

# THOMPSON TOWNHOMES CONDOMINIUM

## FOR THOMPSON LAND AND ENGINEERING LOCATED IN THE S.W. 1/4, OF THE S.W. 1/4, OF SECTION 28, TOWNSHIP 24N., RANGE 6E

### EASEMENTS

**TRACT "A":**  
THE OWNERS OF LOTS 1, 2, 3 AND 4 WITHIN SHORT PLAT 95-02 AND THE CITY OF ISSAQUAH SHALL HAVE PERPETUAL EASEMENT RIGHTS OVER, UNDER AND THROUGH TRACT "A" FOR INGRESS, EGRESS AND UTILITIES. SAID EASEMENT RIGHTS SHALL BE SUBJECT TO THE NGPE RESTRICTIONS NOTED HEREIN AND IN ACCORDANCE WITH THE CITY OF ISSAQUAH APPROVED PLANS FOR CLUSTER DEVELOPMENT PROJECT NO. CD 95-01 FOR THE SUBJECT PROPERTY.

**UTILITY:**  
THE OWNERS OF LOTS 1, 2 AND 3 WITHIN SHORT PLAT 95-02 AND THE CITY OF ISSAQUAH SHALL HAVE PERPETUAL EASEMENT RIGHTS OVER, UNDER AND THROUGH THE UTILITY EASEMENTS SHOWN ON THE FACE OF THE SHORT PLAT FOR INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, CABLE TV, STORM AND SANITARY SEWERS, GAS AND ELECTRICITY.

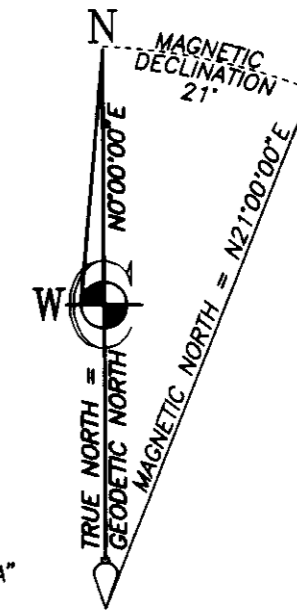
### LEGAL DESCRIPTION

LOTS 1, 2 AND 3 AND TRACT "A" OF ISSAQUAH SHORT PLAT NUMBER 95-02, ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 9802249008, BEING A PORTION OF LOT 1 OF ISSAQUAH S.P. 88-04, RECORDED UNDER RECORDING NUMBER 8907110836; SAID SHORT PLAT BEING A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., KING COUNTY, WASHINGTON; EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

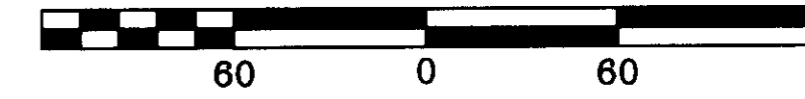
THAT PORTION OF SAID LOT 1, LYING WESTERLY OF A LINE 55 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., KING COUNTY, WASHINGTON.

### NATIVE GROWTH PROTECTION EASEMENT

TRACT "A" SHALL BE DESIGNATED AS "NATIVE GROWTH PROTECTION EASEMENT" (NGPE). THE NGPE SHALL REMAIN IN AN UNDISTURBED CONDITION AND NO CUTTING OR REMOVAL OF VEGETATION SHALL BE PERMITTED IN THE EASEMENT, NOR SHALL ANY FENCE, SCREEN, WALL, BUILDING, OR OTHER STRUCTURE BE PLACED OR ERRECTED THEREIN EXCEPT FOR THE MINIMUM DISTURBANCE NECESSARY TO INSTALL, MAINTAIN, AND OPERATE UTILITY FACILITIES AND THE 12TH AVENUE ACCESS ROAD WITHIN THE EASEMENT. REMOVAL OF DEAD, DISEASED OR DYING VEGETATION FROM THE EASEMENT SHALL BE SUBJECT TO SEPERATE PERMITS AND/OR APPROVALS FROM THE CITY OF ISSAQUAH. THE CITY OF ISSAQUAH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS AND CONDITIONS OF THE NGPE. TRACT "A" SHALL BE A COMMON USE AREA FOR LOTS 1, 2 AND 3 WITHIN SHORT PLAT 95-02 AND EACH OWNER WITHIN SAID LOTS SHALL OWN AN EQUAL UNDIVIDED INTEREST IN TRACT "A". THE OWNERS OF TRACT "A" SHALL BE RESPONSIBLE FOR PROTECTING AND MAINTAINING THE NGPE.



GRAPHIC SCALE 1" = 60'



### BASIS OF BEARINGS:

WEST LINE OF THE SW 1/4 OF SEC. 28  
BEING N02°01'27"E PER R.O.S.  
VOL. 69 OF SURVEYS, PAGE 25.

### LEGEND:

391 UNIT ADDRESS NUMBER  
(391 12TH AVE. NW)

--- UNIT BOUNDARY LINE

LEGAL DESCRIPTION OF PHASE 1: LOT 1 (LESS THAT PORTION EXCEPTED ABOVE) AND TRACT "A" OF THE AFOREMENTIONED SHORT PLAT.

LEGAL DESCRIPTION OF PHASE 2: LOT 2 OF THE AFOREMENTIONED SHORT PLAT.

LEGAL DESCRIPTION OF PHASE 3: LOT 3 OF THE AFOREMENTIONED SHORT PLAT.

FND. CONC. M.I.C. WITH  
2" BRASS DISK & H.P. DN. 0.30'  
CENTERLINE P.C.MT. OLYMPUS  
DR. N.W.

FND. CONC. M.I.C. WITH  
2" BRASS DISK & H.P. DN. 0.50'  
INT. OF MT.OLYMPUS DR. N.W.  
& MT. QUAY DR.N.W.

THOMPSON TOWNHOMES  
S.W. 1/4 OF THE S.W. 1/4, SEC 28, TWN 24N., RGE 6E.  
KING COUNTY, WASHINGTON

### DESCRIPTION OF REAL PROPERTY INCLUDED IN CONDOMINIUM:

**DEDICATION**  
WE, THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARE THIS SURVEY MAP AND PLANS AND DEDICATE THE SAME AS TO PHASE 1 FOR A CONDOMINIUM SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT, RCW 64.34., ET SEQ., AND NOT FOR ANY PUBLIC PURPOSE. THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF ARE RESTRICTED BY LAW AND THE DECLARATION FOR THOMPSON TOWNHOMES, A CONDOMINIUM, RECORDED UNDER KING COUNTY RECORDING NO. 19990709000833

DECLARANT: THOMPSON LAND AND ENGINEERING  
BY: JAMES E. THOMPSON  
ITS: PRESIDENT

STATE OF WASHINGTON  
COUNTY OF KING

ON THIS 2 DAY OF July, 1999 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JAMES E. THOMPSON

WITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING IN Princeton  
MY COMMISSION EXPIRES 10-3-02  
PRINT NOTARY NAME: DIANE R. BERNER

**LAND SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THESE PLANS FOR THOMPSON TOWNHOMES CONDOMINIUM (AN AIRSPACE CONDOMINIUM) ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY DESCRIBED HEREIN; THAT THE COURSES AND DISTANCES ARE ACCURATELY SHOWN THEREON; THAT THESE PLANS ACCURATELY DEPICT THE LOCATION AND DIMENSIONS OF THE UNITS AS SUBSTANTIALLY COMPLETE; THAT ALL INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED HEREIN.

John E. Cramer

### LAND SURVEYOR'S VERIFICATION

STATE OF WASHINGTON  
COUNTY OF KING  
John E. Cramer, 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.

John E. Cramer  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 18898

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 2 DAY OF July, 1999  
James R. Wilson  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.  
APPOINTMENT EXPIRES MAY, 2001

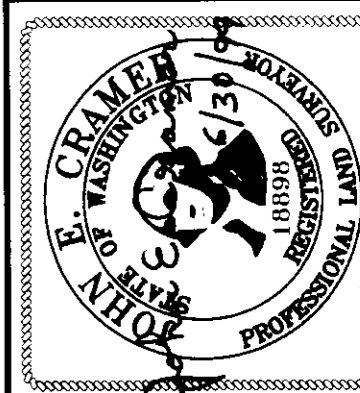
**RECORDING CERTIFICATE**  
FILED FOR RECORD AT THE REQUEST OF THOMPSON LAND AND ENGINEERING, INC. THIS 2 DAY OF July, 1999 AT 43 MINUTES PAST 11 O'CLOCK AND RECORDED IN VOLUME 157 OF CONDOMINIUMS, PAGES 91 TO 91 RECORDS OF KING COUNTY, WASHINGTON.

- NOTES:**
- ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.
  - PHASES MAY BE WITHDRAWN AND/OR ADDED TO CONDOMINIUM.
  - HORIZONTAL UNIT BOUNDARIES ARE SHOWN BY HEAVY BLACK LINE.
  - VERTICAL UNIT BOUNDARIES ARE THE UPPER AND LOWER LEGAL LIMITS OF THE LAND DESCRIBED HEREIN.
  - SQUARE FOOTAGE OF EACH UNIT IS BASED ON THE AREA WITHIN THE HORIZONTAL BOUNDARIES, AND IS NOT THE SQUARE FOOTAGE OF A STRUCTURE WITHIN THE UNIT.
  - UNLESS OTHERWISE SPECIFICALLY NOTED, IMPROVEMENTS SHOWN WITHIN UNITS ARE NOT SURVEYED AS BUILT.

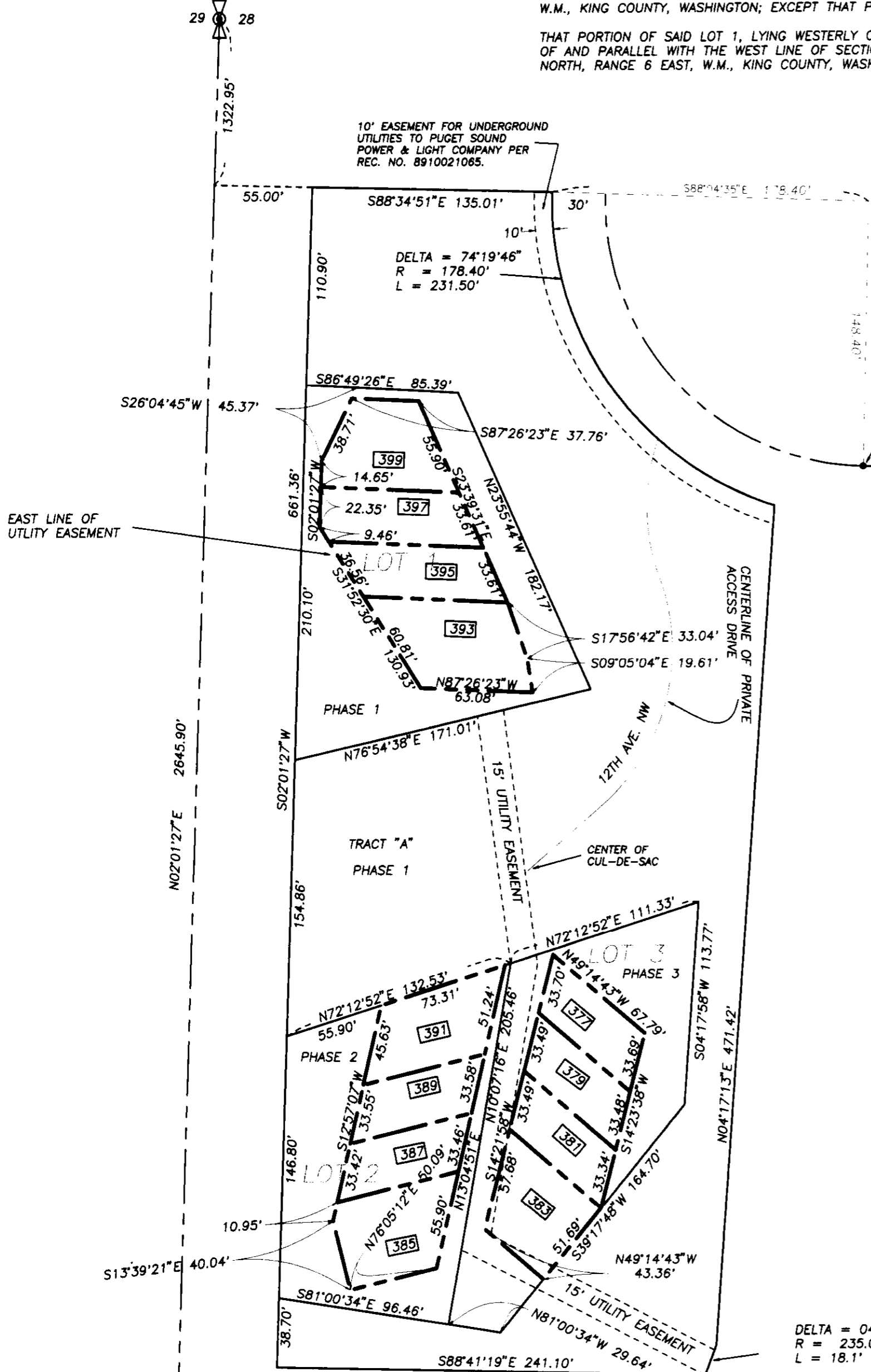
APPROVED AND APPROVED THIS 8th DAY OF July, 1999  
Scott Noble

RECORDER'S CERTIFICATE  
FILED FOR RECORD THIS 19 DAY OF 19  
AT     IN VOLUME     OF      
AT PAGE     AT THE REQUEST OF      
RECORD NO.    

SURVEYOR'S CERTIFICATE  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THOMPSON LAND AND ENGINEERING  
IN Jun. 1999  
John E. Cramer  
P.L.S. CERTIFICATE NO. 18898



**Cramer Northwest Inc.**  
Surveyors & Planners  
245 N. CENTRAL, STE. #104, KENT, WA 98032  
362-4880 (local) or 1-(800)251-0189 (toll free)  
(253)852-4955 (fax)  
E-MAIL: cni@cramerw.com



DELTA = 04°24'51"  
R = 235.0'  
L = 18.1'