

SPYGLASS HILL, A CONDOMINIUM PHASE 3 Sec.20, Twp.24N.,Rge.6E.,W.M. King County, Washington

LEGAL DESCRIPTION

PARCEL C

LOT 2-A; LOT LINE ADJUSTMENT 93-01, RECORDED UNDER RECORDING NUMBER 9308242055, DESCRIBED AS FOLLOWS:

THAT PORTION OF [REDACTED] THE NORTHWEST 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 2-D (SOUTHEAST NEWPORT ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OF THE SOUTHWEST QUARTER,

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 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°16'49" EAST 449.44 FEET; THENCE SOUTH 89°36'12" EAST 170.00 FEET; THENCE SOUTH 00°23'48" WEST 230.00 FEET; THENCE SOUTH 89°36'12" EAST 65.00 FEET; THENCE NORTH 49°42'37" EAST 145.72 FEET; THENCE NORTH 00°23'48" EAST 135.00 FEET; THENCE SOUTH 89°36'12" EAST 49.29 FEET TO A POINT ON THE SOUTHWESTERLY MARGIN OF STATE HIGHWAY 2-D; SAID POINT BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 603.30 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SOUTHWESTERLY MARGIN PASSING THROUGH A CENTRAL ANGLE OF 11°14'11" AN ARC DISTANCE OF 118.32 FEET; THENCE CONTINUING ALONG SAID SOUTHWESTERLY MARGIN SOUTH 50°33'53" EAST 153.60 FEET; THENCE SOUTH 39°26'07" WEST 117.36 FEET; THENCE SOUTH 07°24'19" WEST 141.48 FEET; THENCE SOUTH 49°29'00" EAST 170.06 FEET; THENCE SOUTH 51°02'15" WEST 121.39 FEET; THENCE SOUTH 00°23'29" WEST 94.47 FEET; THENCE NORTH 89°36'31" WEST 202.80 FEET; THENCE NORTH 01°05'21" EAST 243.02 FEET; THENCE NORTH 89°36'31" WEST 342.35 FEET TO THE TRUE 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.

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 dedicates 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 one the 9th day of Aug, 1994, under King County Recording Number 9408091635 in Volume 122 at pages 1-7, Records of King County, Washington.

IN WITNESS WHEREOF, we have set our hand and seal this 8th day of August, 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, 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: 8/4/94

[SEAL]

Christine Felix, NOTARY PUBLIC in and for the State of Washington, residing at Kent

My appointment expires: 2/7/98

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, P.L.S.

Subscribed and sworn before me this 4th day of August, 1994.

Judy K. Rasmussen, Notary Public in and for the State of Washington, residing at Everett

My commission expires 9/20/95



LAND SURVEYOR'S CERTIFICATE

I hereby certify that this survey map and plans for SPYGLASS HILL PHASE 3 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 4th day of August, 1994.

Judy K. Rasmussen, (Signature of Notary Public)

Title: Notary Public My appointment expires: 9/20/95

ASSESSOR'S CERTIFICATE

Examined and approved this 9th day of AUGUST, 1994.

SCOTT NOBLE, King County Assessor

Deputy King County Assessor

RECORDING CERTIFICATE

9408091634 Filed for record at the request of Hampton Green Assoc Ltd Etal this 9th day of Aug, 1994, at 59 minutes past 2:00 P.M. and recorded in Volume 122 of Condominiums, pages 1-7, records of King County, Washington.

DEPARTMENT OF RECORDS AND ELECTIONS

Manager and Superintendent of Records

Property is subject to the following:

- 1. Easement to Puget Sound Power and Light Co. for underground distribution system as constructed or to be constructed. AF# 9307081911
2. Easement to Washington Natural Gas Company for gas pipelines as constructed or to be constructed. AF# 9307080993
3. Lot line adjustment conditional approval. AF# 9308242055
4. Agreement and terms and conditions regarding concomitant zoning agreement. AF# 9112311216
5. Right to make necessary slopes for cuts and fills. AF#'s 2674922 2674923 2674924 2674925 2674926