

SAMMAMISH POINTE PHASE 2, 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 SECTION 20 AND THE NORTHEASTERLY MARGIN OF SAID NEWPORT-ISSAQUAH ROAD, 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 TO THE TRUE POINT OF BEGINNING;
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 NORTH 29°14'07" EAST, 33.27 FEET; THENCE NORTH 08°06'21" EAST, 48.89 FEET;
THENCE NORTH 37°18'18" EAST, 12.29 FEET; THENCE SOUTH 89°06'44" EAST, 208.30 FEET;
THENCE SOUTH 38°42'01" EAST, 43.96 FEET; THENCE SOUTH 11°04'24" EAST, 34.09 FEET;
THENCE SOUTH 17°10'31" WEST, 24.77 FEET; THENCE SOUTH 29°20'58" WEST, 49.90 FEET;
THENCE SOUTH 00°57'49" WEST, 3.16 FEET; THENCE SOUTH 60°14'16" WEST, 53.41 FEET;
THENCE SOUTH 16°47'48" WEST, 65.14 FEET TO A POINT OF CURVATURE;
THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 56°10'59", AN ARC DISTANCE OF 39.22 FEET TO A POINT OF REVERSE CURVATURE;
THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 74°15'21", AN ARC DISTANCE OF 77.76 FEET TO A POINT OF REVERSE CURVATURE;
THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 81°18'23", AN ARC DISTANCE OF 35.48 FEET;
THENCE SOUTH 46°26'13" EAST, 5.40 FEET TO A POINT OF CURVATURE;
THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 49°10'00" AND AN ARC LENGTH OF 21.45 FEET;
THENCE SOUTH 02°43'47" WEST, 112.51 FEET;
THENCE SOUTH 31°02'31" WEST, 108.48 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 53°03'31" AND AN ARC LENGTH OF 23.15 FEET;
THENCE SOUTH 84°06'02" WEST, 5.92 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 36°56'14" AND AN ARC LENGTH OF 16.12 FEET;
THENCE SOUTH 47°09'48" WEST, 41.03 FEET; THENCE NORTH 65°04'18" WEST, 20.09 FEET;
THENCE NORTH 43°13'31" WEST, 17.69 FEET; THENCE NORTH 65°56'14" WEST, 53.34 FEET;
THENCE SOUTH 68°41'42" WEST, 25.92 FEET; THENCE NORTH 64°02'28" WEST, 33.68 FEET;
THENCE NORTH 69°40'12" WEST, 91.11 FEET TO THE NORTHEASTERLY MARGIN OF SAID NEWPORT-ISSAQUAH ROAD;
THENCE NORTH 24°04'49" WEST ALONG SAID NORTHEASTERLY MARGIN OF SAID NEWPORT-ISSAQUAH ROAD, 36.82 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY ALONG SAID MARGIN AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 984.26 FEET, THROUGH A CENTRAL ANGLE OF 00°55'29" AN ARC DISTANCE OF 15.88 FEET TO THE TRUE POINT OF BEGINNING.

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

(ALSO KNOWN AS PHASE II OF SAMMAMISH POINTE BINDING SITE PLAN, ACCORDING TO THE PLAN FILED IN VOLUME 135 OF CONDOMINIUMS, PAGES 66 THROUGH 68, IN KING COUNTY, WASHINGTON)

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 10th DAY OF MARCH, 1997, RECORDS OF KING COUNTY, WASHINGTON UNDER RECORDING NO. 9703101201.

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

Eric H.G. Wells
BY: Eric H.G. Wells
ITS: Authorized Agent

ACKNOWLEDGEMENTS

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

ON THIS 10th DAY OF March, A.D., 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Eric H.G. Wells TO ME KNOWN TO BE THE Authorized Agent 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.

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 PARCEL 4 OF CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. 95-04, RECORDED UNDER RECORDING NO. 9604309004.

LAND SURVEYORS' CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS FOR SAMMAMISH POINTE PHASE 2, 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. Salty
DENNIS J. SALTYS, PLS 27328

LAND SURVEYORS' VERIFICATION

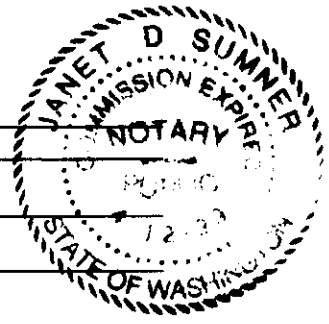
STATE OF WASHINGTON }
COUNTY OF KING } S.S.

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. Salty
DENNIS J. SALTYS, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 27328

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 10th DAY OF March, 1997.

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 10th DAY OF March, 1997.

Scott Noble
KING COUNTY ASSESSOR
SW4 20-24-06

Bonnie Clark
DEPUTY KING COUNTY ASSESSOR
202406-9026 TE

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Sammamish Pointe, L.L.C. THIS 10th DAY OF MARCH, 1997 AT 17 MINUTES PAST 9:00 O'CLOCK AND RECORDED IN VOLUME 135 OF CONDOMINIUMS, PAGES 66 TO 68, RECORDS OF KING COUNTY, WASHINGTON.

DEPARTMENT OF RECORDS AND ELECTIONS

D. Filant
MANAGER

Carla (L.)
SUPERINTENDANT OF RECORDS

RECORDING NUMBER 9703101201

JOB NO. 5335



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SHEET 1 OF 8