65/86 COND.

65/86 COND. #0407

83/10/14 #0407 B
RECD F 40.00
REV S 15.00
CASHSL ***55.00
22

LEGAL DESCRIPTION

A PORTION OF LOTS 1 AND 4 OF SHORT PLAT NO. 77-01(R), RECORDED UNDER AUDITOR'S FILE NO. 7803290711, BEING A REVISION OF SHORT PLAT NO. 77-01, RECORDED UNDER AUDITOR'S FILE NO. 7706160878, SITUATE IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 24, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, THENCE S02°21'31"W A DISTANCE OF 421.54'; THENCE S75°31'53"E A DISTANCE OF 265.02'; THENCE N 83°36'55"E A DISTANCE OF 28.33'; THENCE N59°08'43"E A DISTANCE OF 137.00' TO THE TRUE POINT OF BEGINNING;

THENCE N59°08'43"E A DISTANCE OF 61.30'; THENCE N67°34'35"E A DISTANCE OF 269.40' TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 125.00', A CENTRAL ANGLE OF 062°47'18", AN ARC LENGTH OF 136.98', AND A CHORD WHICH BEARS N36°10'56"E TO ITS POINT OF TANGENCY; THENCE N04°47'17"E A DISTANCE OF 58.98'; THENCE S87°50'36"E A DISTANCE OF 65.75'; THENCE S00°18'21"E A DISTANCE OF 3.03'; THENCE S87°50'36"E A DISTANCE OF 60.04'; THENCE N00°18'21"W A DISTANCE OF 60.00'; THENCE S 87°50'36" E A DISTANCE OF 274.97'; THENCE S48°31'07"E A DISTANCE OF 61.03'; THENCE S41°28'53"W A DISTANCE OF 558.45'; THENCE S44°09'24"W A DISTANCE OF 253.42' TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1402.50', A CENTRAL ANGLE OF 000°12'15", AN ARC LENGTH OF 5.00', AND A CHORD WHICH BEARS S44°15'33"W TO A POINT ON A LINE; THENCE N42°34'04"W A DISTANCE OF 413.07' TO THE TRUE POINT OF BEGINNING.

SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONTEMPORANEOUSLY HEREWITH.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND THESE PLANS FOR RIDGEBROOK, A CONDOMINIUM, ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY DESCRIBED HEREIN AND THAT THE COURSES AND DISTANCES ARE SHOWN ACCURATELY THEREON, AND THAT THESE PLANS ACCURATELY DEPICT THE LOCATION AND DIMENSIONS OF THE APARTMENTS AS BUILT.

LAWRENCE S. BRAUND
REGISTERED PROFESSIONAL ENGINEER #11882

ENGINEER'S VERIFICATION

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

LAWRENCE S. BRAUND BEING FIRST ON OATH DULY SWORN STATES THAT HE IS THE REGISTERED PROFESSIONAL ENGINEER SIGNING THE ABOVE CERTIFICATE, THAT HE HAS EXAMINED THESE PLANS AND SURVEY MAP, AND BELIEVES THE CERTIFICATE TO BE A TRUE STATEMENT.

REGISTERED PROFESSIONAL ENGINEER #11882

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 20TH DAY OF SEPTEMBER, 1983.

Debbie A. Hutchism
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT FEDERAL WAY

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF AFFILIATED AMERICAN CORP. THIS 14 DAY OF OCTOBER, 1983, AT 3 MINUTES PAST 9 A.M. O'CLOCK AND RECORDED IN VOLUME 65 OF CONDOMINIUMS, PAGES 86 TO 95. RECORDS OF KING COUNTY, WASHINGTON.
8310140407

ELLEN HANSEN
MANAGER

JAMES S. WEEKS
SUPERINTENDENT OF RECORDS

APPROVAL

EXAMINED AND APPROVED THIS 13 DAY OF OCTOBER, 1983.

HARLEY H. HOPPE
KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS IN FEE SIMPLE, HEREBY DEDICATE THIS SURVEY MAP AND PLANS FOR CONDOMINIUM PURPOSES. THE DRIVES, WALKS, STREETS, GROUNDS AND OTHER AREAS DESCRIBED HEREIN ARE NOT DEDICATED TO THE PUBLIC, BUT ARE RESERVED FOR THE EXCLUSIVE USE AND BENEFIT OF THE APARTMENT OWNERS, AS PART OF THE COMMON AREAS, TO THE EXTENT AND IN THE MANNER SET FORTH IN THE DECLARATION. THIS SURVEY MAP AND PLANS OR ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE DECLARATION FILED THE 14 DAY OF OCTOBER, 1983. UNDER KING COUNTY RECORDING NO. 8310140408. IN WITNESS THEREOF WE HAVE SET OUR HAND AND SEAL.

AFFILIATED AMERICAN CORPORATION
A WASHINGTON CORPORATION

BY: _____
LARRY N. BLAKE, PRESIDENT

BY: _____
ITS: _____

ACKNOWLEDGEMENT

ON THIS 22ND DAY OF SEPTEMBER, 1983, BEFORE ME PERSONALLY APPEARED LARRY N. BLAKE AND _____, TO ME KNOWN TO BE THE PRESIDENT AND _____ RESPECTIVELY OF AFFILIATED AMERICAN CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT LYNNWOOD

VERA R. BOGGS
COMMISSION EXPIRES
NOTARY
PUBLIC
APR. 19, 1984
STATE OF WASHINGTON

SHEET DESCRIPTION	SHEET	SHEET DESCRIPTION	SHEET
GENERAL INFORMATION	1	BUILDING PLANS/BLDGS. E & F	6
SITE PLAN/VICINITY MAP	2	THREE BEDROOM PLAN - TYPE 3A	7
BUILDING PLANS/BLDG. A	3	THREE BEDROOM PLAN - TYPE 3HC	8
BUILDING PLANS/BLDGS. B & C	4	BUILDING SECTION A-A	9
BUILDING PLANS/BLDG. D	5	BUILDING SECTION B-B	10

Lawrence S. Braund, P.E.
Thomas A. Johnson, AIA
Greg L. Allwine, Arch.

RIDGEBROOK
A CONDOMINIUM

304 main ave. so. suite 200 renton, wa. 98055 (206) 271-7200 623-5732

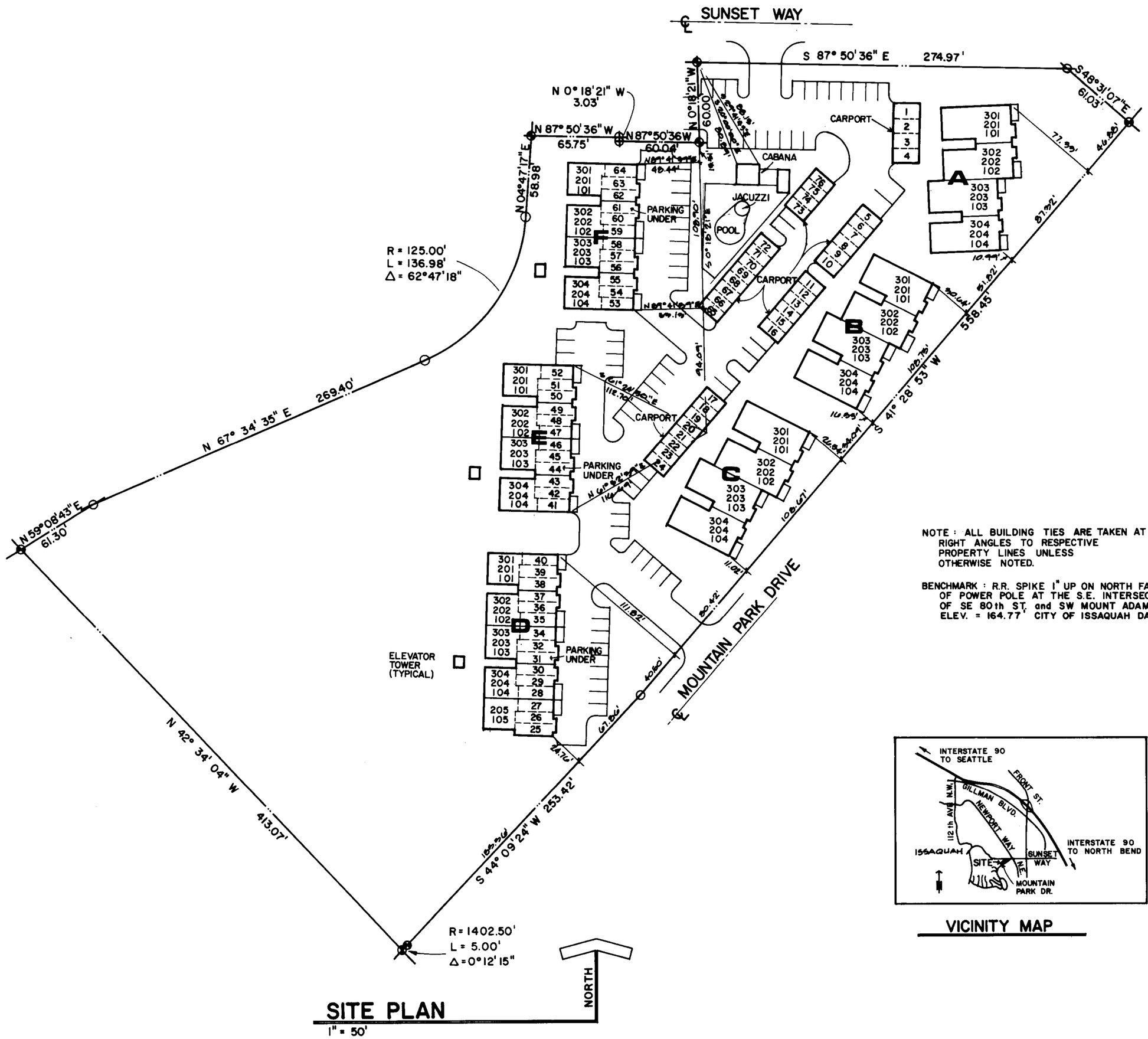
Project No. 82-10
Drawn by G. HUTCHINSON
Issue date 15 APRIL '83
Latest rev. 9/19/83

CD-1

$55.00

65/87 COND.

65/87 COND.



NOTE : ALL BUILDING TIES ARE TAKEN AT RIGHT ANGLES TO RESPECTIVE PROPERTY LINES UNLESS OTHERWISE NOTED.

BENCHMARK : R.R. SPIKE 1" UP ON NORTH FACE OF POWER POLE AT THE S.E. INTERSECTION OF SE 80th ST. and SW MOUNT ADAMS DR. ELEV. = 164.77' CITY OF ISSAQUAH DATUM

SITE PLAN

1" = 50'

VICINITY MAP

Lawrence S. Braund, P.E.
Thomas A. Johnson, AIA
Greg L. Allwine, Arch.

RIDGEBROOK A CONDOMINIUM

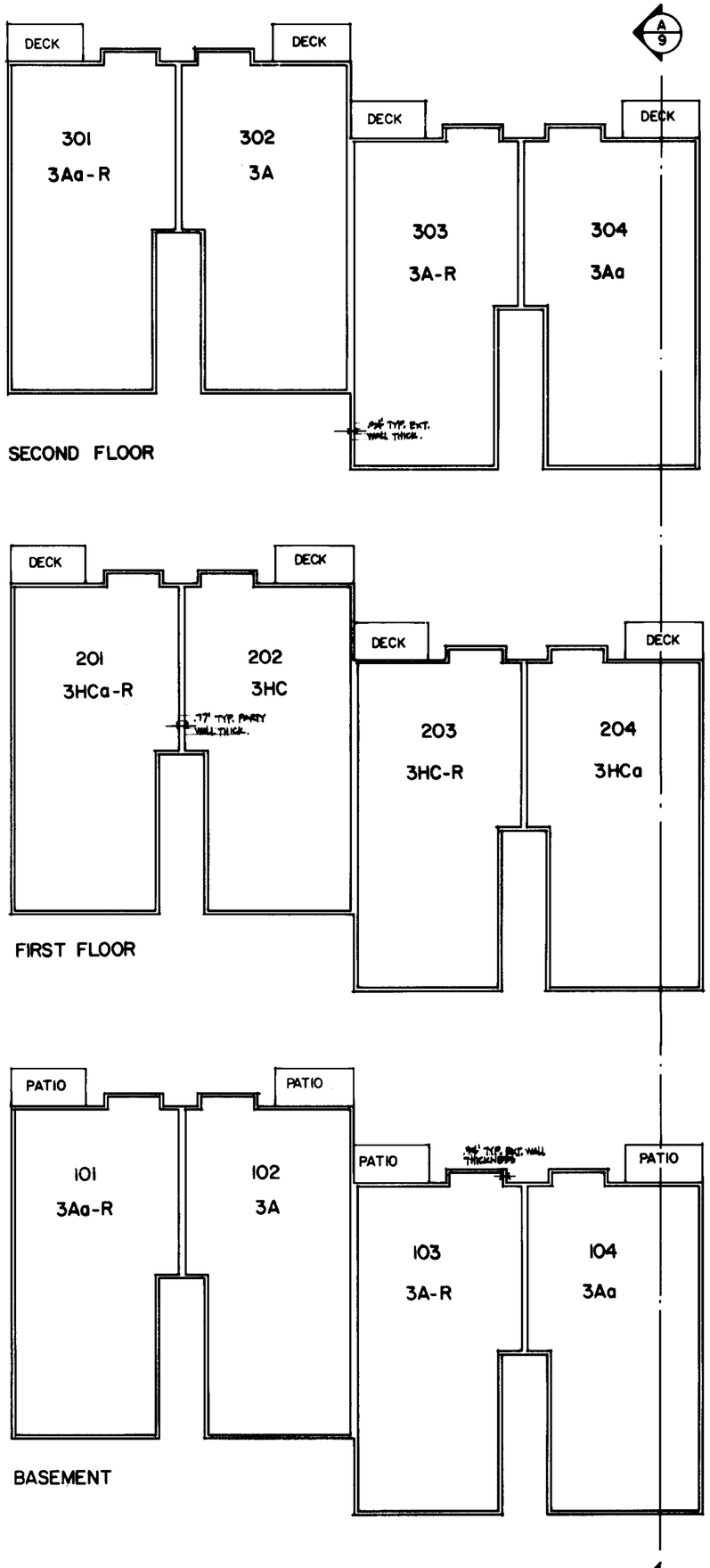
304 main ave. so., suite 200 renton, wa. 98055 (206) 271-7200 623-5732

Project No : 82-16
Drawn by : K. HEATON
Issue date : 19 APRIL '83
Latest rev. : 9/19/83

2

65/88
COND.

65/88
COND.



A	APT. TYPE	SHT. NO.	SQ. FT.	FIN. FLOOR ELEVATION	FURRED CEIL. ELEV.	CEILING ELEVATION	CATHEDRAL CEIL. ELEV.
101	3Aa-R	7	1261.67	149.95	156.95	157.63	N/A
102	3A	7	1261.67	149.95	156.95	157.63	N/A
103	3A-R	7	1261.67	149.95	156.95	157.63	N/A
104	3Aa	7	1261.67	149.95	156.95	157.63	N/A
201	3HCa-R	8	1261.67	158.65	165.65	166.33	N/A
202	3HC	8	1261.67	158.65	165.65	166.33	N/A
203	3HC-R	8	1261.67	158.65	165.65	166.33	N/A
204	3HCa	8	1261.67	158.65	156.95	166.33	N/A
301	3Aa-R	7	1261.67	167.35	174.35	175.01	179.86
302	3A	7	1261.67	167.35	174.35	175.01	179.86
303	3A-R	7	1261.67	167.35	174.35	175.01	179.86
304	3Aa	7	1261.67	167.35	174.35	175.01	179.86

LEGEND

3A	APARTMENT TYPE
3Aa	ALTERNATE APARTMENT TYPE
3A-R	REVERSE APARTMENT TYPE
203	APARTMENT NUMBER

BUILDING PLANS · BLDG. A

1/16" = 1'-0"

Lawrence S. Braund, P.E.
Thomas A. Johnson, AIA
Greg L. Allwine, Arch.

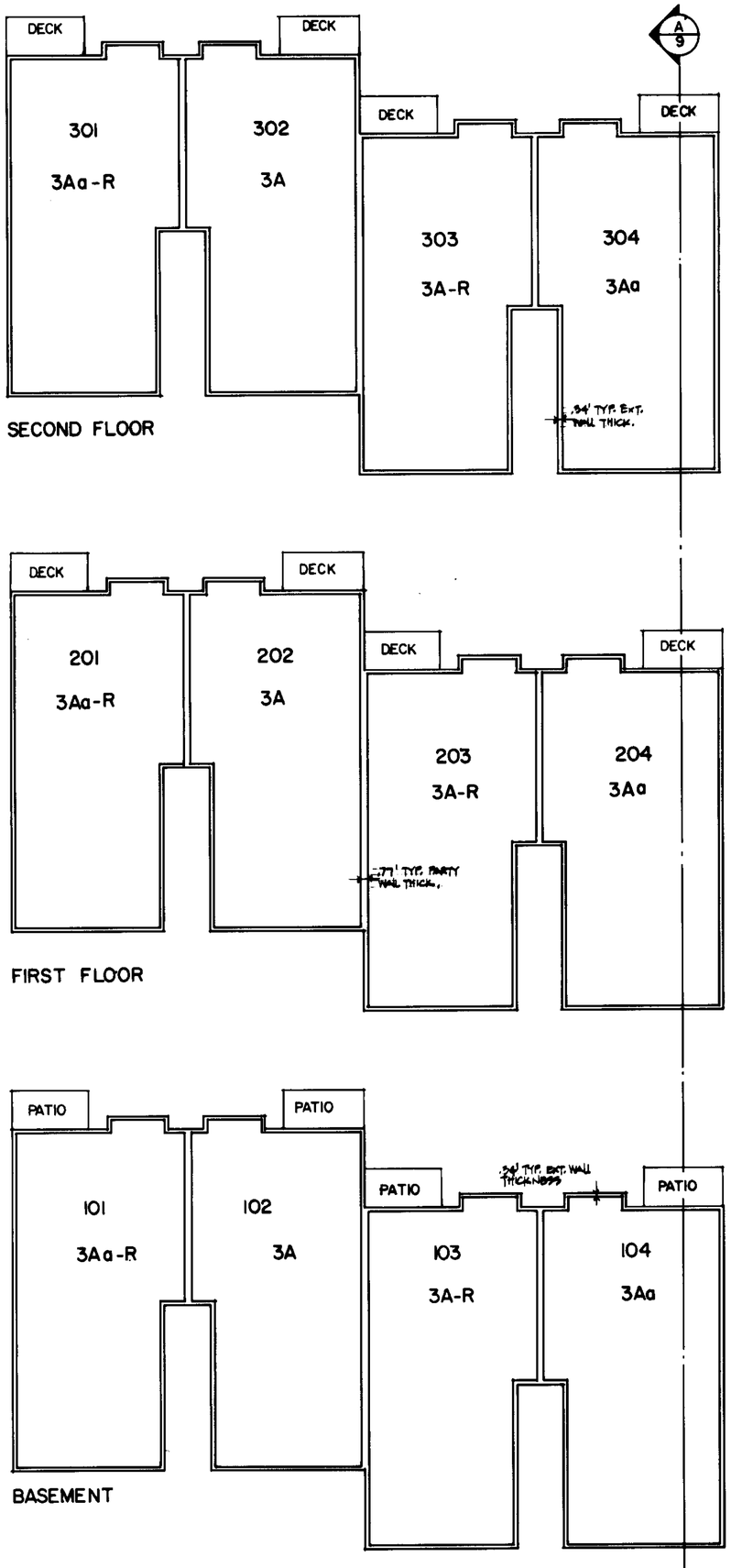
RIDGEBROOK A CONDOMINIUM

304 main ave. so., suite 200 renton, wa. 98055 (206) 271-7200 623-5732

Project No. : 82-16
Drawn by : CB
Issue date : 19 APRIL '89
Latest rev. :

N17965 THE COMPLETE LINE

JohnsonBraund design group p.s., inc. architecture, engineering & planning consultants



BUILDING PLANS · BLDGS. B & C

1/16"= 1'-0"

B	APT. TYPE	SHT. NO.	SQ. FT.	FIN. FLOOR ELEVATION	FURRED CEIL. ELEV.	CEILING ELEVATION	CATHEDRAL CEIL ELEV.
101	3Aa-R	7	1261.67	154.85	161.85	162.53	N/A
102	3A	7	1261.67	154.85	161.85	162.53	N/A
103	3A-R	7	1261.67	157.87	164.87	165.55	N/A
104	3Aa	7	1261.67	157.87	164.87	165.55	N/A
201	3Aa-R	7	1261.67	163.54	170.54	171.22	N/A
202	3A	7	1261.67	163.54	170.54	171.22	N/A
203	3A-R	7	1261.67	166.57	173.57	174.25	N/A
204	3Aa	7	1261.67	166.57	173.57	174.25	N/A
301	3A-R	7	1261.67	172.24	179.24	179.90	184.75
302	3A	7	1261.67	172.24	179.24	179.90	184.75
303	3A-R	7	1261.67	175.27	182.27	182.93	187.78
304	3Aa	7	1261.67	175.27	182.27	182.93	187.78

C	APT. TYPE	SHT. NO.	SQ. FT.	FIN. FLOOR ELEVATION	FURRED CEIL. ELEV.	CEILING ELEVATION	CATHEDRAL CEIL. ELEV.
101	3Aa-R	7	1261.67	166.86	173.86	174.54	N/A
102	3A	7	1261.67	166.86	173.86	174.54	N/A
103	3A-R	7	1261.67	169.88	176.88	177.56	N/A
104	3Aa	7	1261.67	169.88	176.88	177.56	N/A
201	3Aa-R	7	1261.67	175.56	182.56	183.24	N/A
202	3A	7	1261.67	175.56	182.56	183.24	N/A
203	3A-R	7	1261.67	178.58	185.58	186.26	N/A
204	3Aa	7	1261.67	178.58	185.58	186.26	N/A
301	3Aa-R	7	1261.67	184.26	191.26	191.92	196.77
302	3A	7	1261.67	184.26	191.26	191.92	196.77
303	3A-R	7	1261.67	187.28	194.28	194.94	199.79
304	3Aa	7	1261.67	187.28	194.28	194.94	199.79

Lawrence S. Braund, P.E.
Thomas A. Johnson, AIA
Greg L. Allwine, Arch.

RIDGEBROOK
A CONDOMINIUM

304 main ave. so., suite 200 renton, wa. 98055 (206) 271-7200 623-5732

Project No : 82-16
Drawn by : GA
Issue date : 19 APRIL '83
Latest rev. :

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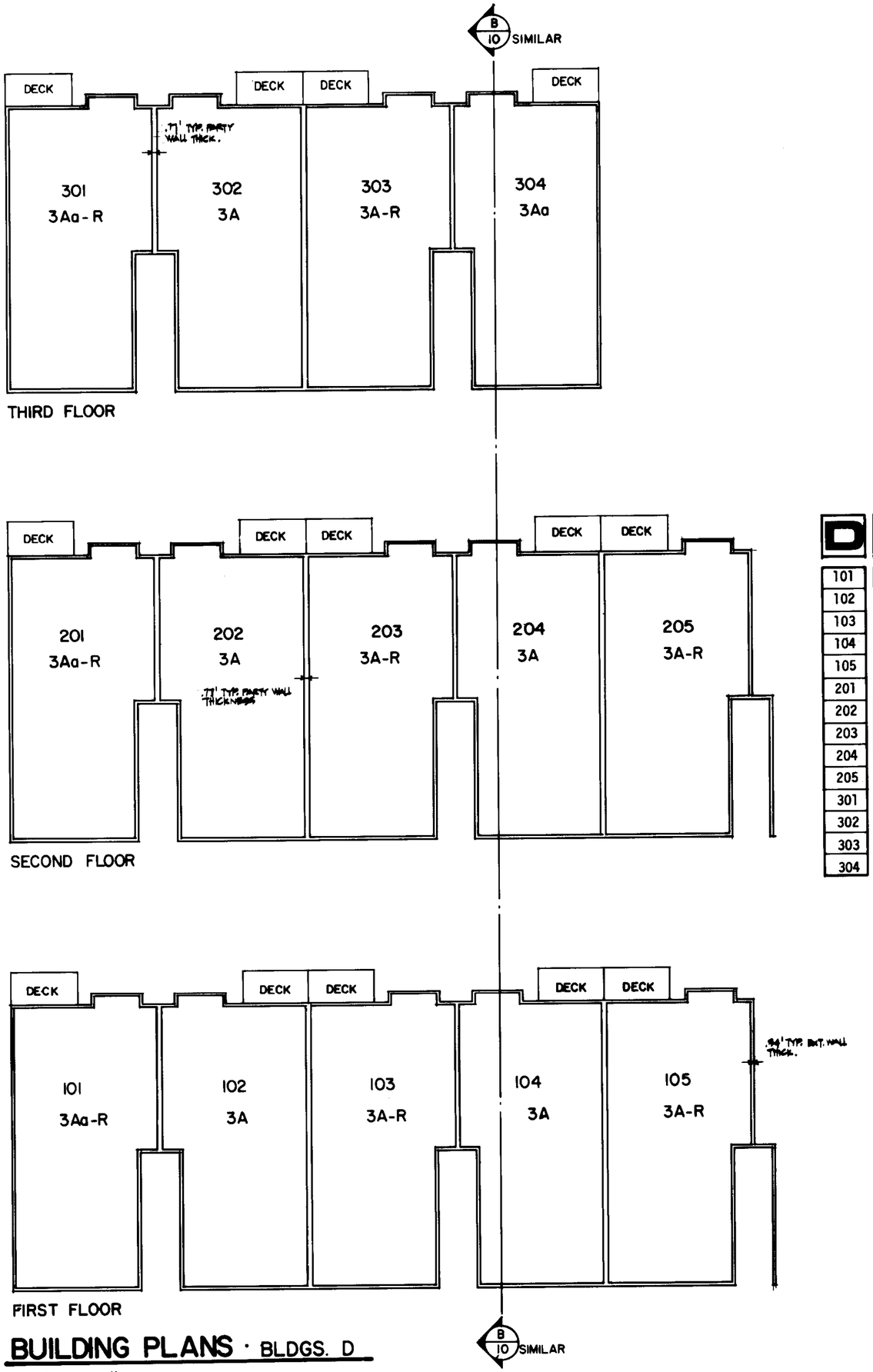
65/90
COND.



D	APT. TYPE	SHT. NO.	SQ. FT.	FIN. FLOOR ELEVATION	FURRED CEIL. ELEV.	CEILING ELEVATION	CATHEDRAL CEIL. ELEV.
101	3Aa-R	7	1261.67	189.35	196.35	197.03	N/A
102	3A	7	1261.67	189.35	196.35	197.03	N/A
103	3A-R	7	1261.67	189.35	196.35	197.03	N/A
104	3A	7	1261.67	189.35	196.35	197.03	N/A
105	3A-R	7	1261.67	189.35	196.35	197.03	N/A
201	3Aa-R	7	1261.67	198.05	205.05	205.73	N/A
202	3A	7	1261.67	198.05	205.05	205.73	N/A
203	3A-R	7	1261.67	198.05	205.05	205.73	N/A
204	3A	7	1261.67	198.05	205.05	205.73	N/A
205	3A-R	7	1261.67	198.05	205.05	205.73	N/A
301	3Aa-R	7	1261.67	206.75	213.75	214.41	219.26
302	3A	7	1261.67	206.75	213.75	214.41	219.26
303	3A-R	7	1261.67	206.75	213.75	214.41	219.26
304	3A	7	1261.67	206.75	213.75	214.41	219.26

LEGEND

3A	APARTMENT TYPE
3Aa	ALTERNATE APARTMENT TYPE
3A-R	REVERSE APARTMENT TYPE
203	APARTMENT NUMBER

BUILDING PLANS · BLDGS. D

1/16" = 1'-0"

Lawrence S. Braund, P.E.
Thomas A. Johnson, AIA
Greg L. Allwine, Arch.

RIDGEBROOK A CONDOMINIUM

304 main ave. so., suite 200 renton, wa. 98055 (206) 271-7200 623-5732

Project No : 82-16
Drawn by : GB
Issue date : 15 APRIL '85
Latest rev. :

N17965 THE COMPLETE LINE

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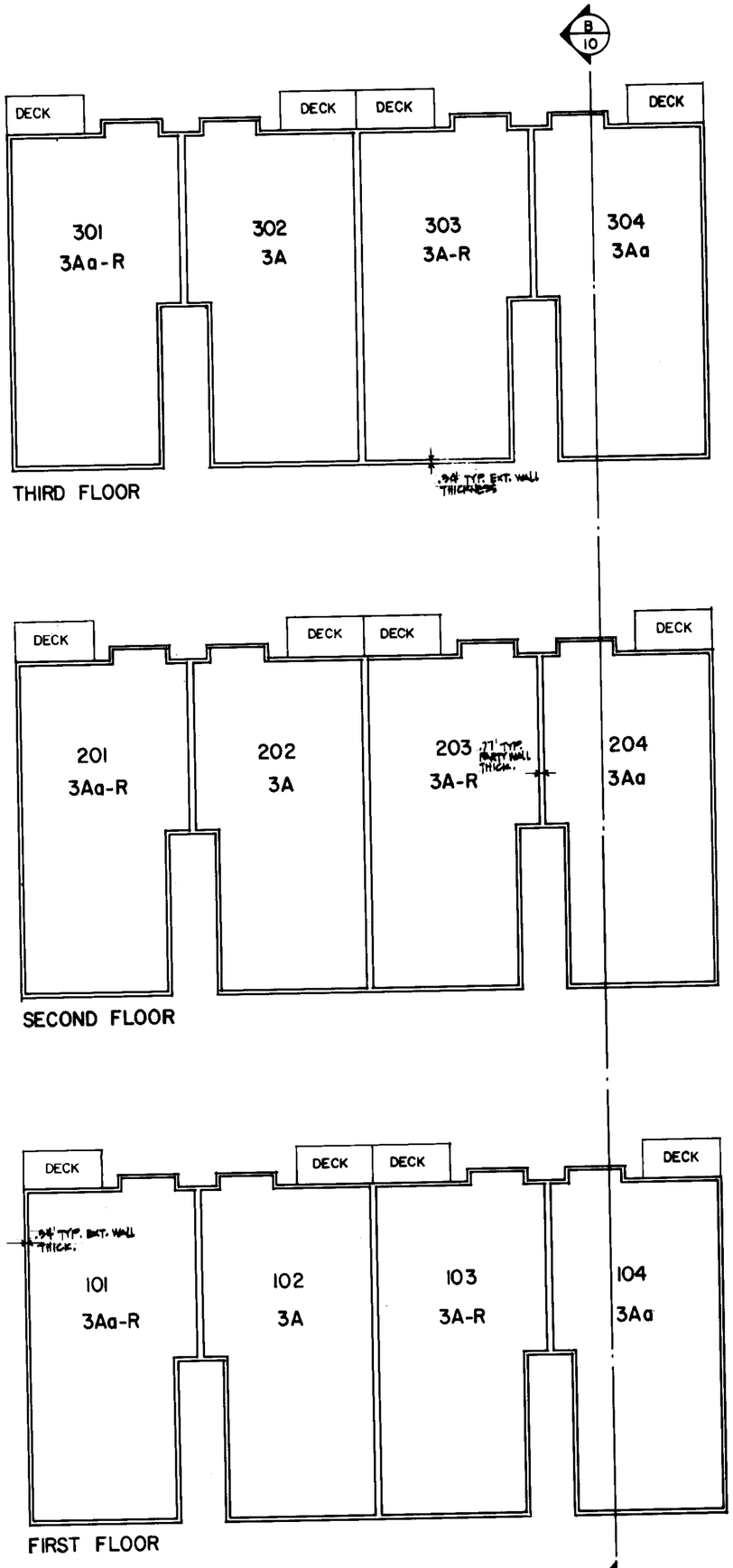


BUILDING PLANS · BLDGS. E & F

1/16" = 1'-0"

E	APT. TYPE	SHT. NO.	SQ. FT.	FIN. FLOOR ELEVATION	FURRED CEIL. ELEV.	CEILING ELEVATION	CATHEDRAL CEIL. ELEV.
101	3Aa-R	7	1261.67	183.80	190.80	191.48	N/A
102	3A	7	1261.67	183.80	190.80	191.48	N/A
103	3A-R	7	1261.67	183.80	190.80	191.48	N/A
104	3Aa	7	1261.67	183.80	190.80	191.48	N/A
201	3Aa-R	7	1261.67	192.50	199.50	200.18	N/A
202	3A	7	1261.67	192.50	199.50	200.18	N/A
203	3A-R	7	1261.67	192.50	199.50	200.18	N/A
204	3Aa	7	1261.67	192.50	199.50	200.18	N/A
301	3Aa-R	7	1261.67	201.20	208.20	208.86	213.71
302	3A	7	1261.67	201.20	208.20	208.86	213.71
303	3A-R	7	1261.67	201.20	208.20	208.86	213.71
304	3Aa	7	1261.67	201.20	208.20	208.86	213.71

F	APT. TYPE	SHT. NO.	SQ. FT.	FIN. FLOOR ELEVATION	FURRED CEIL. ELEV.	CEILING ELEVATION	CATHEDRAL CEIL ELEV.
101	3Aa-R	7	1261.67	176.36	183.36	184.04	N/A
102	3A	7	1261.67	176.36	183.36	184.04	N/A
103	3A-R	7	1261.67	176.36	183.36	184.04	N/A
104	3Aa	7	1261.67	176.36	183.36	184.04	N/A
201	3Aa-R	7	1261.67	185.06	192.06	192.74	N/A
202	3A	7	1261.67	185.06	192.06	192.74	N/A
203	3A-R	7	1261.67	185.06	192.06	192.74	N/A
204	3Aa	7	1261.67	185.06	192.06	192.74	N/A
301	3Aa-R	7	1261.67	193.76	200.76	201.42	206.27
302	3A	7	1261.67	193.76	200.76	201.42	206.27
303	3A-R	7	1261.67	193.76	200.76	201.42	206.27
304	3Aa	7	1261.67	193.76	200.76	201.42	206.27

Lawrence S. Braund, P.E.
Thomas A. Johnson, AIA
Greg L. Allwine, Arch.

RIDGEBROOK A CONDOMINIUM

304 main ave. so., suite 200 renton, wa. 98055
(206) 271-7200 623-5732

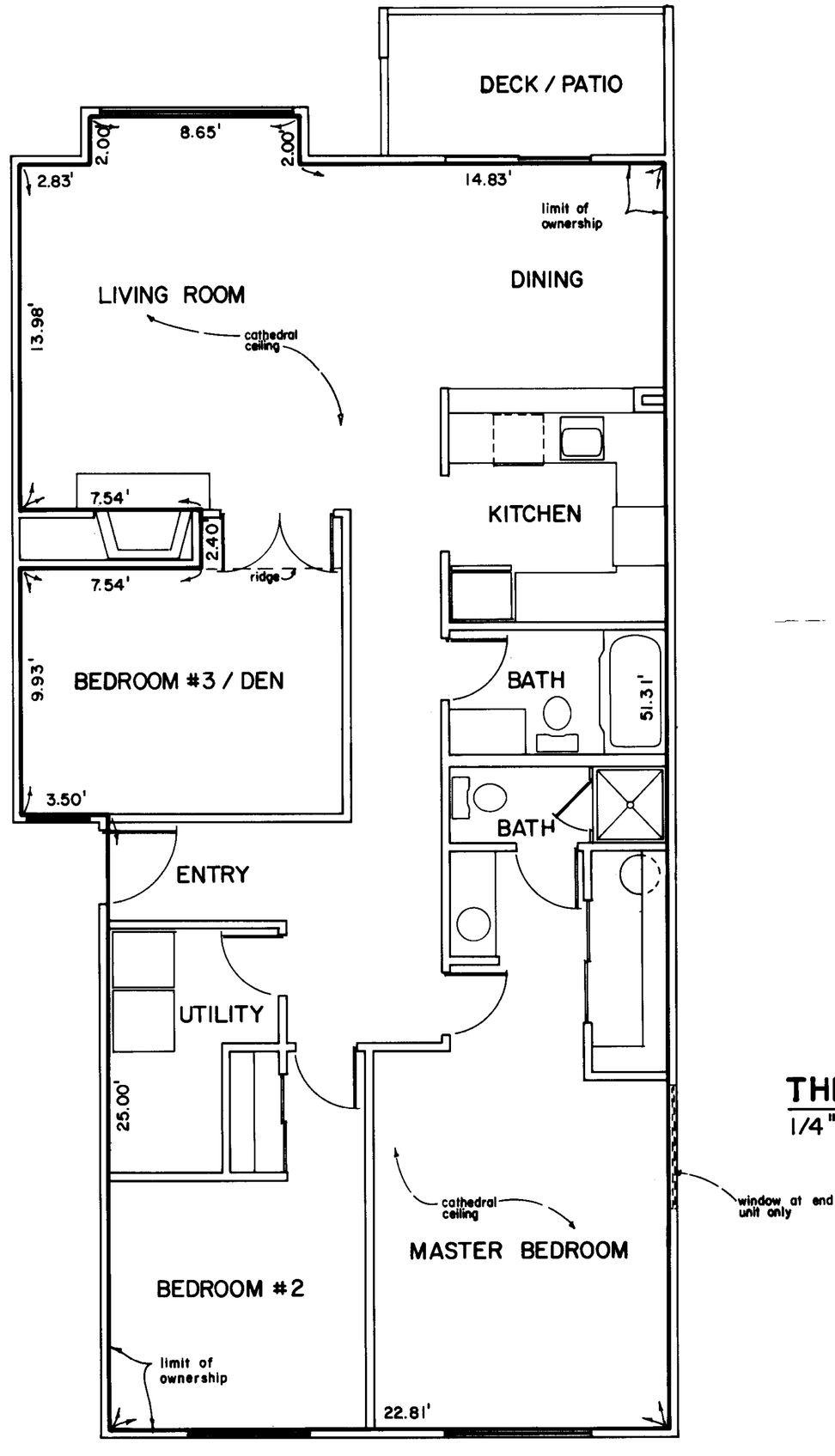
Project No : 82-16
Drawn by : GP
Issue date : 19 APRIL 83
Latest rev. :

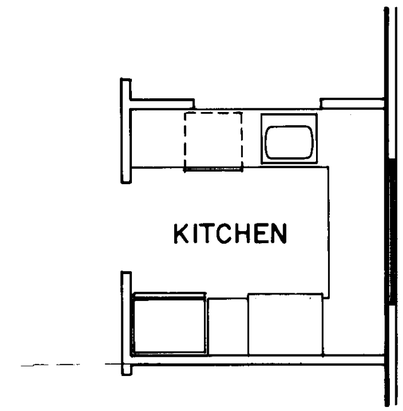
JohnsonBraund design group p.s., inc. architecture, engineering & planning consultants

N17065 THE COMPLETE LINE

65/92
COND.

65/92
COND.





ALTERNATE PLAN
at END UNITS

THREE BEDROOM PLAN · TYPE 3A

1/4" = 1'-0" 1261.67 SQ.FT.

Lawrence S. Braund, P.E.
Thomas A. Johnson, AIA
Greg L. Allwine, Arch.

RIDGEBROOK
A CONDOMINIUM

304 main ave. so., suite 200 renton, wa. 98055 (206) 271-7200 623-5732

Project No : 82-16
Drawn by :
Issue date : 19 APRIL '83
Latest rev. : 9/19/83

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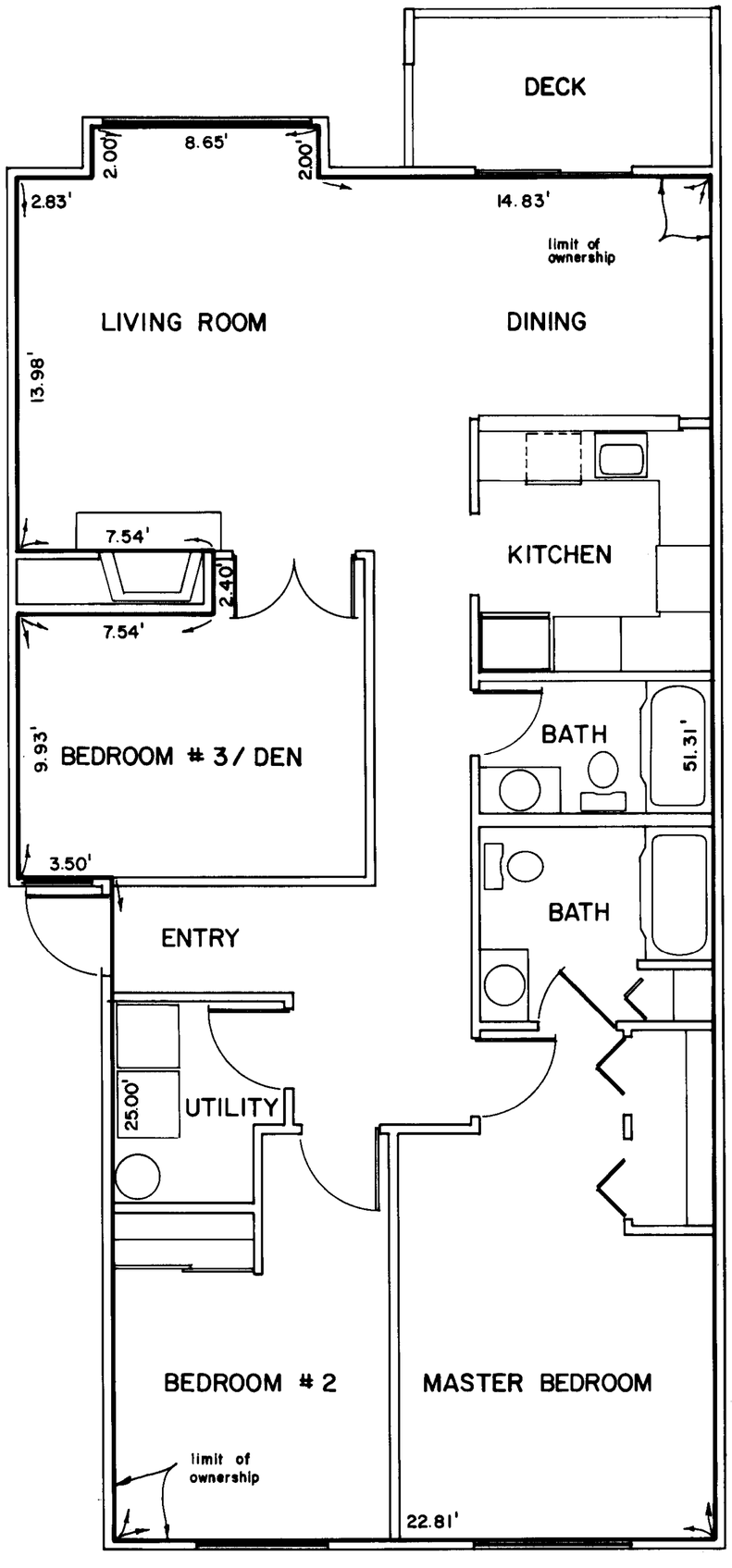
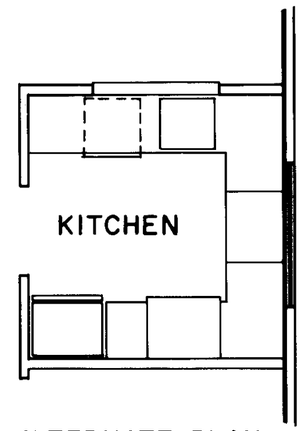
N17265 THE COMPLETE LINE

65/93
COND.





ALTERNATE PLAN
at END UNITS

THREE BEDROOM PLAN · TYPE 3 HC

1/4" = 1'-0" 1261.67 SQ. FT.

65/93
COND.

Lawrence S. Braund, P.E.
Thomas A. Johnson, AIA
Greg L. Allwine, Arch.

RIDGEBROOK
A CONDOMINIUM

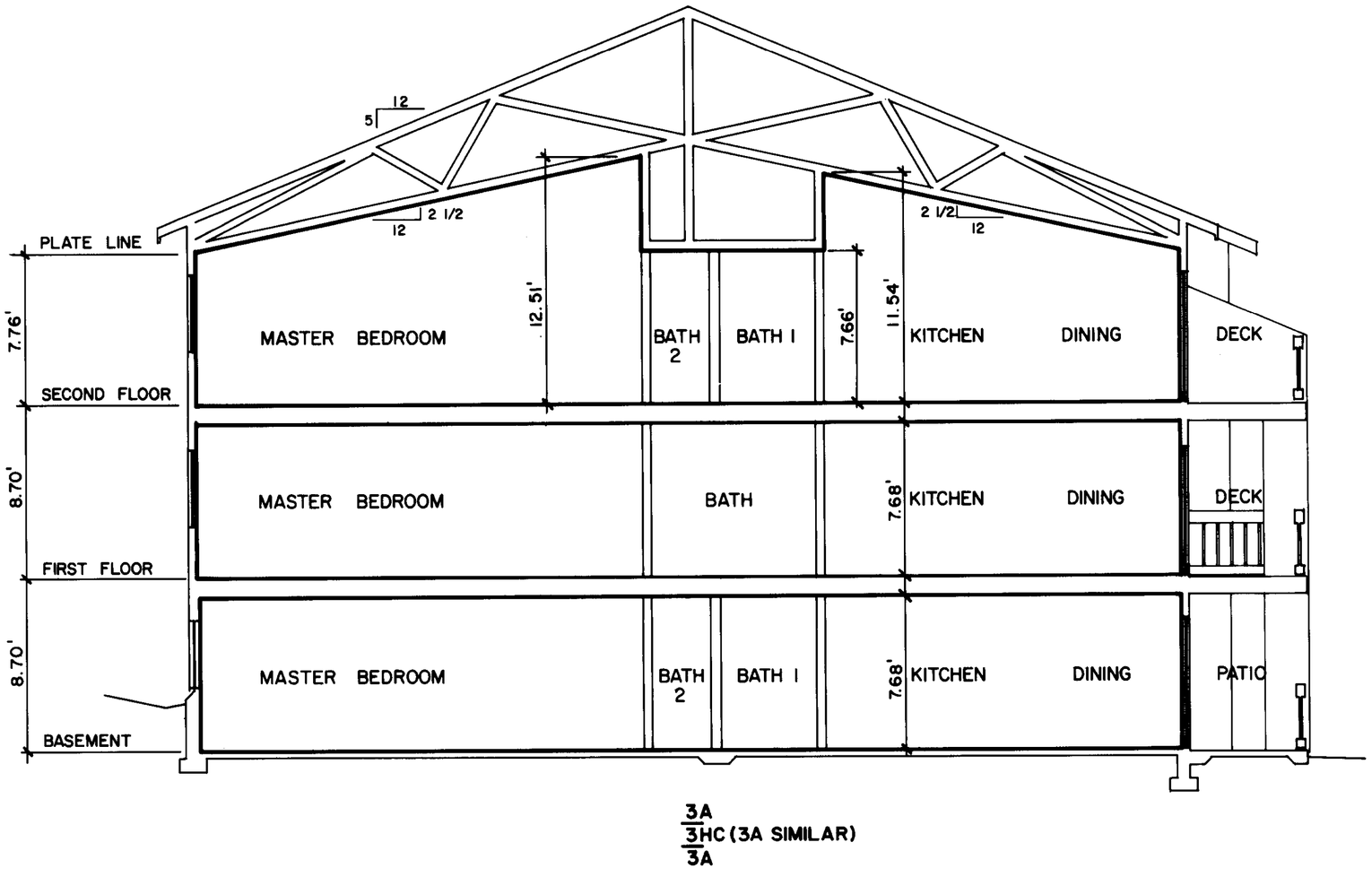
304 main ave. so., suite 200 renton, wa. 98055 (206) 271-7200 623-5732

Project No : 82-16
Drawn by :
Issue date : 15 APRIL 1983
Latest rev. :

8

65/94
COND.

65/94
COND.



3A
3HC (3A SIMILAR)
3A

BUILDING SECTION A-A

3/16" = 1'-0"

Lawrence S. Braund, P.E.
Thomas A. Johnson, AIA
Greg L. Allwine, Arch.

RIDGEBROOK
A CONDOMINIUM

304 main ave. so., suite 200 renton, wa. 98055 (206) 271-7200 623-5732

Project No : 82-16
Drawn by :
Issue date : 15 APRIL '83
Latest rev. :

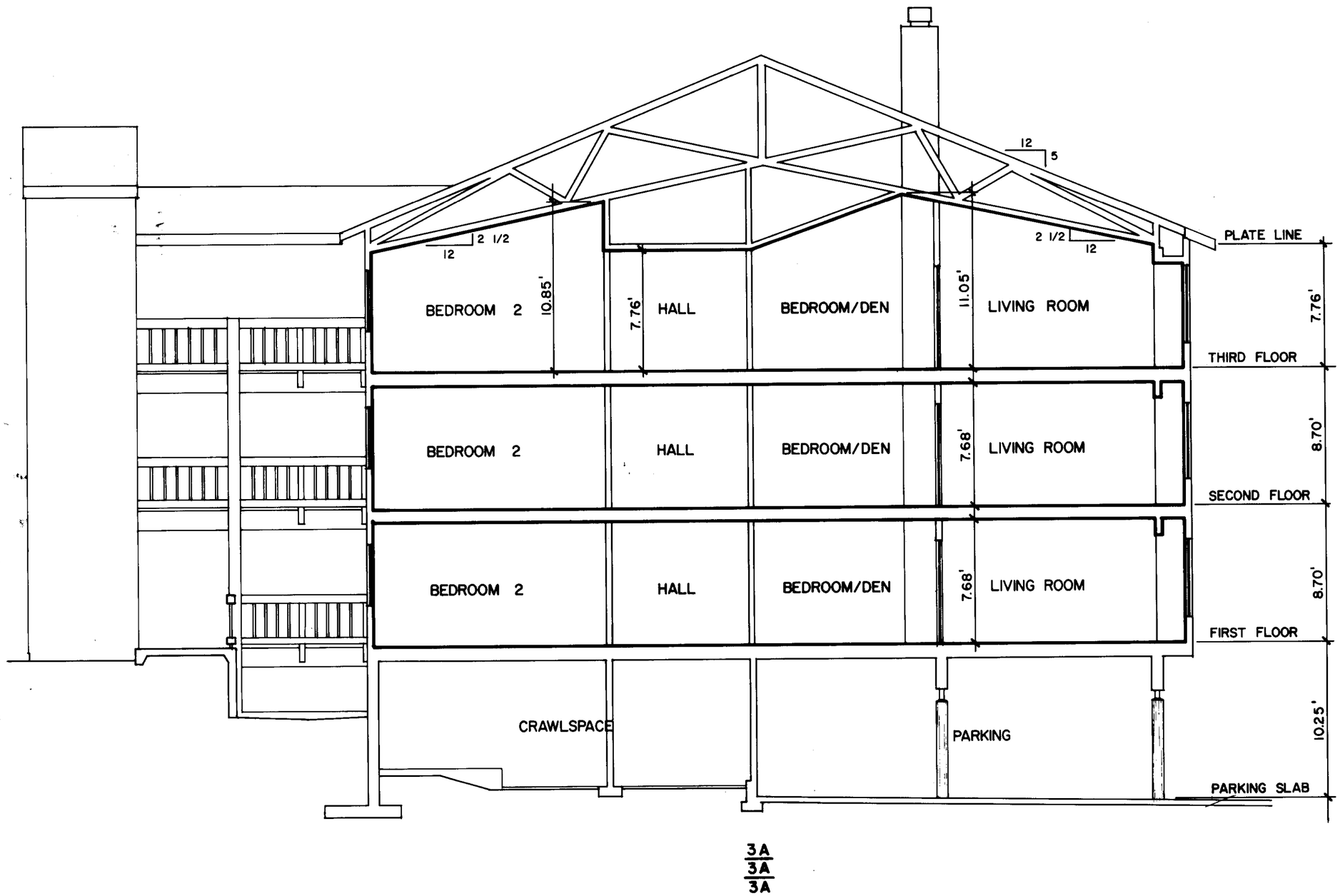
9

N17865 THE COMPLETE LINE

JohnsonBraund design group p.s., inc. architecture, engineering & planning consultants

65/95
COND.

65/95
COND.



3A
3A
3A

BUILDING SECTION B-B

3/16" = 1'-0"

Lawrence S. Braund, P.E.
Thomas A. Johnson, AIA
Greg L. Allwine, Arch.

RIDGEBROOK A CONDOMINIUM

304 main ave. so., suite 200 renton, wa. 98055 (206) 271-7200 623-5732

Project No : 82-16
Drawn by :
Issue date : 19 APRIL '85
Latest rev. :

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