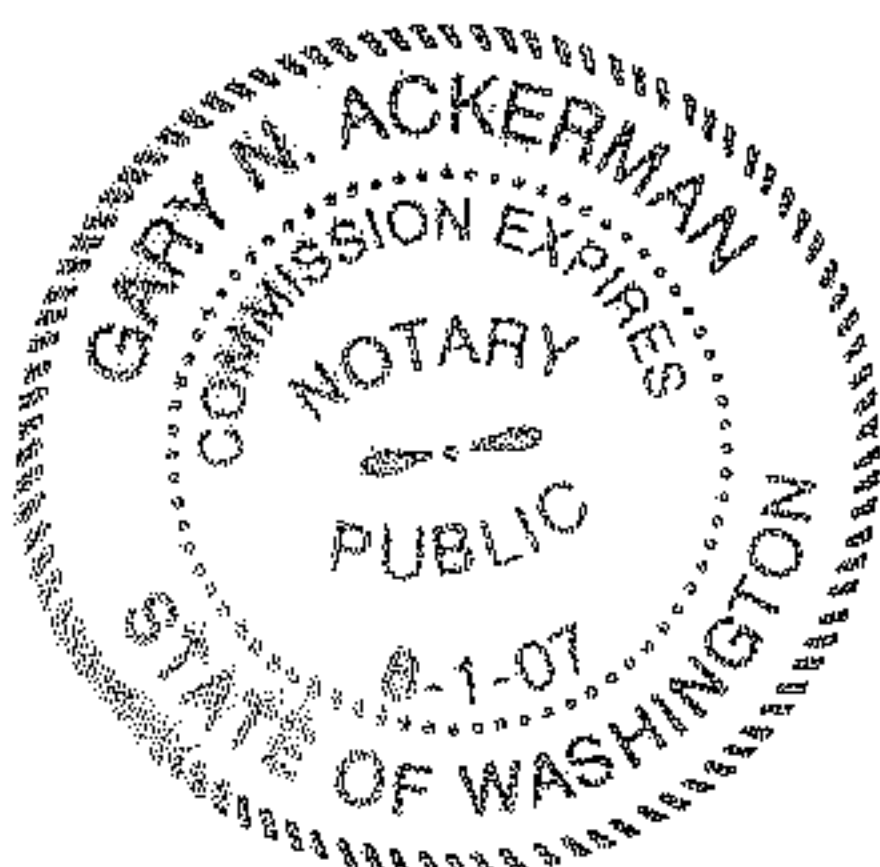
WYTE, L.L.C.  
 A WASHINGTON LIMITED LIABILITY COMPANY

[Signature]  
 BY: JAMES SU  
 ITS: MANAGING MEMBER

STATE OF WASHINGTON )  
 ) SS  
 COUNTY OF KING )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES SU IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING MEMBER OF WYTE, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. DATED THIS 4th DAY OF MARCH, 2004

[Signature]  
 BY: GARY N. ACKERMAN  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
 RESIDING AT Seattle  
 MY APPOINTMENT EXPIRES Aug 1, 2007



**RESTRICTIONS**

1. THIS SITE IS SUBJECT TO AN EASEMENT TO PUGET SOUND POWER AND LIGHT COMPANY FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8448493 AND IS SHOWN HEREON.
2. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, ETC. SET FORTH IN ORDER LINEATED ON THE BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 9310041280.
3. THIS SITE IS SUBJECT TO A "NOTICE ON TITLE OF NOTICE GROWTH PROTECTION AREAS" AND THE TERMS AND CONDITIONS THEREIN. SAID NOTICE CONTAINS STREAM BUFFER SENSITIVE AREAS AND STEEP SLOPE SENSITIVE AREAS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9806182100 AND IS SHOWN HEREON.
4. THIS SITE IS SUBJECT TO AN AGREEMENT BETWEEN CLARK JOHNSON REAL ESTATE, LLC AND TCI CABLEVISION OF WASHINGTON, INC REGARDING MDU BROADBAND AND ESTABLISHMENT OF A RELATED EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20001127000318.

**KING COUNTY DEPARTMENT OF ASSESSMENTS**

EXAMINED AND APPROVED THIS 5th DAY OF March, 2004  
[Signature] [Signature]  
 KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR  
282406-9308  
 ACCOUNT NUMBER

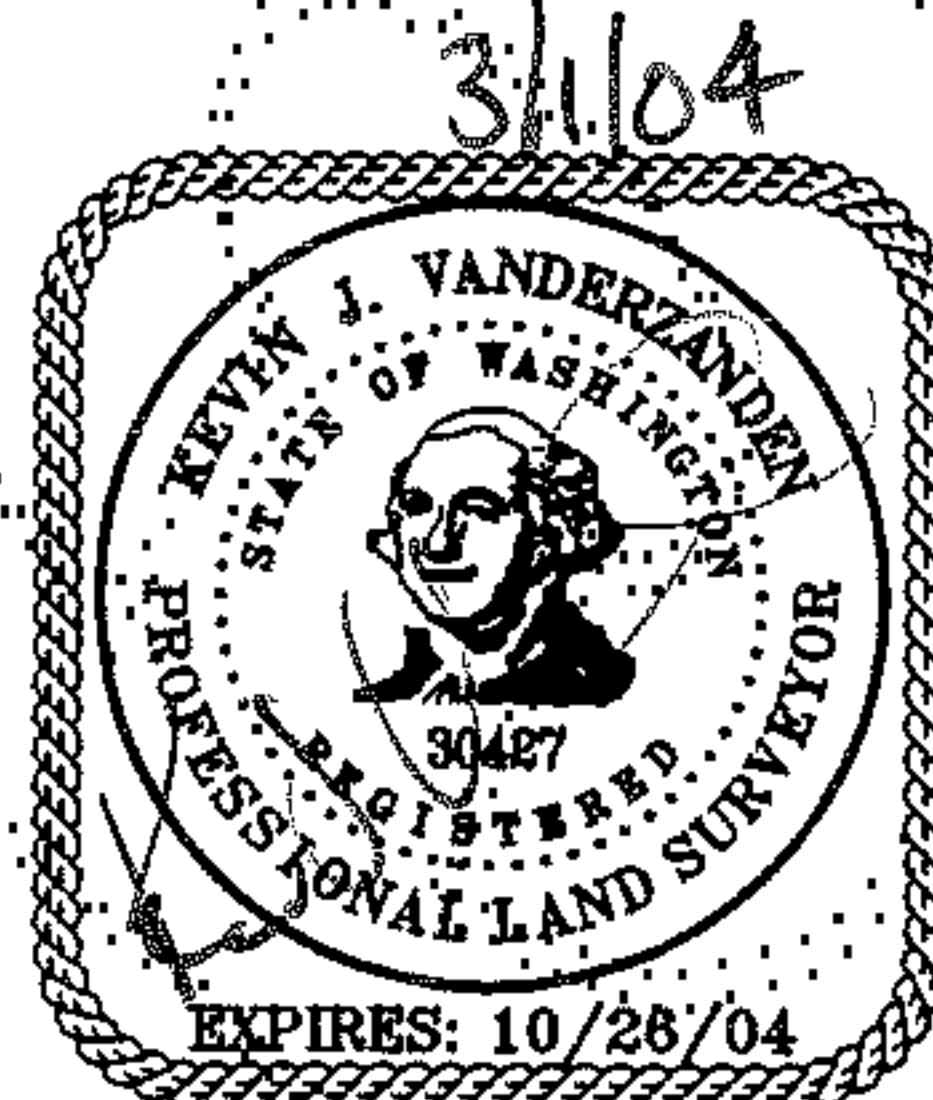
**RECORDING CERTIFICATE**

20040308001748  
 FILED FOR RECORD AT THE REQUEST OF WYTE LLC, THIS 8 DAY OF March, 2004 AT 22 MINUTES PAST 2:00 O'CLOCK P.M., IN VOLUME 191 OF CONDOMINIUMS, PAGES 20 TO 22, UNDER RECORDING NO. \_\_\_\_\_ RECORDS OF KING COUNTY, WASHINGTON.

[Signature] by [Signature]  
 MANAGER

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR MOUNTAIN VISTA, A CONDOMINIUM, IS BASED ON CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. LLA-9302; 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.



[Signature]  
 KEVIN J. VANDERZANDEN  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 30427  
 STATE OF WASHINGTON

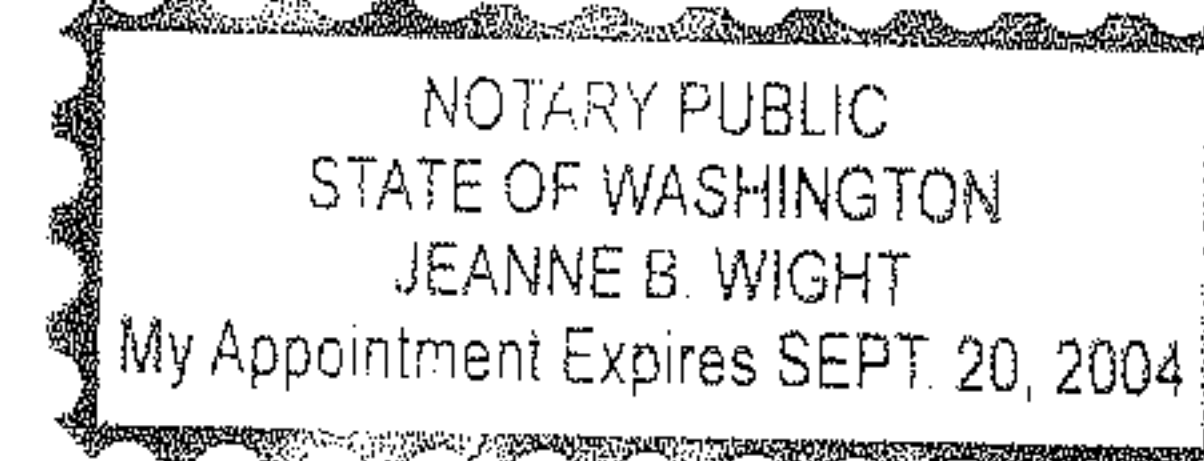
STATE OF WASHINGTON )  
 ) SS  
 COUNTY OF KING )

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.

[Signature]  
 KEVIN J. VANDERZANDEN, P.L.S.

SUBSCRIBED AND SWORN TO THIS 1st DAY OF March, 2004

[Signature]  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.  
 BY: Jeanne B. Wight  
 MY COMMISSION EXPIRES 9-20-04



14711 N.E. 29th Pl. Suite 101  
 Bellevue, Washington 98007  
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20040308001748

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SURVEY MAP AND PLANS FOR  
**Mountain Vista,**  
 A CONDOMINIUM

SHEET 2 OF 5

NE 1/4, SW 1/4 & NW 1/4, SE 1/4, SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
 CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE DETAIL  
 AT RIGHT

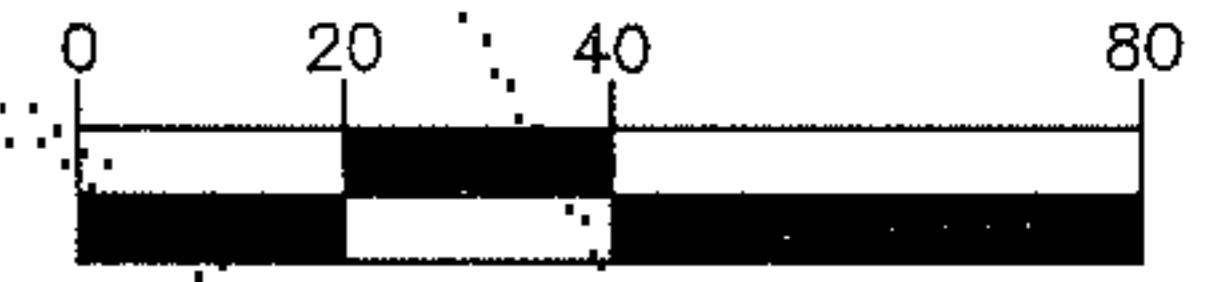
PSPL EASEMENT  
 REC. NO. 6448493

PSPL EASEMENT  
 REC. NO. 6448493

DETAIL  
 N.T.S.



SCALE: 1" = 40'



**BASIS OF BEARINGS**

N01°51'50"E BETWEEN MONUMENTS FOUND IN PLACE  
 AS SHOWN ON ISSAQUAH L&L LINE ADJUSTMENT NO.  
 LL44-93-02, RECORDED UNDER RECORDING NO.  
 20000126000179.

**LEGEND**

• FOUND REBAR AS SHOWN



**SURVEY NOTES**

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN CHICAGO TITLE INSURANCE COMPANY CONDOMINIUM CERTIFICATE ORDER NO. 1126273, DATED JANUARY 29, 2004. IN PREPARING THIS MAP CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. AREA OF SITE = 90,263± SQUARE FEET (2.0721± ACRES).
3. ALL DISTANCES ARE IN FEET.
4. THIS IS A FIELD TRAVERSE SURVEY. A LIETZ SET4C COMBINED ELECTRONIC 5 SECOND THEODOLITE AND INTEGRAL DISTANCE MEASURING METER 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 WAC332-130-090. DISTANCE MEASURING EQUIPMENT HAS BEEN COMPARED AT AN N.G.S. BASELINE WITHIN THE LAST YEAR.
5. BUILDING LOCATION DIMENSIONS ARE MEASURED AT RIGHT ANGLES FROM THE PROPERTY LINE TO EXTERIOR BUILDING CORNERS AT POSITIONS INDICATED, UNLESS NOTED OTHERWISE.
6. DECLARANT RESERVES THE RIGHT TO CONVERT THE CARPORTS TO GARAGES AND TO ASSIGN OPEN PARKING SPACES, CARPORTS OR GARAGES TO UNITS AS LIMITED COMMON ELEMENTS PER THE DECLARATION.

FOUND 1/2" REBAR  
 W/YELLOW PLASTIC CAP  
 "LS 11333 & 10937"  
 0.3' W. OF CORNER

FOUND 5/8" REBAR, NO CAP  
 0.3' S. OF CORNER

FOUND 1/2" REBAR  
 W/YELLOW PLASTIC CAP  
 "LS 11333 & 10937"  
 HELD FOR ALIGNMENT

FOUND 1/2" REBAR  
 W/YELLOW PLASTIC CAP  
 "LS 11333 & 10937"  
 HELD POSITION

FOUND 1/2" REBAR  
 W/YELLOW PLASTIC CAP  
 "LS 11333 & 10937"  
 0.3' SE OF LINE  
 10.1' SW OF CORNER



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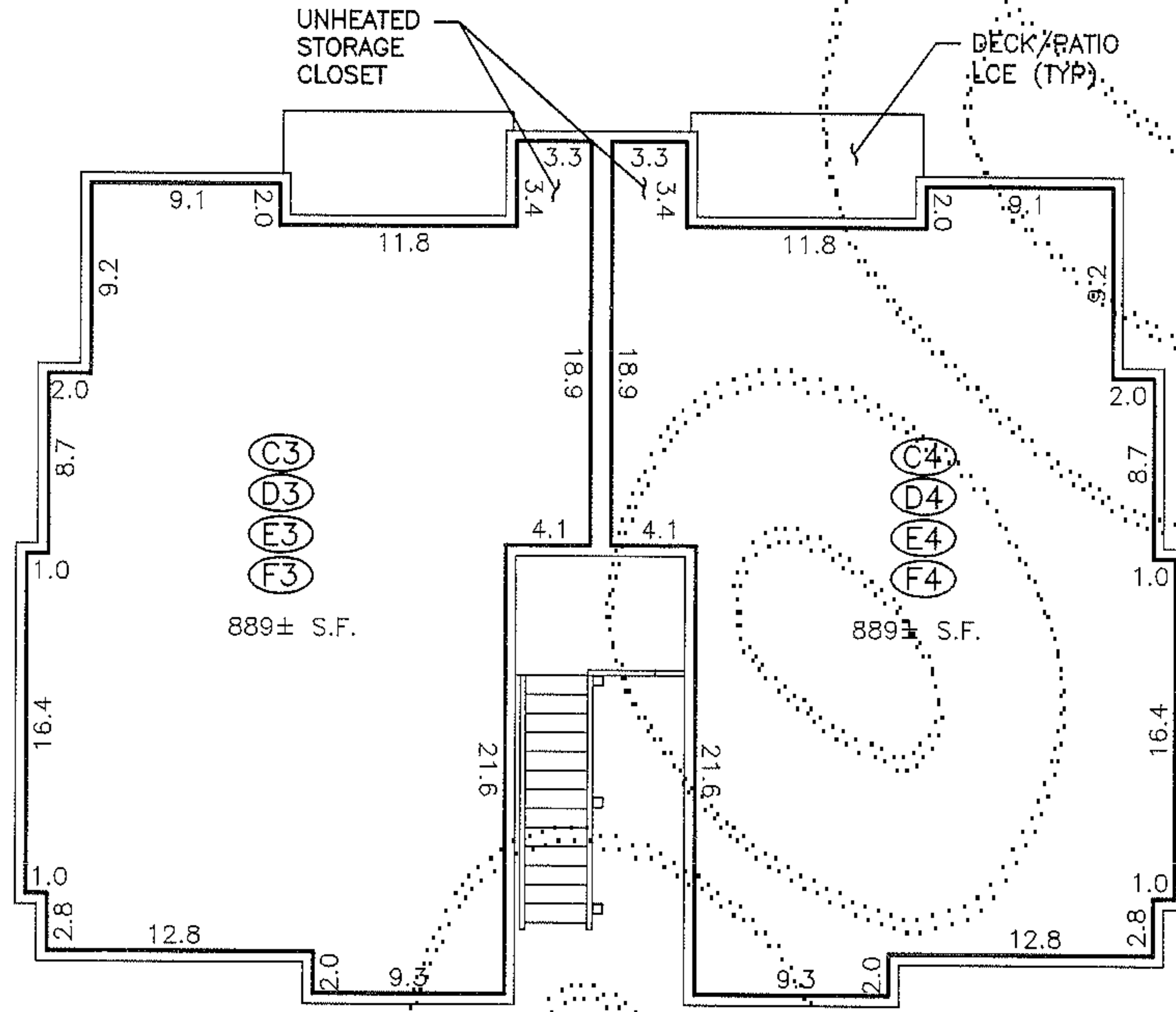
JOB NO. 04001

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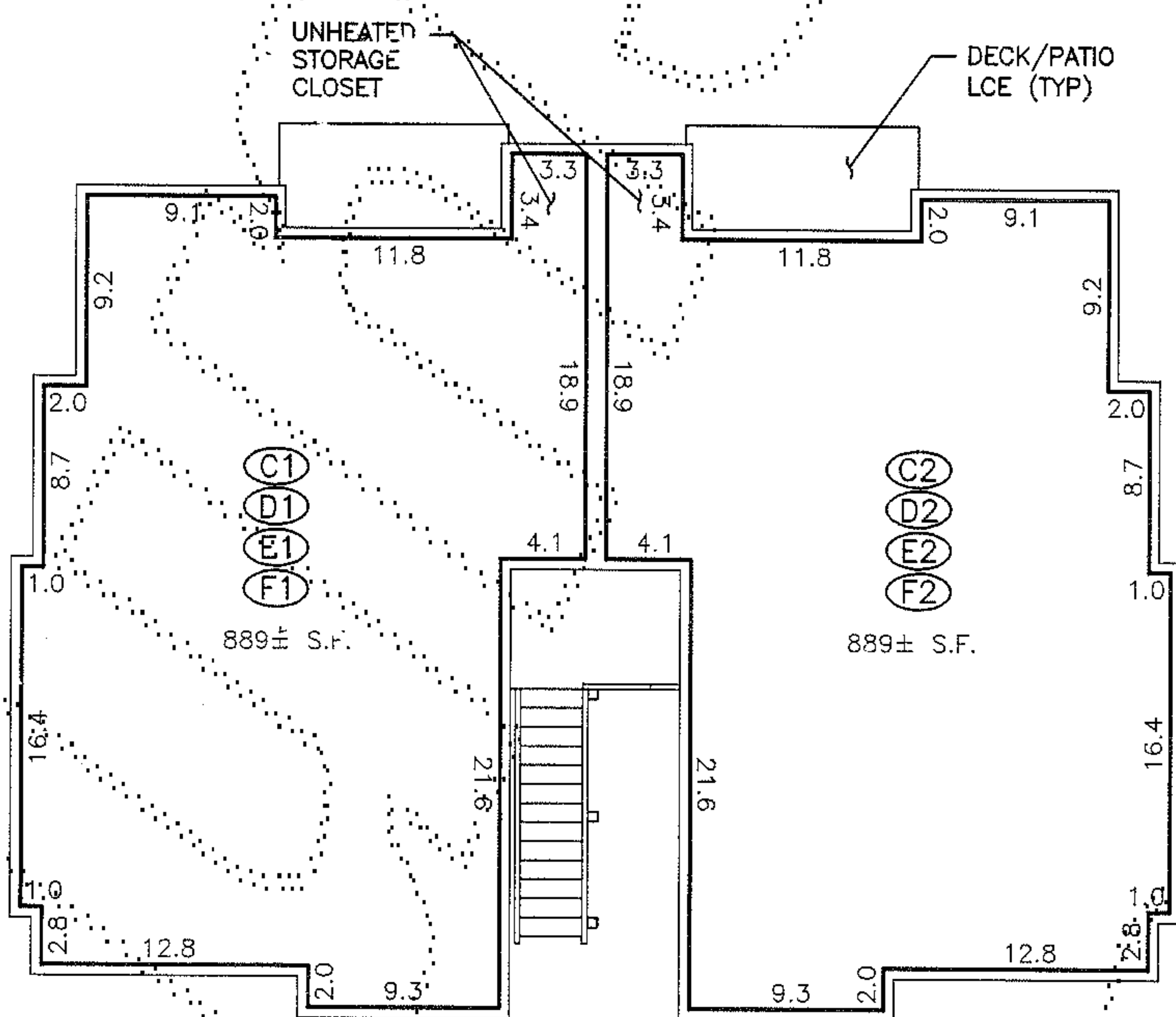
# SURVEY MAP AND PLANS FOR Mountain Vista,

SHEET 3 OF 5

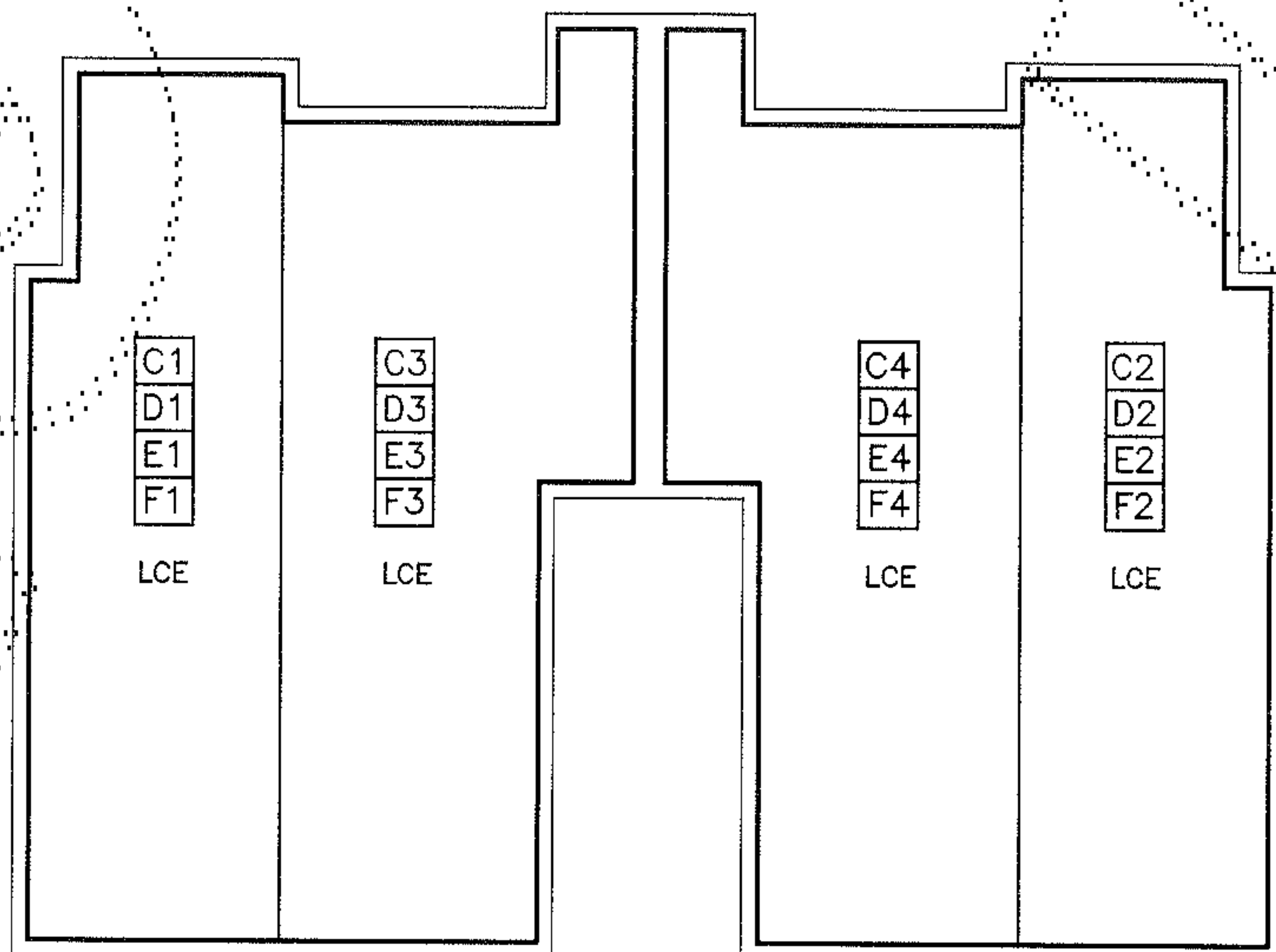
A CONDOMINIUM  
NE 1/4, SW 1/4 & NW 1/4, SE 1/4, SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



**SECOND LEVEL**



**FIRST LEVEL**



**GARAGE LEVEL**

**BUILDINGS C, D, E & F**

**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 SLAB 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:**

NGVD 29

**BENCHMARK:**

INVERT ELEVATION OF SEWER MANHOLE ALONG THE WEST SHOULDER OF NW NEWPORT WAY, 50' ± SOUTH OF THE NORTHERNMOST POINT ALONG THE BOUNDARY OF THIS SITE. ELEV. = 62.78'

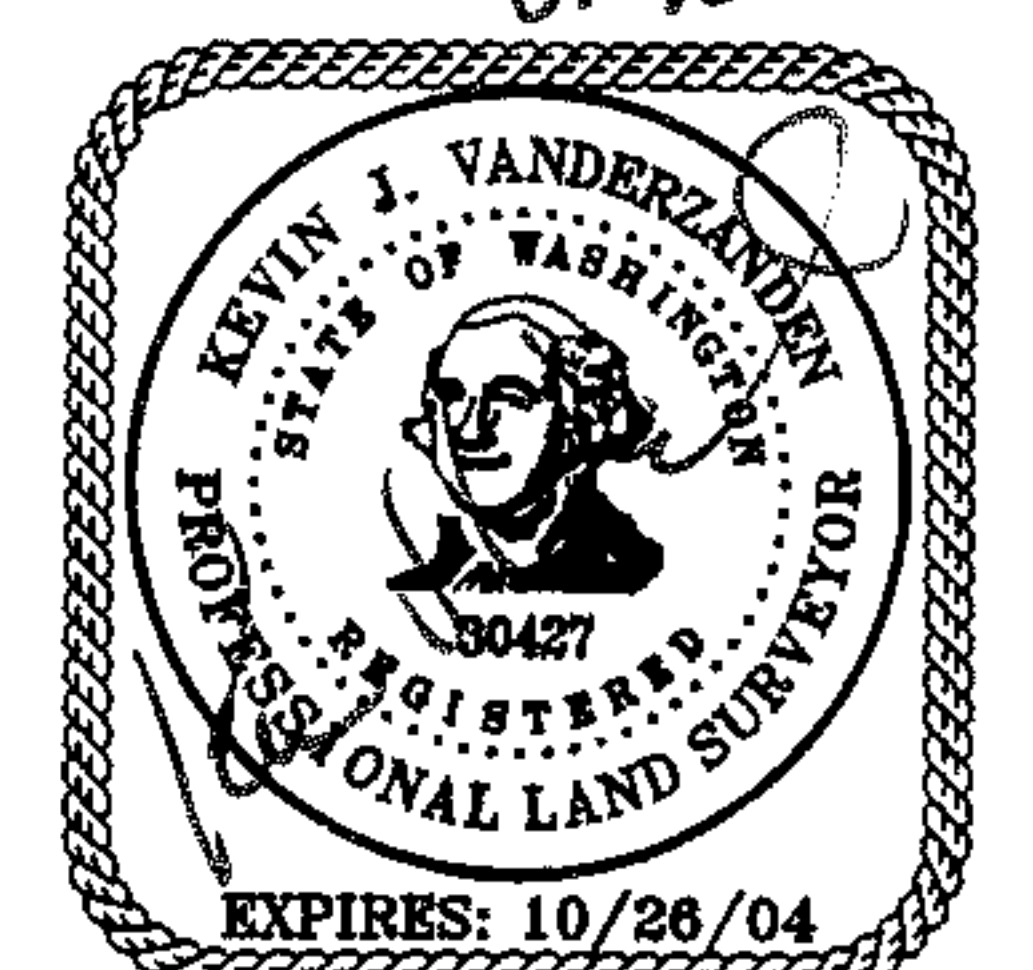
**LEGEND**

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



**SCALE IN FEET**

UNIT	FLOOR ELEVATION	CEILING ELEVATION
C1-C2	86.2	94.0
C3-C4	95.0	102.8
D1-D2	86.2	94.0
D3-D4	94.9	102.7
E1-E2	87.9	95.7
E3-E4	96.5	104.3
F1-F2	87.5	95.3
F3-F4	96.3	104.1



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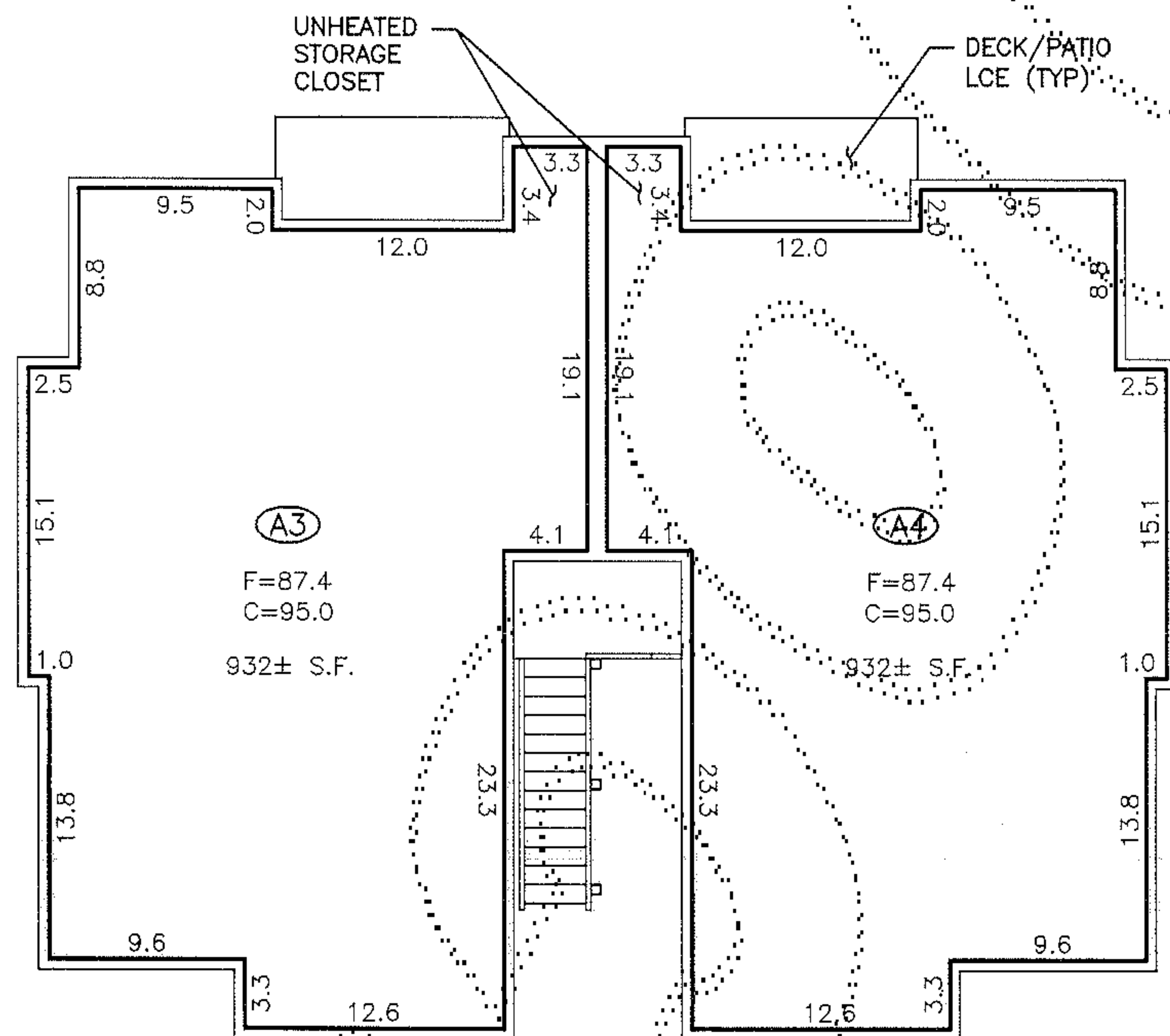
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**JOB NO. 04001**

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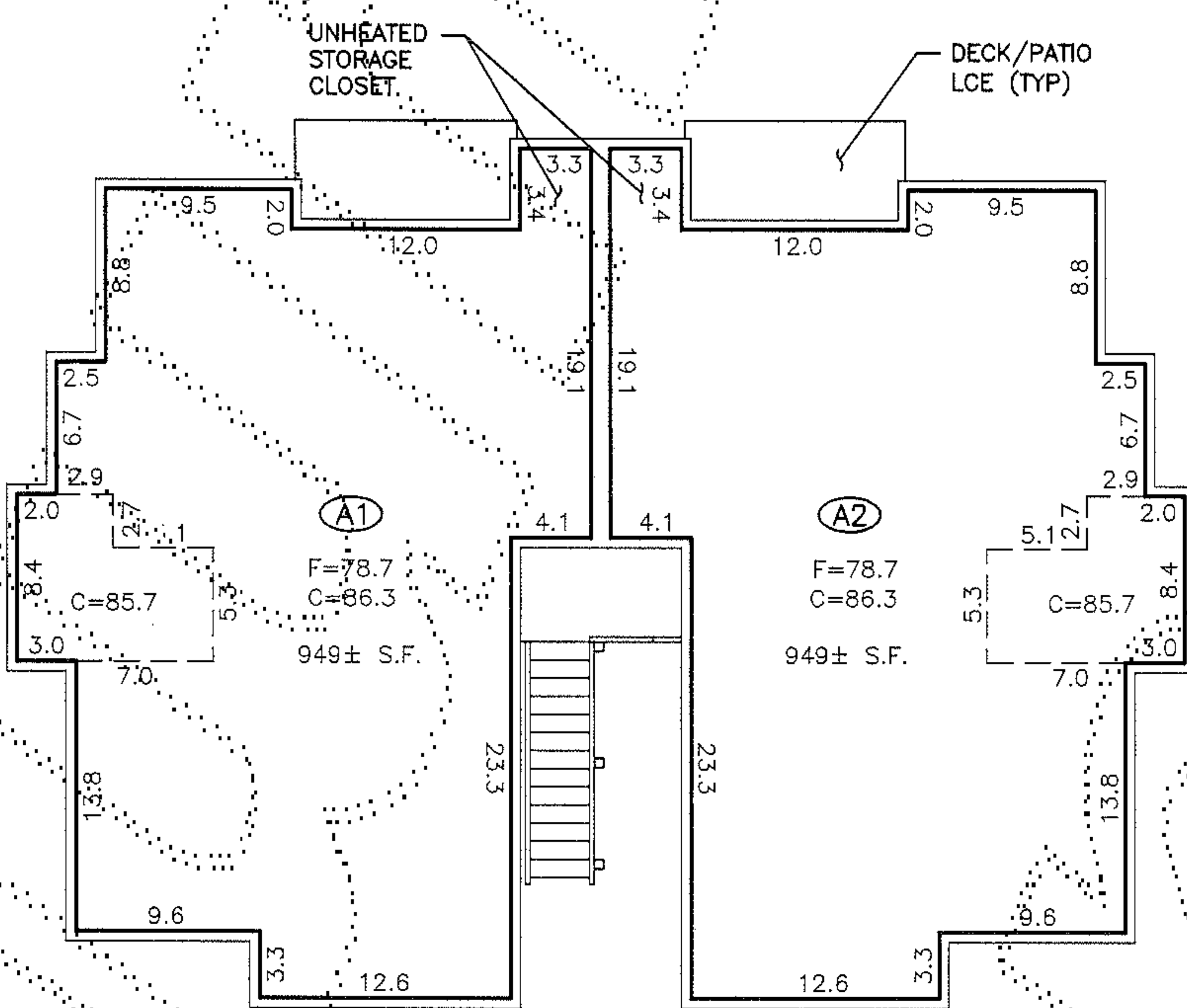
SURVEY MAP AND PLANS FOR  
**Mountain Vista,**  
A CONDOMINIUM

SHEET 4 OF 5

NE 1/4, SW 1/4 & NW 1/4, SE 1/4, SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



**SECOND FLOOR**



**FIRST FLOOR  
BUILDING A**

**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 SLAB AND ARE SHOWN WITHIN ± 0.10 FEET.
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**VERTICAL DATUM:**

NGVD 29

**BENCHMARK:**

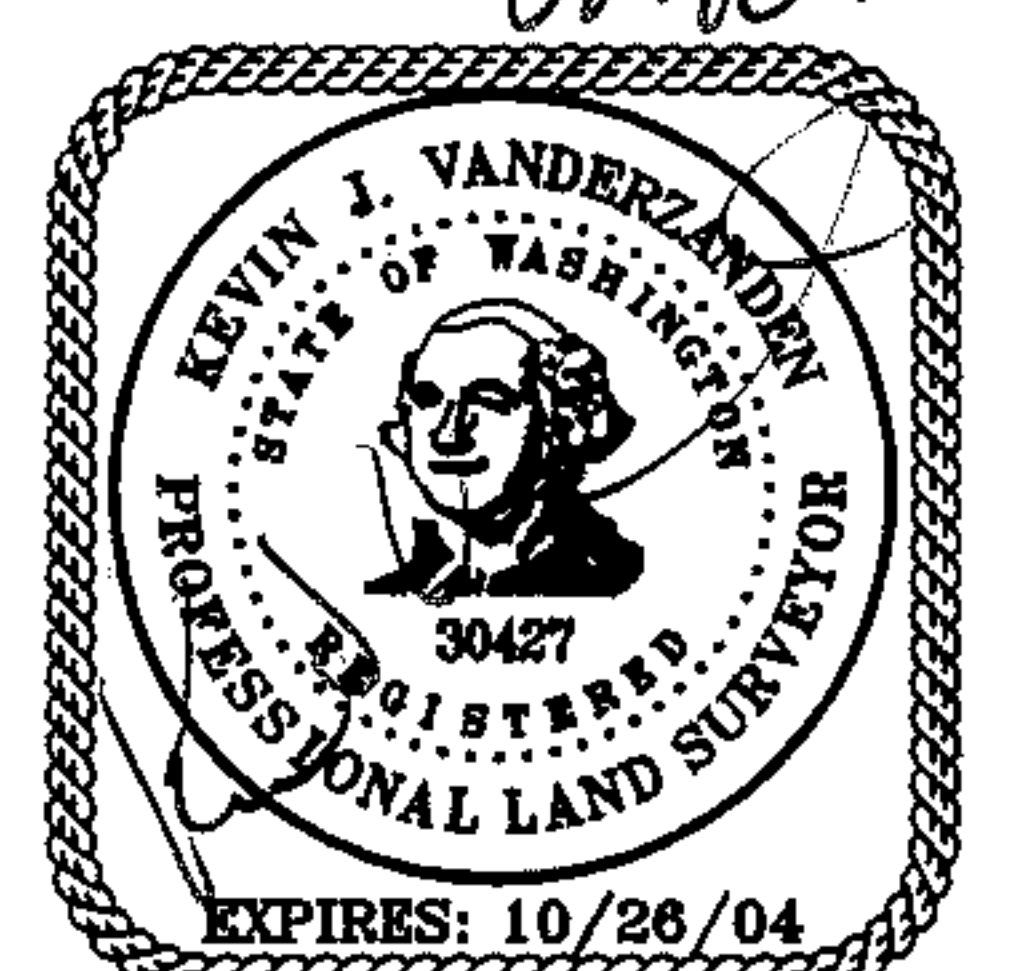
INVERT ELEVATION OF SEWER MANHOLE ALONG THE WEST SHOULDER OF NW NEWPORT WAY, 50± SOUTH OF THE NORTHERNMOST POINT ALONG THE BOUNDARY OF THIS SITE. ELEV. = 62.78

**LEGEND**

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



*SCALE IN FEET*



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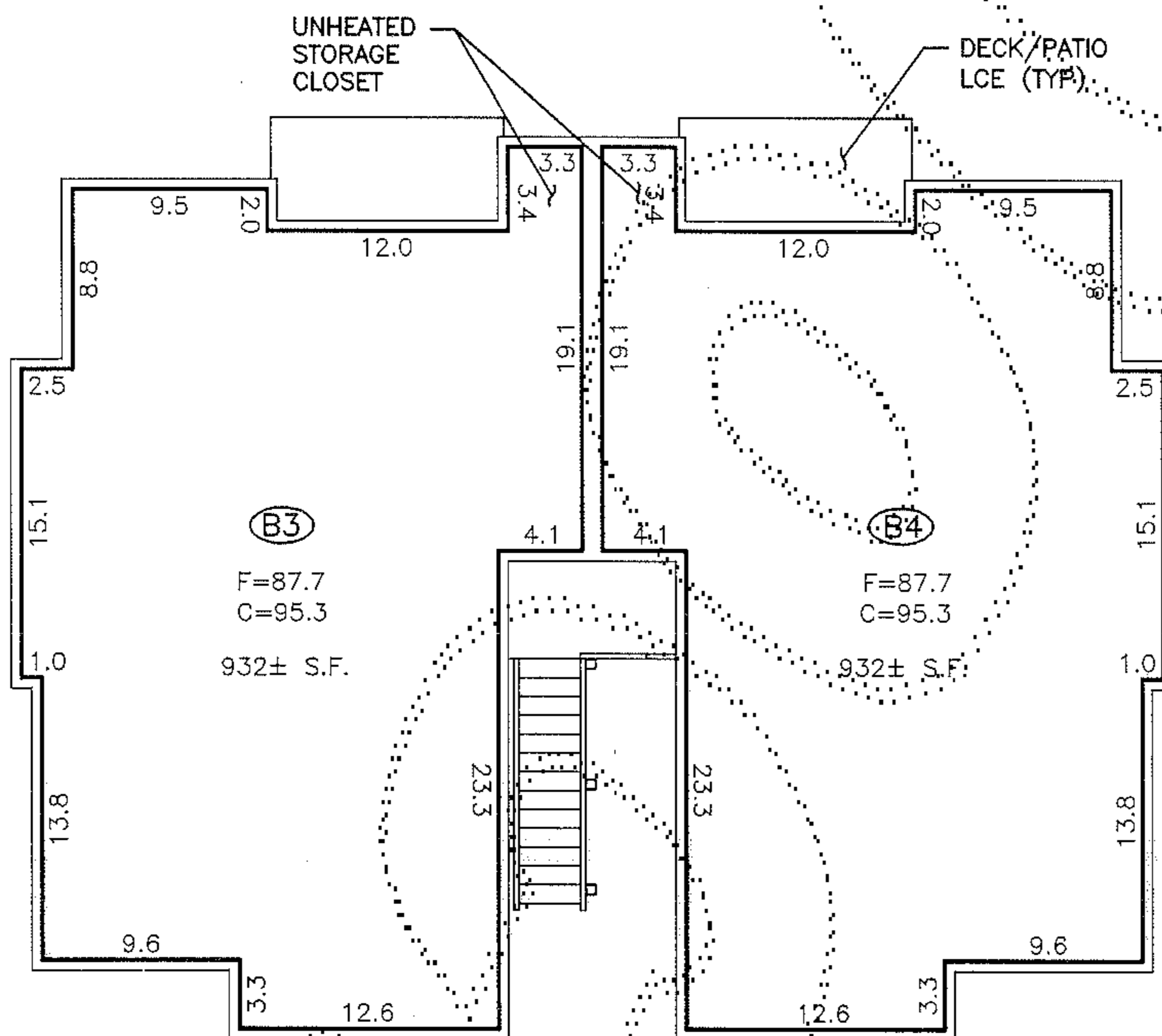
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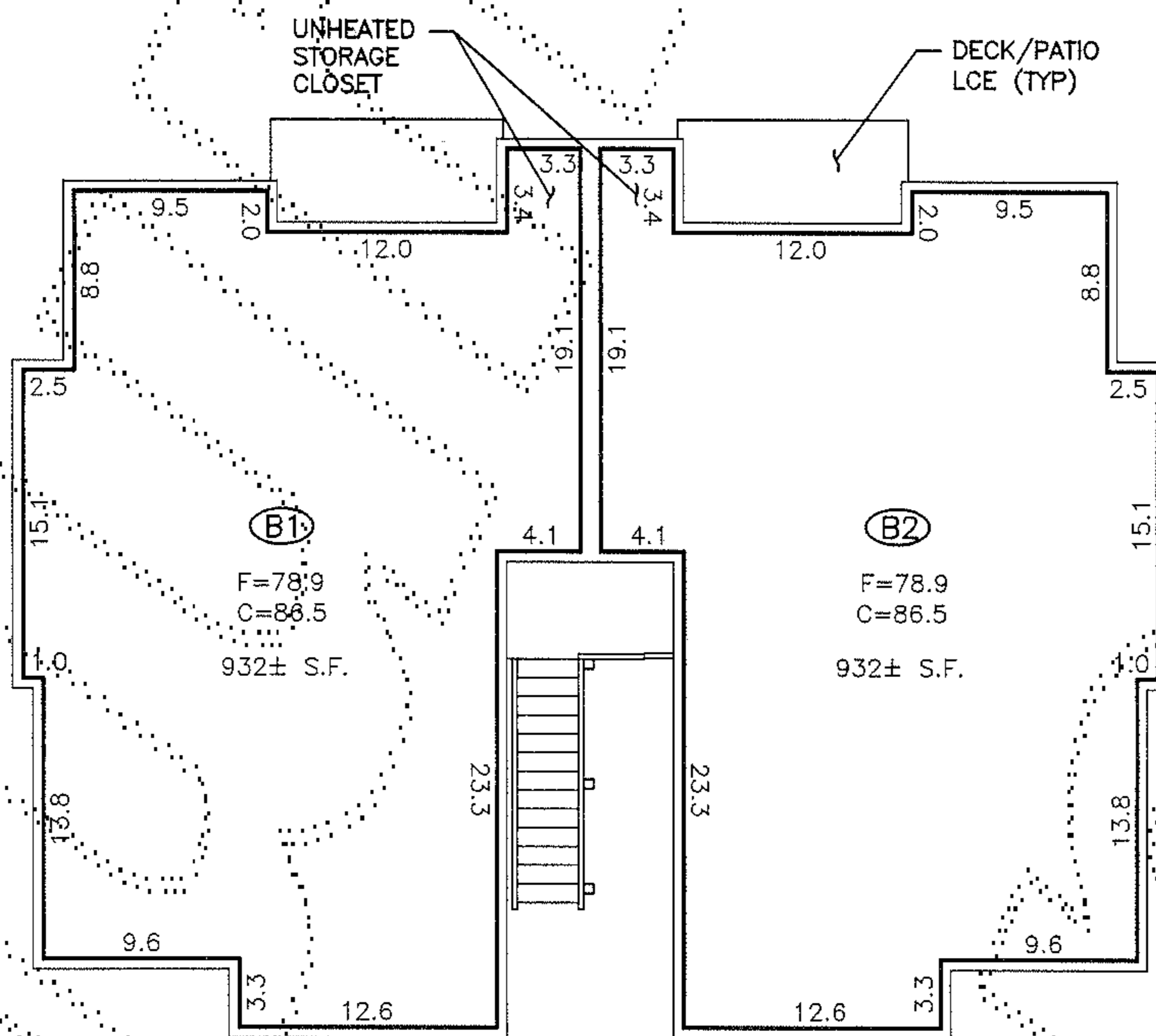
SURVEY MAP AND PLANS FOR  
**Mountain Vista,**  
 A CONDOMINIUM

SHEET 5 OF 5

NE 1/4, SW 1/4 & NW 1/4, SE 1/4, SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
 CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



**SECOND FLOOR**



**FIRST FLOOR**

**BUILDING B**

**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 SLAB 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:**

NGVD 29

**BENCHMARK:**

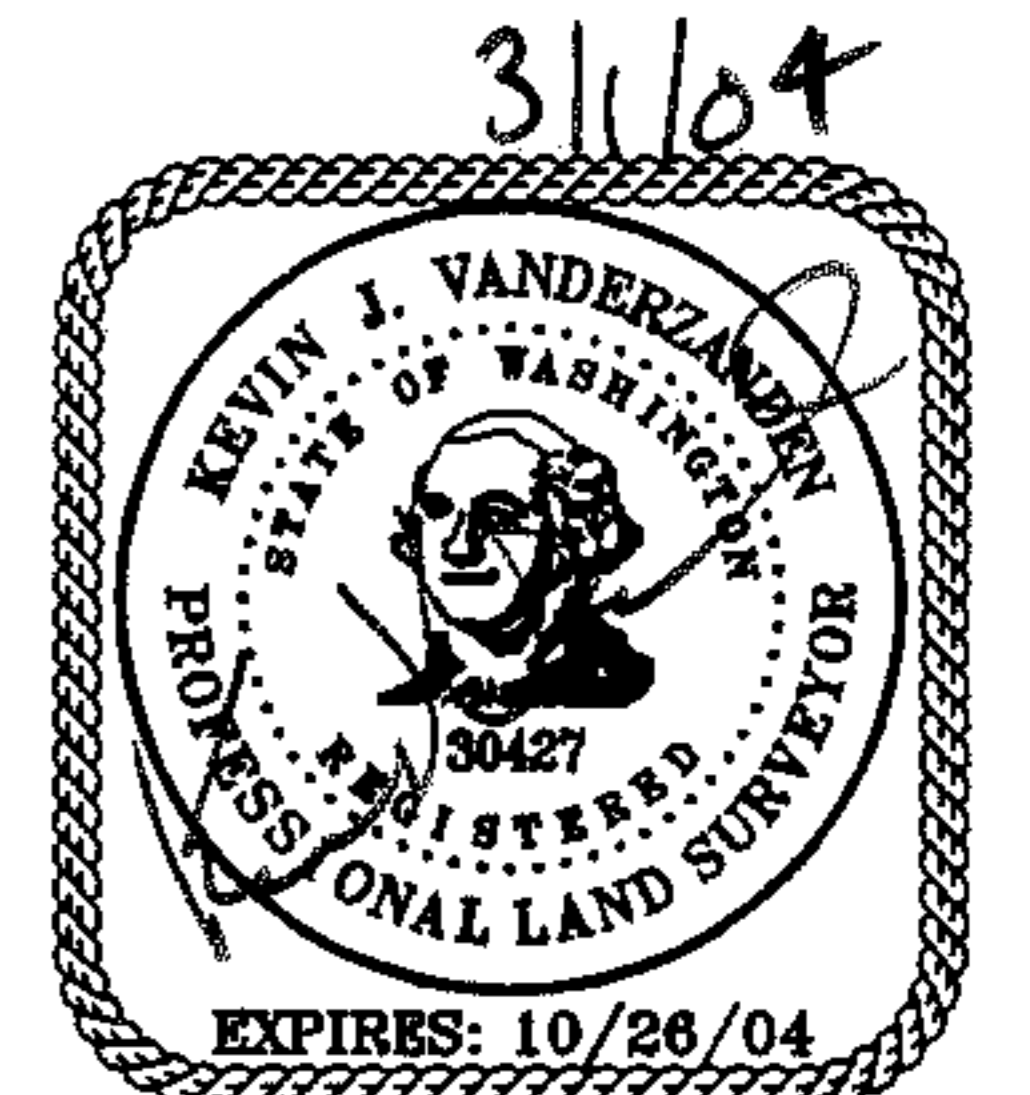
INVERT ELEVATION OF SEWER MANHOLE ALONG THE WEST SHOULDER OF NW NEWPORT WAY, 50'± SOUTH OF THE NORTHERNMOST POINT ALONG THE BOUNDARY OF THIS SITE.  
 ELEV. = 62.78

**LEGEND**

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



**SCALE IN FEET**



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