

SPYGLASS HILL, A CONDOMINIUM PHASE 2 Sec. 20, Twp. 24N, Rge. 6E., W.M. King County, Washington

LEGAL DESCRIPTION PHASE 2

Lot 1-B, lot line adjustment 93-01, recorded under Recording No. 9308242055, described as follows:

That portion of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 20, Township 24 North, Range 6 East, W.M., in King County, Washington, lying Southerly of State Highway No. 2-D (Southeast Newport Road) more particularly described as follows:

Commencing at the Southeast corner of the Northwest Quarter of said Section 20; thence North 89° 36' 31" West along the South line of said subdivision 759.00 feet; thence North 00° 16' 49" East 273.00 feet; thence South 89° 36' 31" East 342.35 feet; thence South 01° 05' 21" West 243.02 feet; thence South 89° 36' 31" East 434.95 feet; thence North 10° 24' 04" East 87.28 feet; thence North 00° 23' 29" East 34.05 feet; thence South 89° 36' 31" East 121.76 feet; thence North 31° 56' 31" East 108.03 feet to a point on the Southerly margin of State Highway 2-D; thence South 50° 33' 53" East along said margin 147.00 feet to the beginning of a curve to the right having a radius of 925.51 feet; thence along the arc of said curve and Southwesterly margin passing through a central angle of 12° 59' 30" an arc distance of 209.86 feet to a point on the South line of the Northeast Quarter of the Southwest Quarter of said Section 20; thence North 89° 36' 31" West 469.12 feet to the POINT OF BEGINNING.

EXCEPT that portion deeded to the City of Issaquah for additional right-of-way for Southeast Newport Road as recorded under King County Recording No. 9402091377

Lot 2-B, lot line adjustment 93-01, recorded under Recording No. 9308242055, described as follows:

That portion of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 20, Township 24 North, Range 6 East, W.M., in King County, Washington, lying Southerly of State Highway No. 2-D (Southeast Newport Road) more particularly described as follows:

Commencing at the Southeast corner of the Northwest Quarter of said Section 20; thence North 89° 36' 31" West along the South line of said subdivision 759.00 feet; thence North 00° 16' 49" East 273.00 feet; thence South 89° 36' 31" East 342.35 feet; thence South 01° 05' 21" West 243.02 feet; thence South 89° 36' 31" East 202.80 feet to the TRUE POINT OF BEGINNING; thence North 00° 23' 29" East 94.47 feet; thence North 51° 02' 15" East 121.39 feet; thence South 49° 29' 00" East 79.83 feet; thence South 89° 36' 31" East 92.41 feet; thence South 00° 23' 29" West 34.05 feet; thence South 10° 24' 04" West 87.28 feet; thence North 89° 36' 31" West 232.15 feet to the TRUE POINT OF BEGINNING.

DEDICATION

Know all men by these presents that the undersigned, owner in fee simple of the real property described herein, hereby declares this survey map and plans and dedicate the same for a condominium solely to meet the requirements of the Washington State Condominium Act, RCW 64.34 et seq., and not for public purposes.

We further certify that all structural components and mechanical systems of all buildings containing or comprising any units hereby created are substantially completed, and that all information required pursuant to RCW 64.34.232 is set forth herein.

This survey map and plans shall be restricted, governed, and subject to the terms and conditions of the declaration recorded simultaneously herewith on the 24 day of March, 1994, under King County Recording Number 1403242750 in Volume at pages , Records of King County, Washington.

IN WITNESS WHEREOF, we have set our hand and seal this day of , 1994.

DECLARANT:

HAMPTON GREEN ASSOCIATES LIMITED
PARTNERSHIP, a Washington Limited Partnership

By: POLYGON NORTHWEST COMPANY, a
Washington general partnership,
Its: General Partner

By: BRENTVIEW, INC., a Washington
corporation, General Partner of
Polygon Northwest Company

By: Gary A. Young
Its: Vice President

ACKNOWLEDGMENT

State of Washington }
County of King } ss.

On this day personally appeared before me Gary A. Young to me known to be the Vice President of BRENTVIEW, INC., the General Partner of POLYGON NORTHWEST COMPANY, the General Partner of HAMPTON GREEN ASSOCIATES LIMITED PARTNERSHIP, the limited partnership described in and which executed the within and foregoing instrument, and acknowledged the said instrument as the free and voluntary act and deed of said limited partnership, for the uses and purposes therein mentioned, and on oath state that he was authorized to sign on behalf of said limited partnership.

Dated: 3/21/94

[SEAL]

Christine Felix
[Print name] Christine Felix
NOTARY PUBLIC in and for the State of Washington,
residing at Kent

My appointment expires: 2/7/98

LIMITED COMMON ELEMENTS:

Patios, decks, yard areas, garage parking space, and driving areas assigned to units.

LAND SURVEYOR'S VERIFICATION

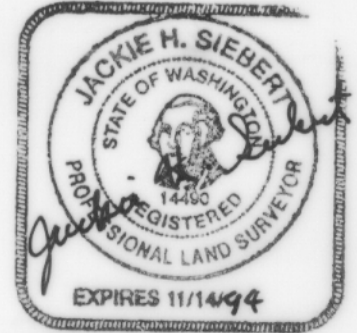
Jackie H. Siebert, being first on oath duly sworn, states that he is the Professional Land Surveyor signing the Surveyor's Certificate, that he has examined these plans and survey map, and believes the certificate to be a true statement.

Jackie H. Siebert
Jackie H. Siebert, P.L.S.

Subscribed and sworn before me this 21 day of MARCH, 1994.

Donald Sherry
Notary Public in and for the State of Washington,
residing at WOODVILLE

My commission expires 7-10-96



LAND SURVEYOR'S CERTIFICATE

I hereby certify that this survey map and plans for SPYGLASS HILL, A CONDOMINIUM PHASE 2 Condominiums are based upon an actual survey of the property herein described; that the bearings and distances are correctly shown; that all information required by RCW 64.34.232 is supplied herein; and that all horizontal and vertical boundaries of the units are substantially completed in accordance with said plans.

Jackie H. Siebert
Jackie H. Siebert, P.L.S.
Certificate No. 14490



STATE OF WASHINGTON }
COUNTY OF KING }
JACKIE H. SIEBERT

being first duly sworn upon oath, deposes and says:
I am the above named Land Surveyor. I have read the foregoing Land Surveyor's Certificate, know the contents thereof, and believe the same to be true.

Subscribed and sworn to before me this 21 day of MARCH, 1994.

(Signature of Notary Public)

Title:
My appointment expires: 7-10-96

ASSESSOR'S CERTIFICATE

Examined and approved this 23 day of March, 1994.

Scott Noble
King County Assessor

Deputy
Deputy King County Assessor

RECORDING CERTIFICATE

Filed for record at the request of Hampton Green Assoc.
this 24 day of March, 1994, at 11 minutes past 3
P.M. and recorded in Volume 118 of Condominiums, pages 23-29, records of King County, Washington.

DEPARTMENT OF RECORDS AND ELECTIONS

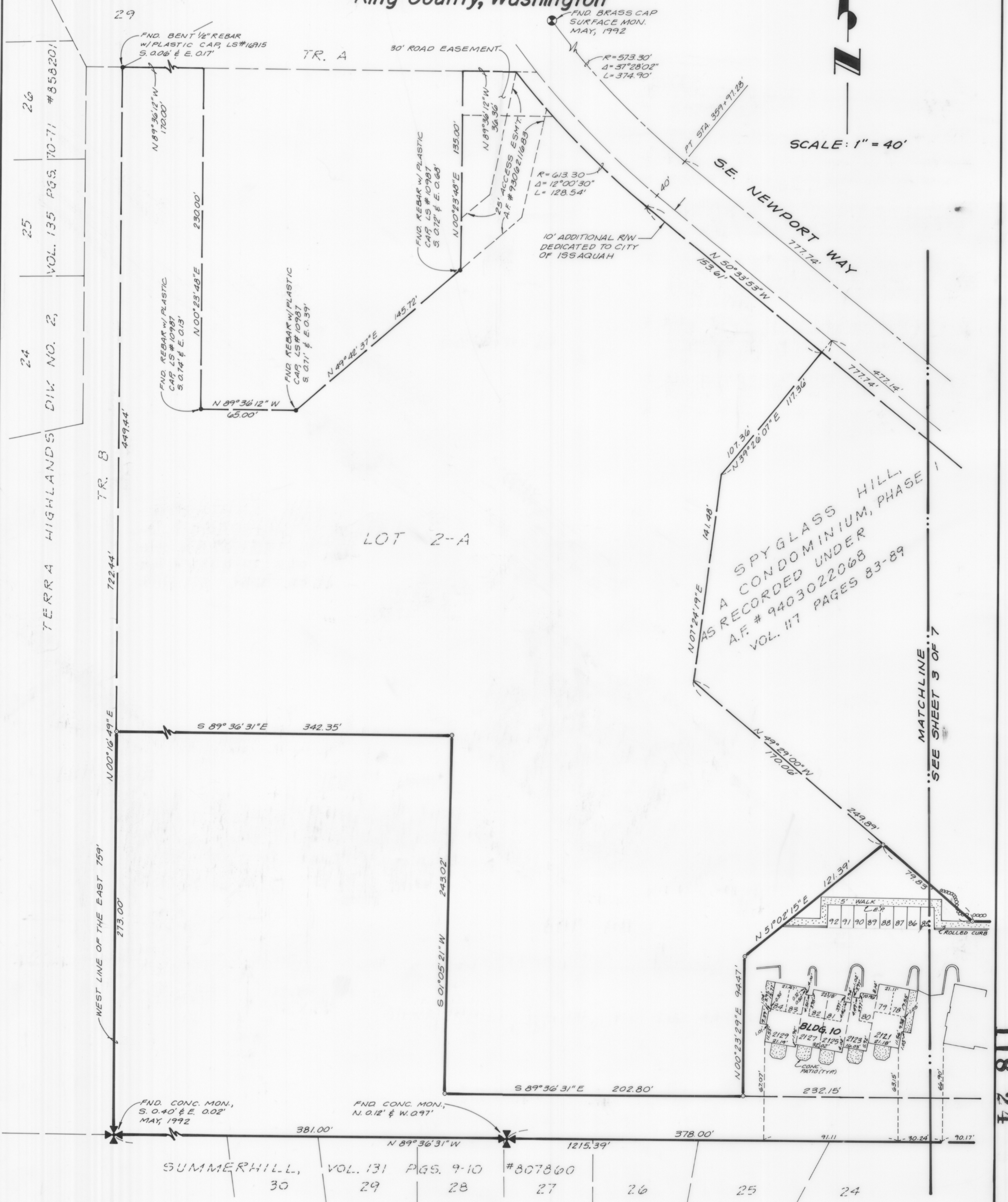
John Charles
Manager

Carolyn Atterman
Superintendent of Records

Property is subject to the following:

- Easement to Puget Sound Power and Light Co. for underground distribution system as constructed or to be constructed.
AF# 9307081911
- Easement to Washington Natural Gas Company for gas pipelines as constructed or to be constructed.
AF# 9307080993
- Lot line adjustment conditional approval.
AF# 9306211684
- Agreement and terms and conditions regarding concomitant zoning agreement.
AF# 9112311216
- Right to make necessary slopes for cuts and fills.
AF#s 2674922 2674923 2674924
2674925 2674926

SPYGLASS HILL, A CONDOMINIUM PHASE 2 Sec.20, Twp.24N, Rge.6E., W.M. King County, Washington



**SPYGLASS HILL,
A CONDOMINIUM
PHASE 2**
Sec.20, Twp.24N.,Rge.6E.,W.M.
King County, Washington

NOTES:

1. ALL BUILDING TIES ARE 90° TO PROPERTY LINES UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS SHOWN ON SHEETS 2 AND 3 ARE EXTERIOR MEASUREMENT.
3. EXTERIOR WALLS ARE APPROXIMATELY 0.65' FEET THICK.
4. DIMENSIONS ON UNIT FLOOR PLANS ARE TO INTERIOR SURFACE OF PERIMETER WALLS.
5. INSTRUMENTATION FOR THIS SURVEY WAS A SIX-SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
6. BOUNDARY REFERENCES TRI-COUNTY LAND SURVEYING COMPANY RECORD OF SURVEY RECORDED IN BOOK 94 OF SURVEYS ON PAGE 239, FILED UNDER KING COUNTY RECORDING NO. 9309099004. (SAID RECORD OF SURVEY SHOWS A HALF RIGHT OF WAY ON SE. NEWPORT WAY OF 30.00 FEET.)
7. DIMENSIONS SHOWN ON FLOOR PLANS, SHEETS 4, 5, 6 & 7 HAVE BEEN COMPILED FROM THE ARCHITECTURAL PLANS SUPPLEMENTED BY FIELD DATA. ALL DIMENSIONS, DISTANCES AND ELEVATIONS HAVE BEEN FIELD VERIFIED AND ARE ACCURATE TO WITHIN 0.15 FEET.
8. BENCHMARK: RIM OF SANI. SEWER MANHOLE, NORTHERLY SIDE OF SE. NEWPORT WAY OPPOSITE ENTRY TO SITE BY BUILDING #1. RIM= 82.67 IE: IN FROM SITE 74.83 DATUM=K.C.A.S.
9. LIMITED COMMON ELEMENTS: PATIOS, DECKS, YARD AREAS, GARAGE PARKING SPACE AND DRIVING AREAS ASSIGNED TO UNITS.

SCALE: 1" = 40'

SPYGLASS HILL
A CONDOMINIUM, PHASE 1
AS RECORDED UNDER
A.F. #9403022068
VOL. 117, PAGES 83-89

10' ADDITIONAL R/W
DEDICATED TO CITY
OF ISSAQUAH
A.F. #9402091377

FND BRASS CAP
SURFACE MON
MAY, 1992

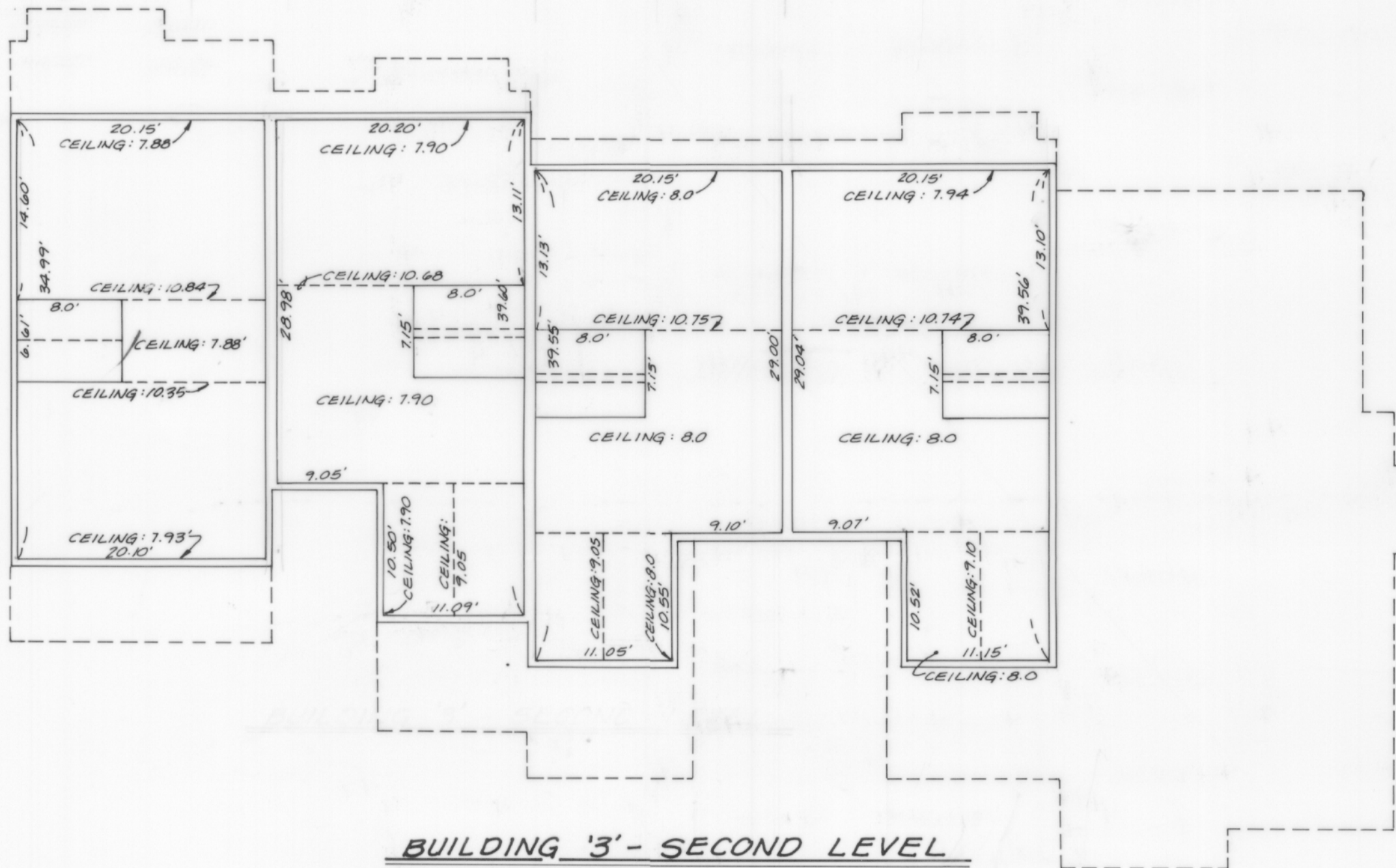
SUMMERHILL VOL. 131 PGS 9-10 #807860

S. 1/4 COR., SEC. 20-24-6
FND CONC. MON. w/
3" BRASS DISC. ON
5-28-93

SPYGLASS HILL, A CONDOMINIUM PHASE 2 Sec.20, Twp.24N.,Rge.6E.,W.M. King County, Washington

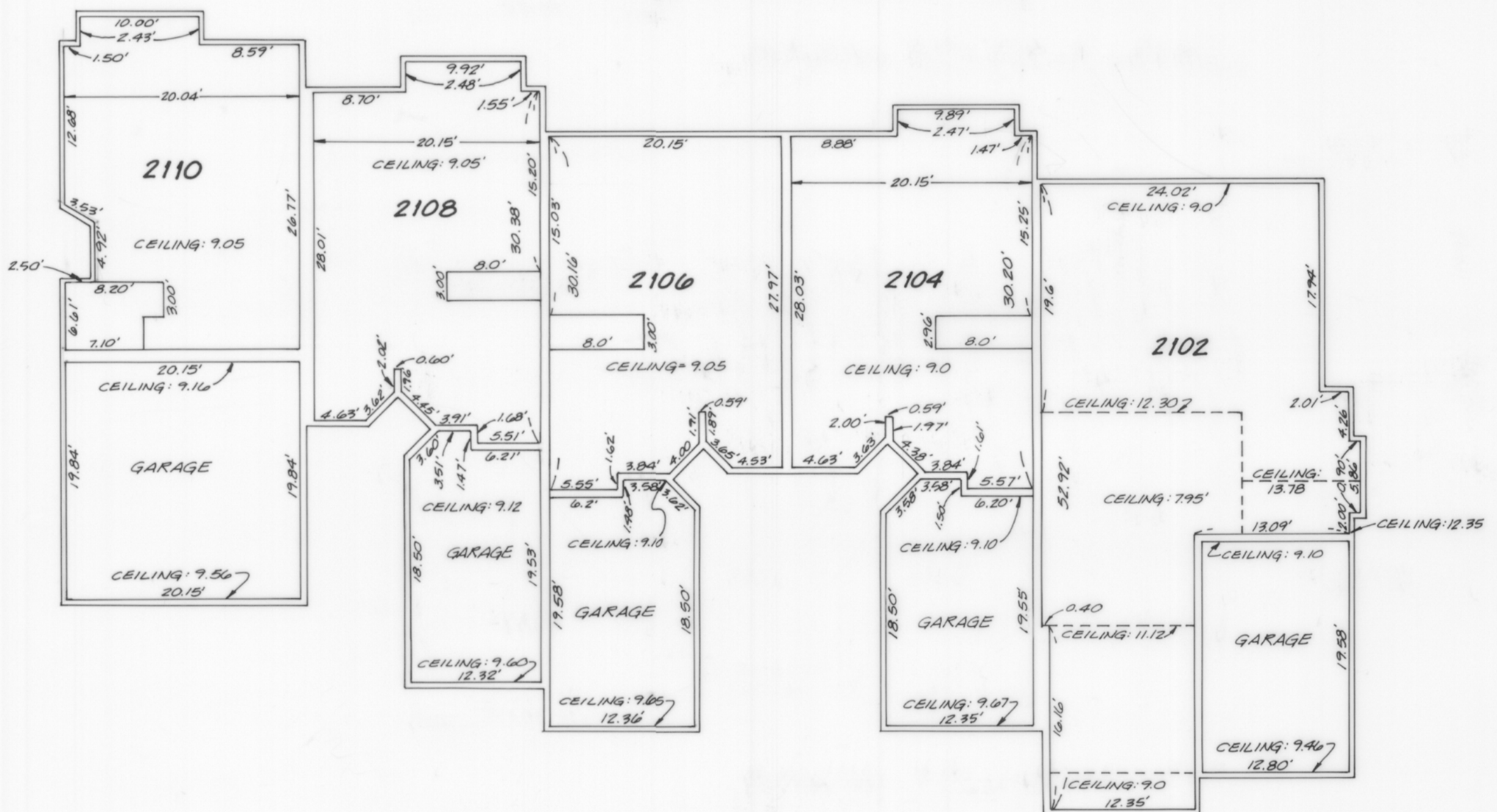
FINISH FLOOR ELEVATIONS

UNIT	1ST FLOOR FF. ELEV.	FRONT OF GARAGE	REAR OF GARAGE	2ND FLOOR FF. ELEV.
#2102	100.22	99.78	100.15	
2104	102.32	101.77	102.24	112.47
2106	102.31	101.76	102.23	112.43
2108	104.31	103.76	104.22	114.45
2110	104.29	103.75	104.17	114.33



BUILDING '3' - SECOND LEVEL

Bldg. 3

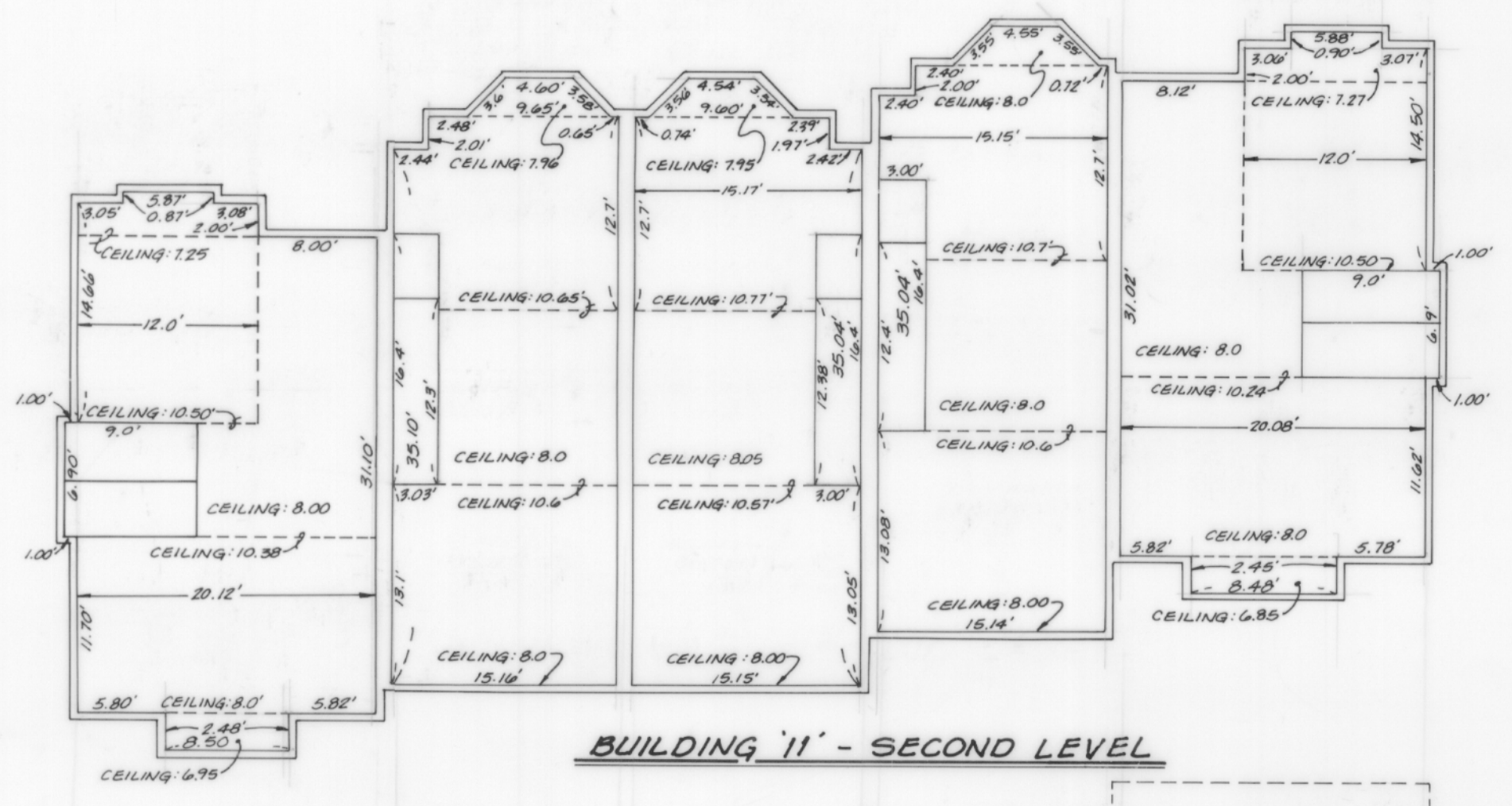


BUILDING '3' - FIRST LEVEL

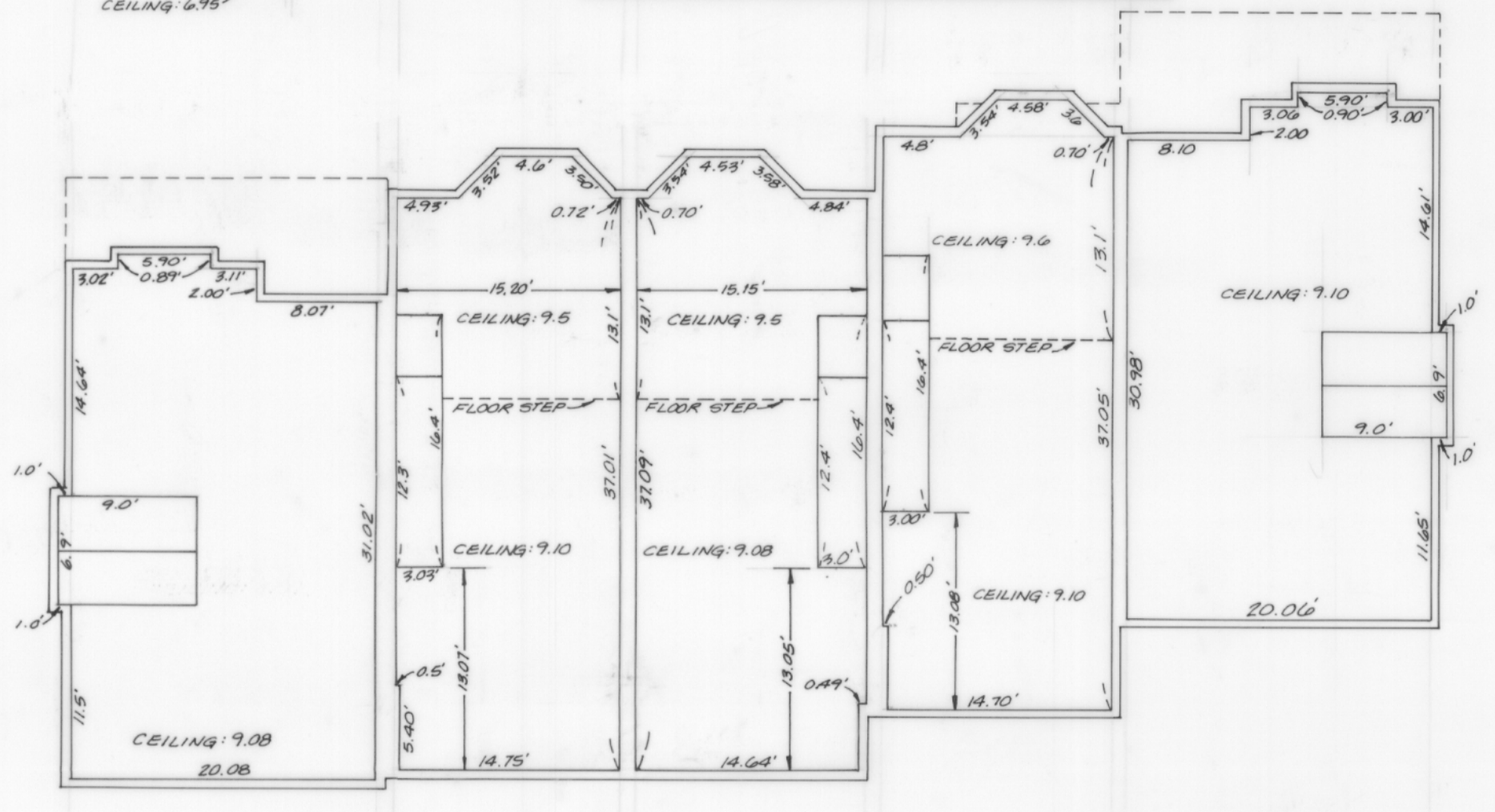
SPYGLASS HILL,
A CONDOMINIUM
PHASE 2
Sec.20, Twp.24N.,Rge.6E.,W.M.
King County, Washington

FINISH FLOOR ELEVATIONS

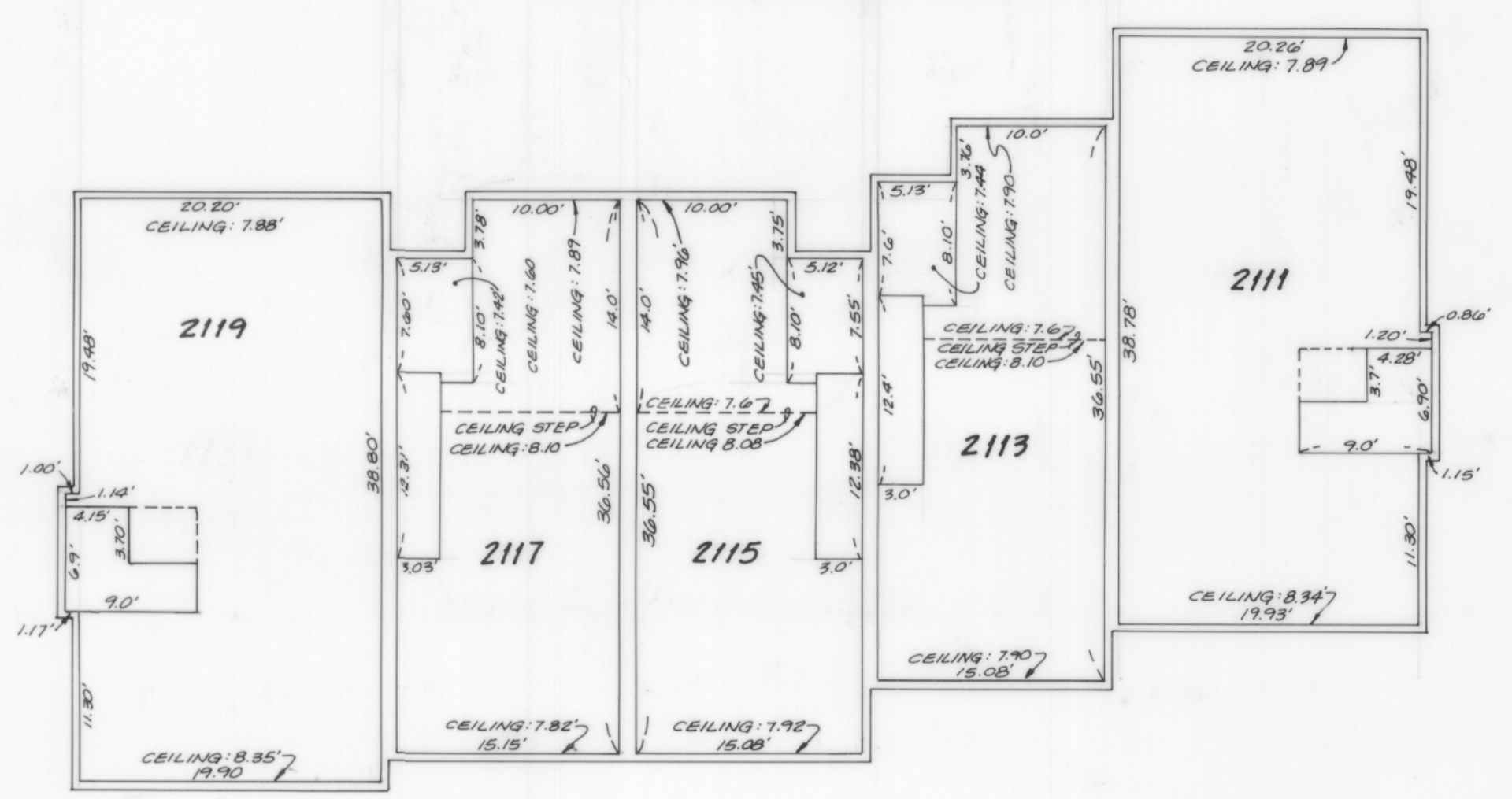
UNIT	FRONT OF GARAGE	LANDING & REAR OF GAR.	1ST LEVEL F.F. ELEV.	2ND LEVEL F.F. ELEV.
#2111	119.46	119.97	128.86	139.02
2113	119.45	119.92	LOW FLOOR 128.29	138.88
2115	121.43	121.93	LOW FLOOR 130.44	141.07
2117	121.46	121.94	LOW FLOOR 130.43	141.07
2119	123.46	123.95	132.87	143.04



BUILDING '11' - SECOND LEVEL



BUILDING '11' - FIRST LEVEL



BUILDING '11' - GARAGE LEVEL

SPYGLASS HILL,
A CONDOMINIUM
PHASE 2
Sec.20, Twp. 24N, Rge. 6E., W.M.
King County, Washington

FINISH FLOOR ELEVATIONS

UNIT	FRONT OF GARAGE	LANDING & REAR OF GAR.	1ST LEVEL F.F. ELEV.	2ND LEVEL F.F. ELEV.
#2101	109.62	110.17	119.19	129.32
2103	109.62	110.15	LOW FLOOR 118.63	129.21
2105	111.56	112.12	LOW FLOOR 120.57	131.15
2107	111.63	112.13	LOW FLOOR 120.65	131.23
2109	113.59	114.11	123.16	133.31

