

SAMMAMISH POINTE PHASE 3, 142 68

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 OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTHEASTERLY OF THE RIGHT-OF-WAY OF NEWPORT ISSAQUAH ROAD, ALSO KNOWN AS STATE ROAD NO. 2, ALSO KNOWN AS SOUTHEAST NEWPORT WAY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SUBDIVISION AND THE NORTHEASTERLY MARGIN OF SAID NEWPORT ISSAQUAH ROAD, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST, THE RADIAL POINT OF WHICH BEARS SOUTH 56°06'18" WEST 984.28 FEET;
THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY MARGIN ALONG SAID CURVE, AN ARC DISTANCE OF 222.19 FEET THROUGH A CENTRAL ANGLE OF 12°58'04" TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 45°04'53" EAST, 28.38 FEET;
THENCE SOUTH 43°22'19" EAST, 92.59 FEET;
THENCE NORTH 53°38'54" EAST, 130.70 FEET;
THENCE SOUTH 67°22'42" EAST, 100.50 FEET;
THENCE NORTH 24°47'40" EAST, 49.45 FEET;
THENCE NORTH 07°25'54" WEST, 23.86 FEET;
THENCE NORTH 28°14'07" EAST, 51.00 FEET;
THENCE SOUTH 60°45'53" EAST, 80.46 FEET;
THENCE NORTH 29°14'07" EAST, 82.90 FEET;
THENCE NORTH 08°08'21" EAST, 48.89 FEET;
THENCE SOUTH 37°18'58" WEST, 5.99 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 83°46'17", AN ARC LENGTH OF 58.48 FEET;
THENCE NORTH 58°54'45" WEST, 53.70 FEET;
THENCE NORTH 38°38'30" WEST, 32.10 FEET;
THENCE SOUTH 66°55'30" WEST, 21.13 FEET;
THENCE NORTH 78°21'25" WEST, 50.84 FEET;
THENCE NORTH 58°08'57" WEST, 102.11 FEET;
THENCE NORTH 56°30'31" WEST, 22.45 FEET;
THENCE SOUTH 79°29'13" WEST, 44.84 FEET;
THENCE SOUTH 32°10'34" WEST, 150.35 FEET;
THENCE SOUTH 13°10'51" WEST, 71.87 FEET;
THENCE SOUTH 39°24'03" WEST, 67.09 FEET TO THE NORTHEASTERLY MARGIN OF SAID NEWPORT ISSAQUAH ROAD;
THENCE SOUTH 50°35'57" EAST ALONG SAID NORTHEASTERLY MARGIN, 24.56 FEET TO A POINT OF CURVATURE;
THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY MARGIN ALONG SAID CURVE, AN ARC DISTANCE OF 47.58 FEET THROUGH A CENTRAL ANGLE OF 02°46'11" TO THE POINT OF BEGINNING.

BEING A PORTION OF ADJUSTED PARCEL 4 OF CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. 95-04, AS RECORDED UNDER KING COUNTY RECORDING NUMBER 9804309004.

(ALSO KNOWN AS PHASE III 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 7th DAY OF Oct, 1997, RECORDS OF KING COUNTY, WASHINGTON UNDER RECORDING NO. 9710071601.

IN WITNESS WHEREOF 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

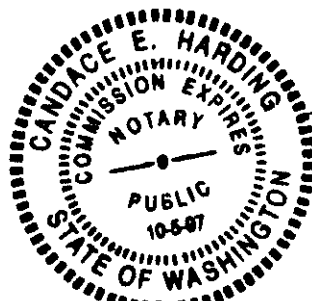
BY: E. H. G. Wells
ITS: Authorized Agent

ACKNOWLEDGEMENTS

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

ON THIS 3rd DAY OF October, 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.

Candace E. Harding
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Snodgrass, Wt.
PRINTED NAME OF NOTARY PUBLIC CANDACE E. HARDING
MY COMMISSION EXPIRES 10-5-97



LEGAL DESCRIPTION (SUBSEQUENT PHASES)

PHASE IV OF SAMMAMISH POINTE BINDING SITE PLAN, ACCORDING TO THE PLAN FILED IN VOLUME 135 OF CONDOMINIUMS, PAGES 66 THROUGH 68, IN KING COUNTY, WASHINGTON, BEING A PORTION OF ADJUSTED PARCEL 4 OF CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. 95-04, AS RECORDED UNDER KING COUNTY REC. NO. 9804309004.

LAND SURVEYORS' CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS FOR SAMMAMISH POINTE PHASE 3, 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 64.34.282. 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

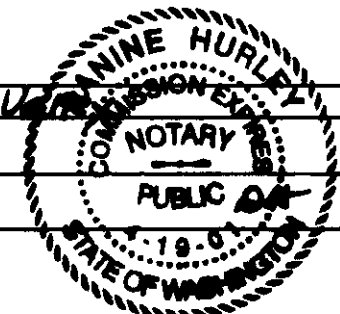
STATE OF WASHINGTON } S.S.
COUNTY OF KING }

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 3rd DAY OF Oct, 1997.

Dianne Hurley
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Maple Valley
PRINTED NAME OF NOTARY PUBLIC DANNIE HURLEY
MY COMMISSION EXPIRES April 19, 2001



APPROVAL

EXAMINED AND APPROVED THIS 7th DAY OF October, 1997.

Snoble
KING COUNTY ASSESSOR

Dianne Murdock
DEPUTY KING COUNTY ASSESSOR
SW/4 20-24-06 202406-9036

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Sammamish Pointe, L.L.C. THIS 7th DAY OF Oct, 1997 AT 12 MINUTES PAST 3:00 O'CLOCK AND RECORDED IN VOLUME 142 OF CONDOMINIUMS, PAGES 68 TO 77, RECORDS OF KING COUNTY, WASHINGTON.

DEPARTMENT OF RECORDS AND ELECTIONS

Infante
MANAGER

Kal Ward
SUPERINTENDANT OF RECORDS

RECORDING NUMBER 9710071600



Barghausen Consulting Engineers, Inc.
Civil Engineering, Land Planning, Surveying, Environmental Services
18215 72nd Avenue South Kent, WA. 98032
Telephone: (425) 251-8222 Fax: (425) 251-8782
NE 1/4 & SE 1/4 OF SW 1/4, SEC. 20-24N-8E
SHEET 1 OF 10

JOB NO. 5335

142 68
VOLUME/PAGE