

# SAMMAMISH POINTE PHASE 1 A CONDOMINIUM

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20,  
TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

## LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTHEASTERLY OF THE MARGIN OF NEWPORT ISSAQUAH ROAD, ALSO KNOWN AS STATE ROAD NO. 2, ALSO KNOWN AS SOUTHEAST NEWPORT WAY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20 AND THE NORTHEASTERLY MARGIN OF SAID NEWPORT ISSAQUAH ROAD;  
THENCE SOUTHERLY ALONG SAID NORTHEASTERLY MARGIN ALONG A CURVE CONCAVE TO THE SOUTHWEST, THE RADIAL POINT OF WHICH BEARS SOUTH 55°06'18" WEST, 984.26 FEET, THROUGH A CENTRAL ANGLE OF 09°53'12" AN ARC DISTANCE OF 169.84 FEET;  
THENCE LEAVING SAID NORTHEASTERLY MARGIN AND BEARING NORTH 62°18'00" EAST A DISTANCE OF 95.70 FEET;  
THENCE SOUTH 28°14'44" EAST, 24.22 FEET;  
THENCE SOUTH 47°10'00" EAST, 35.27 FEET;  
THENCE SOUTH 73°29'24" EAST, 18.32 FEET;  
THENCE NORTH 88°04'22" EAST, 82.80 FEET;  
THENCE NORTH 88°34'00" EAST, 18.47 FEET;  
THENCE NORTH 49°23'16" EAST, 29.49 FEET;  
THENCE NORTH 29°37'30" EAST, 37.21 FEET;  
THENCE NORTH 03°35'08" EAST, 89.40 FEET;  
THENCE NORTH 25°06'12" WEST, 43.36 FEET;  
THENCE NORTH 15°08'14" WEST, 10.61 FEET;  
THENCE NORTH 09°43'05" WEST, 77.00 FEET;  
THENCE NORTH 02°33'12" EAST, 44.32 FEET;  
THENCE NORTH 14°04'43" EAST, 102.61 FEET;  
THENCE NORTH 77°19'15" WEST, 112.73 FEET;  
THENCE SOUTH 29°14'07" WEST, 49.63 FEET;  
THENCE NORTH 60°45'53" WEST, 60.46 FEET;  
THENCE SOUTH 29°14'07" WEST, 51.00 FEET;  
THENCE SOUTH 07°25'54" EAST, 23.96 FEET;  
THENCE SOUTH 24°47'40" WEST, 49.45 FEET;  
THENCE NORTH 67°22'42" WEST, 100.50 FEET;  
THENCE SOUTH 53°36'54" WEST, 130.70 FEET;  
THENCE NORTH 43°22'19" WEST, 92.59 FEET;  
THENCE SOUTH 45°04'53" WEST, 28.38 FEET TO THE NORTHEASTERLY MARGIN OF NEWPORT ISSAQUAH ROAD;  
THENCE SOUTHEASTERLY ALONG SAID MARGIN ALONG A CURVE CONCAVE TO THE SOUTHWEST, WHOSE RADIAL POINT BEARS SOUTH 42°10'14" WEST, 984.26 FEET, THROUGH A CENTRAL ANGLE OF 12°56'04" AN ARC DISTANCE OF 222.19 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF ADJUSTED PARCEL 2 OF CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. 95-04, AS RECORDED UNDER KING COUNTY RECORDING NUMBER 9604309004.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DEDICATE THE REAL PROPERTY DESCRIBED IN THIS SURVEY MAP AND THESE PLANS FOR CONDOMINIUM PURPOSES. THE DRIVES, WALKS, STREETS, GROUNDS AND OTHER AREAS DESCRIBED HEREIN ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRESERVED FOR THE EXCLUSIVE USE AND BENEFIT OF THE UNIT OWNERS, AS PART OF THE COMMON ELEMENTS, TO THE EXTENT AND IN THE MANNER SET FORTH IN THE DECLARATION. WE, THE UNDERSIGNED OWNERS OF THE PROPERTY, HEREBY CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED. THE SURVEY MAP AND THESE PLANS OR ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE DECLARATION FILED THE 20<sup>TH</sup> DAY OF DEC 1996, RECORDS OF KING COUNTY, WASHINGTON UNDER RECORDING NO. 9612200518.

IN WITNESS THEREOF WE HAVE SET OUR HANDS AND SEAL.

**SAMMAMISH POINTE, L.L.C.**, A WASHINGTON LIMITED LIABILITY COMPANY

BY: POLYGON NORTHWEST COMPANY, A WASHINGTON GENERAL PARTNERSHIP  
ITS: MANAGER

BY: BRENTVIEW, INC., A WASHINGTON CORPORATION  
ITS: MANAGING PARTNER

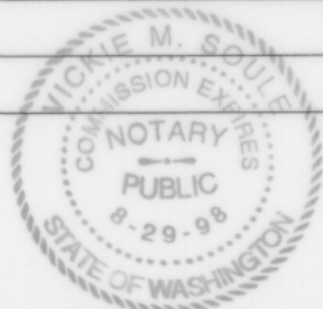
BY: Greg Arms  
ITS: Assistant Vice President

## ACKNOWLEDGEMENTS

STATE OF WASHINGTON }  
COUNTY OF KING } S.S.

ON THIS 19<sup>TH</sup> DAY OF December, A.D., 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Greg Arms TO ME KNOWN TO BE THE Asst. Vice Pres. OF BRENTVIEW, INC., THE MANAGING PARTNER OF POLYGON NORTHWEST COMPANY, THE MANAGER OF SAMMAMISH POINTE, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT (S)HE IS AUTHORIZED TO SIGN THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES IN THIS INSTRUMENT.

BY: Vicki M. Soule  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Bethell  
PRINTED NAME OF NOTARY PUBLIC Vicki M. Soule  
MY COMMISSION EXPIRES 8/29/98



## LEGAL DESCRIPTION (SUBSEQUENT PHASES)

ADJUSTED PARCELS 2 AND 4 OF CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. 95-04, RECORDED UNDER RECORDING NO. 9604309004, EXCEPT THAT PORTION OF SAID PARCEL 2 THAT IS CONTAINED WITHIN SAMMAMISH POINTE PHASE 1, A CONDOMINIUM, AND DESCRIBED MORE FULLY AT LEFT.

## LAND SURVEYORS' CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS FOR SAMMAMISH POINTE PHASE 1, 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 UNIT AS-BUILT. THESE PLANS ARE PER THE BASIC REQUIREMENTS PURSUANT TO RCW 64.34.262. AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID PLANS.

DENNIS J. SALTYS, PLS 27328

## LAND SURVEYORS' VERIFICATION

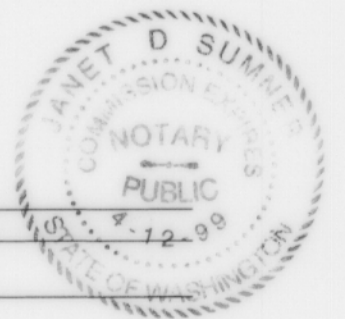
STATE OF WASHINGTON }  
COUNTY OF KING } S.S.

DENNIS J. SALTYS, BEING FIRST ON OATH DULY SWORN, STATES THAT HE IS THE REGISTERED PROFESSIONAL LAND SURVEYOR SIGNING THE ABOVE CERTIFICATE, THAT HE HAS EXAMINED THESE PLANS AND SURVEY MAP, AND BELIEVES THE CERTIFICATE TO BE A TRUE STATEMENT.

DENNIS J. SALTYS, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 27328

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 19<sup>TH</sup> DAY OF December, 1996.

BY: Janet D. Sumner  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT King County  
PRINTED NAME OF NOTARY PUBLIC Janet D. Sumner  
MY COMMISSION EXPIRES 4-12-99



## APPROVAL

EXAMINED AND APPROVED THIS 19 DAY OF DEC, 1996.

BY: SCOTT NOBLE  
KING COUNTY ASSESSOR

BY: TE  
DEPUTY KING COUNTY ASSESSOR  
SW 1/4 20-24-06 202406-9026 & 9036

## RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Polygon NW Co. THIS 20<sup>TH</sup> DAY OF Dec, 1996  
AT 7 MINUTES PAST 10:00 O'CLOCK AND RECORDED IN VOLUME 136 OF CONDOMINIUMS, PAGES  
81 TO 90, RECORDS OF KING COUNTY, WASHINGTON.

DEPARTMENT OF RECORDS AND ELECTIONS

BY: Jason  
MANAGER  
RECORDING NUMBER 9612200517

BY: Cheryl Allegood  
SUPERINTENDANT OF RECORDS

JOB NO. 5335



**Barghausen Consulting Engineers, Inc.**  
Civil Engineering, Land Planning, Surveying, Environmental Services  
18215 72nd Avenue South Kent, WA. 98032  
Telephone: (206) 251-6222 Fax: (206) 251-8782

NE 1/4 & SE 1/4 OF SW 1/4, SEC. 20-24N-6E

SHEET 1 OF 10