

SAMMAMISH POINTE PHASE 4, 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 BEGIN ON A CURVE CONCAVE TO THE SOUTHWEST, THE RADIUS POINT OF WHICH BEARS SOUTH 56°06'18" WEST 984.26 FEET;
THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY MARGIN ALONG SAID CURVE, AN ARC DISTANCE OF 269.77 FEET THROUGH A CENTRAL ANGLE OF 15°42'15";
THENCE NORTH 50°35'57" WEST, CONTINUING ALONG SAID NORTHEASTERLY MARGIN, 24.56 FEET TO THE TRUE POINT OF BEGINNING;
THENCE LEAVING SAID NORTHEASTERLY MARGIN AND BEARING NORTH 39°24'03" EAST, 67.09 FEET;
THENCE NORTH 13°10'51" EAST, 71.87 FEET;
THENCE NORTH 32°10'34" EAST, 150.35 FEET;
THENCE NORTH 63°21'40" WEST, 61.39 FEET;
THENCE NORTH 75°13'13" WEST, 52.83 FEET;
THENCE SOUTH 62°04'11" WEST, 10.26 FEET;
THENCE SOUTH 01°36'56" WEST, 36.23 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 81°30'32", AN ARC DISTANCE OF 56.90 FEET;
THENCE SOUTH 83°07'28" WEST, 24.80 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 66°01'09", AN ARC DISTANCE OF 46.09 FEET;
THENCE NORTH 30°51'23" WEST, 24.71 FEET;
THENCE NORTH 33°03'25" WEST, 20.82 FEET;
THENCE NORTH 55°34'54" WEST, 60.57 FEET;
THENCE NORTH 07°55'27" EAST, 58.85 FEET;
THENCE NORTH 43°23'04" WEST, 9.52 FEET;
THENCE NORTH 46°08'48" WEST, 57.27 FEET;
THENCE NORTH 33°38'33" WEST, 70.42 FEET;
THENCE NORTH 76°17'32" WEST TO A LINE 60.00 FEET EAST OF, AS MEASURED PARALLEL WITH AND PERPENDICULAR TO, THE EAST LINE OF THE RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 8405119004, RECORDS OF KING COUNTY, WASHINGTON;
THENCE SOUTH ALONG SAID LINE TO THE NORTHEASTERLY MARGIN OF SAID NEWPORT ISSAQUAH ROAD;
THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY MARGIN 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 9604309004.

(ALSO KNOWN AS 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)

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 1st DAY OF Dec., 1997, RECORDS OF KING COUNTY, WASHINGTON UNDER RECORDING NO. 9712011689

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

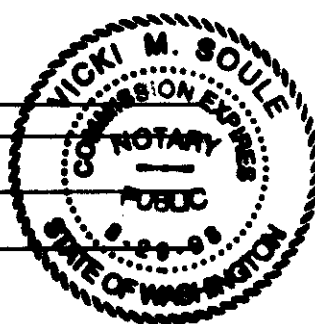
BY: Gary A. Young
ITS: Senior Vice President

ACKNOWLEDGMENTS

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

ON THIS 24th DAY OF November, A.D., 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Gary A. Young TO ME KNOWN TO BE THE Vice President 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 Bothell
PRINTED NAME OF NOTARY PUBLIC Vicki M. Soule
MY COMMISSION EXPIRES 8/29/98



LAND SURVEYORS' CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS FOR SAMMAMISH POINTE PHASE 4, 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 11/24/97
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.

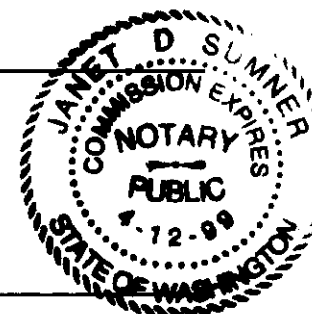
Dennis J. Saltys 11/24/97
DENNIS J. SALTYS, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 27328

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 24th DAY OF November, 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 8-12-99



APPROVAL

EXAMINED AND APPROVED THIS 1st DAY OF December, 1997.

Scott Noble
KING COUNTY ASSESSOR

Debra A. Clark
DEPUTY KING COUNTY ASSESSOR

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Brentview Inc THIS 1st DAY OF Dec., 1997 AT 55 MINUTES PAST 10:00 O'CLOCK AND RECORDED IN VOLUME 144 OF CONDOMINIUMS, PAGES 9 TO 16, RECORDS OF KING COUNTY, WASHINGTON.

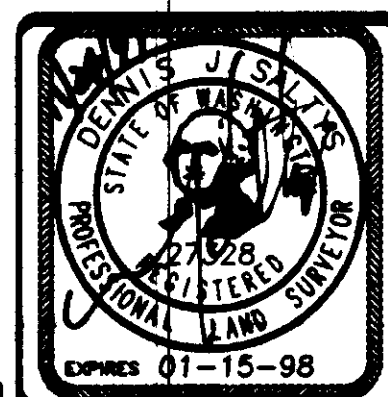
DEPARTMENT OF RECORDS AND ELECTIONS

Dr. [Signature]
MANAGER

Wei Wond
SUPERINTENDENT OF RECORDS

RECORDING NUMBER 9712011689

JOB NO. 5335



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SHEET 1 OF 8