TIBBETTS CREEK TOWNHOMES CONDOMINIUM

SW 1/4, NW 1/4, SEC. 28, TWN. 24N, RGE. 6E, W.M.
NW 1/4, SW 1/4, SEC. 28, TWN. 24N, RGE. 6E, W.M.
KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

Lot 2, City of Issaquah Short Plat Number 88-03, recorded under Recording Number 9001180291; said Short Plat being a portion of the southwest quarter of the northwest quarter and the northwest quarter of the southwest quarter, all in Section 28, Township 24 North, Range 6 East, W.M., in King County, Washington.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNER IN FEE SIMPLE OF THE REAL PROPERTY DESCRIBED HEREIN, RESPECTIVELY, 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 RESERVED 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. I, THE UNDERSIGNED, OWNER OF THE PROPERTY HEREBY DECLARE AND DEDICATE THE SAME FOR CONDOMINIUM PURPOSES AND 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 3rd DAY OF November, 1993, RECORDS OF KING COUNTY, WASHINGTON, UNDER RECORDING NO. 9311081743. IN WITNESS THEREOF WE HAVE SET OUR HAND AND SEAL.

DECLARANT: SHULMAN AND WADDELL, INC.
A WASHINGTON CORPORATION

BY: Barry Shulman
Secretary

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) S.S.
COUNTY OF KING)

THIS IS TO CERTIFY THAT ON THIS 3rd DAY OF November, 1993, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Barry Shulman, TO ME PERSONALLY KNOWN (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE Secretary OF SHULMAN AND WADDELL, INC., A WASHINGTON CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

Barbara L. Wolf
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON, RESIDING AT
Auburn
MY APPOINTMENT EXPIRES 2/25/97

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS FOR TIBBETTS CREEK TOWNHOMES 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 UNITS AS SUBSTANTIALLY COMPLETE. THESE PLANS ARE PER THE BASIC REQUIREMENTS PURSUANT TO RCW 64.34.232.

EDWARD J. CALLAHAN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 18077

EDWARD J. CALLAHAN — STATE OF WASHINGTON — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 12/21/93

LAND SURVEYOR'S VERIFICATION

STATE OF WASHINGTON)
S.S.
COUNTY OF KING)

EDWARD J. CALLAHAN 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.

EDWARD J. CALLAHAN
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 18077

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 2nd DAY OF November, 1993.

Elaine M. Perry
ELAINE M PERRY
NOTARIES NAME:
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON, RESIDING AT
SEATTLE.
MY APPOINTMENT EXPIRES Aug 25, 1995

RECORDING CERTIFICATE 9311081742

FILED FOR RECORD AT THE REQUEST OF Shullman & Waddell, Inc
THIS 8th DAY OF november, 1993. AT 14 MINUTES
PAST 3:00 O'CLOCK AND RECORDED IN VOLUME 116. OF
CONDOMINIUMS, PAGES 48 TO 52 RECORDS OF KING, COUNTY, WASHINGTON.

Jane Hague

Carolyn Ableman

APPROVAL

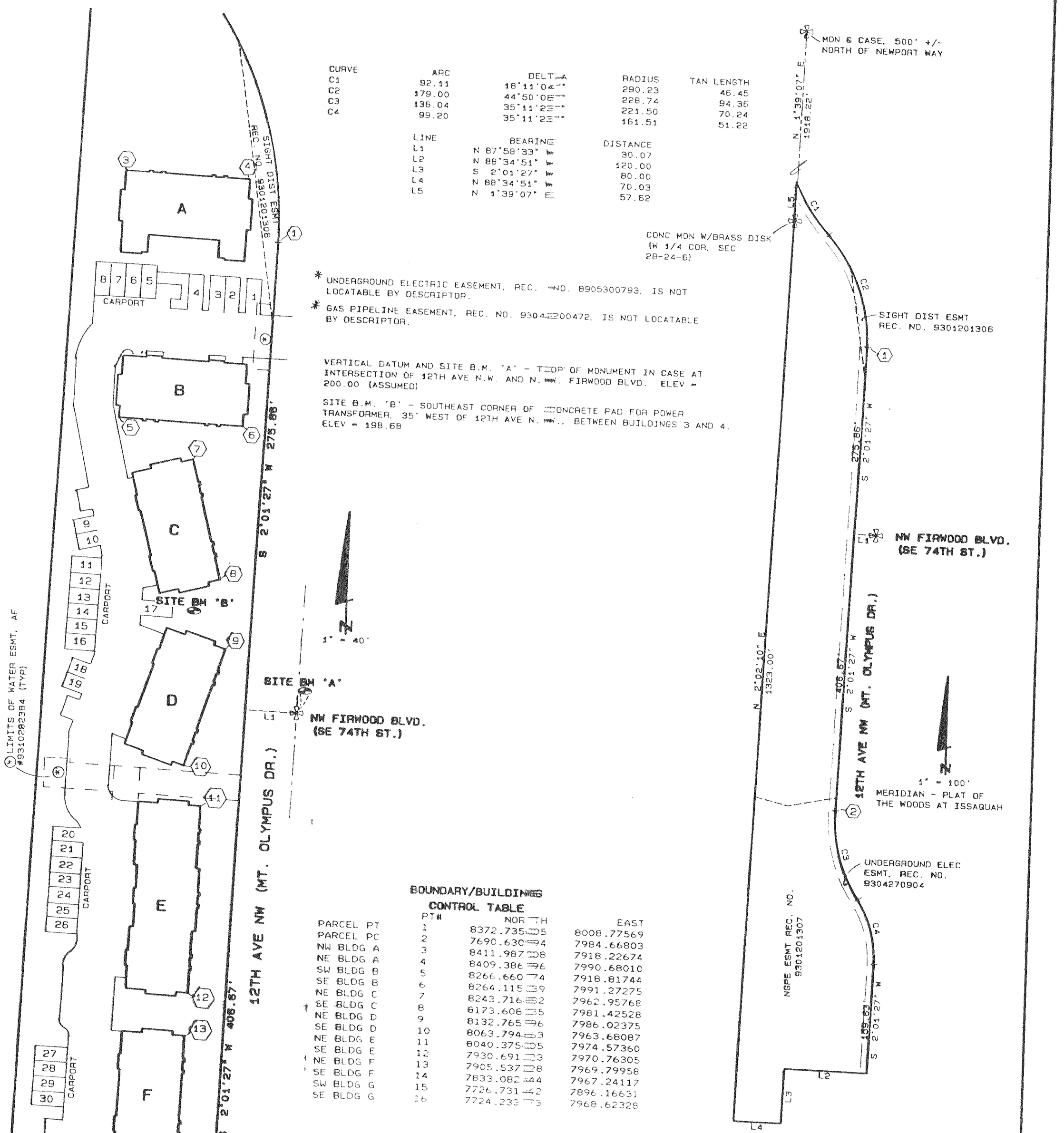
EXAMINED AND APPROVED THIS 8th DAY OF November 1993.

SCOTT NOBLE
KING COUNTY ASSESSOR

Jr. Martin
DEPUTY KING COUNTY ASSESSOR
TAX ID # 282406-9357 SW ao.

TIBBETTS CREEK TOWNHOMES CONDOMINIUM

SW 1/4, NW 1/4, SEC. 28, TWN. 24N, RGE. 6E, W.M.
NW 1/4, SW 1/4, SEC. 28, TWN. 24N, RGE. 6E, W.M.
KING COUNTY, WASHINGTON



CURVE	ARC	DELTA	RADIUS	TAN LENGTH
C1	92.11	18°11'04"	290.23	46.45
C2	179.00	44°50'0E"	228.74	94.36
C3	136.04	35°11'2E"	221.50	70.24
C4	99.20	35°11'2E"	161.51	51.22

LINE	BEARING	DISTANCE
L1	N 87°58'33" W	30.07
L2	N 88°34'51" W	120.00
L3	S 2°01'27" W	80.00
L4	N 88°34'51" W	70.03
L5	N 1°39'07" E	57.62

* UNDERGROUND ELECTRIC EASEMENT, REC. NO. 8905300793, IS NOT LOCATABLE BY DESCRIPTOR.

* GAS PIPELINE EASEMENT, REC. NO. 9304200472, IS NOT LOCATABLE BY DESCRIPTOR.

VERTICAL DATUM AND SITE B.M. 'A' - TOP OF MONUMENT IN CASE AT INTERSECTION OF 12TH AVE N.W. AND N.W. FIRWOOD BLVD. ELEV = 200.00 (ASSUMED)

SITE B.M. 'B' - SOUTHEAST CORNER OF CONCRETE PAD FOR POWER TRANSFORMER, 35' WEST OF 12TH AVE N.W., BETWEEN BUILDINGS 3 AND 4. ELEV = 198.68

BOUNDARY/BUILDINGS CONTROL TABLE

PT#	NORTH	EAST	PARCEL PT
1	8372.735 05	8008.77569	PARCEL PC
2	7690.630 94	7984.66803	NW BLDG A
3	8411.987 08	7918.22674	NE BLDG A
4	8409.386 96	7990.68010	SW BLDG B
5	8266.660 74	7918.81744	SE BLDG B
6	8264.115 39	7991.27275	NE BLDG C
7	8243.716 82	7962.95768	SE BLDG C
8	8173.608 35	7981.42528	NE BLDG D
9	8132.765 96	7986.02375	SE BLDG D
10	8063.794 53	7963.68087	NE BLDG E
11	8040.375 05	7974.57360	SE BLDG E
12	7930.691 23	7970.76305	NE BLDG F
13	7905.537 28	7969.79958	SE BLDG F
14	7833.082 44	7967.24117	SW BLDG G
15	7726.731 42	7896.16631	SE BLDG G
16	7724.233 73	7968.62328	

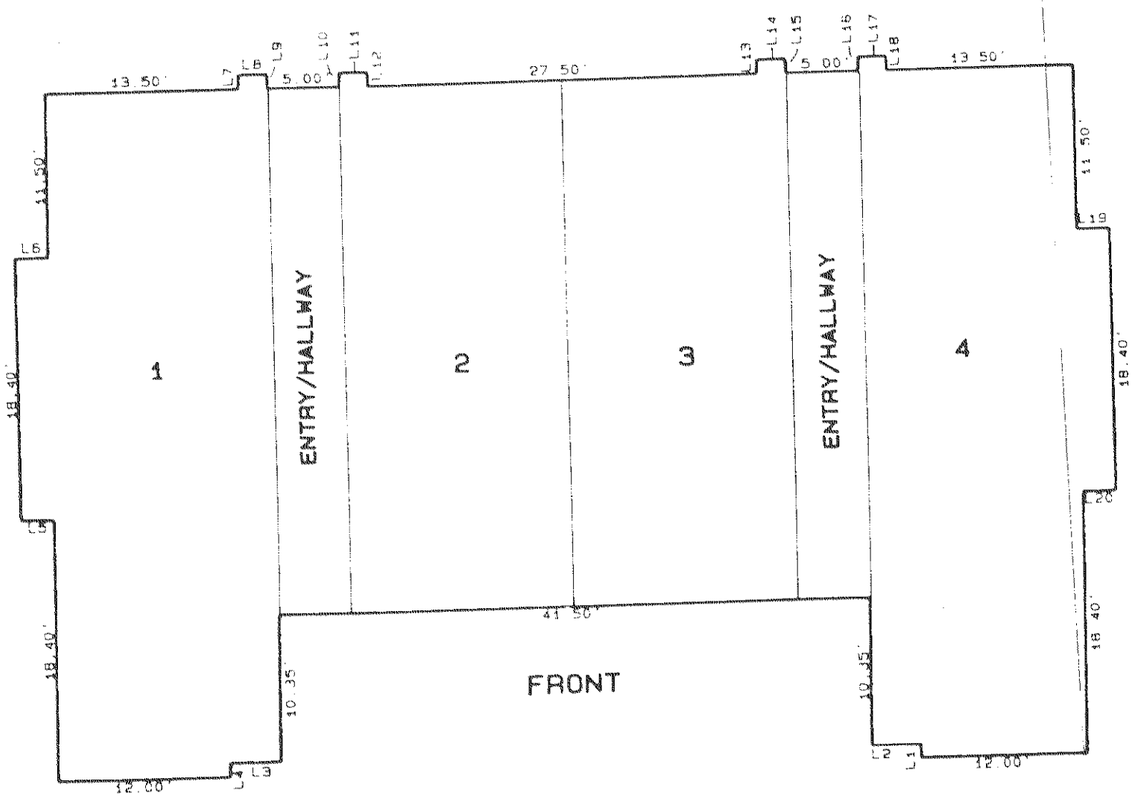
SITE PLAN
(SCALES AS NOTED)

C&C Surveying
Surveys and Engineering
7339 40th Avenue N.E., Seattle, Washington 98115 (206) 523-1654

TIBBETTS CREEK TOWNHOMES CONDOMINIUM

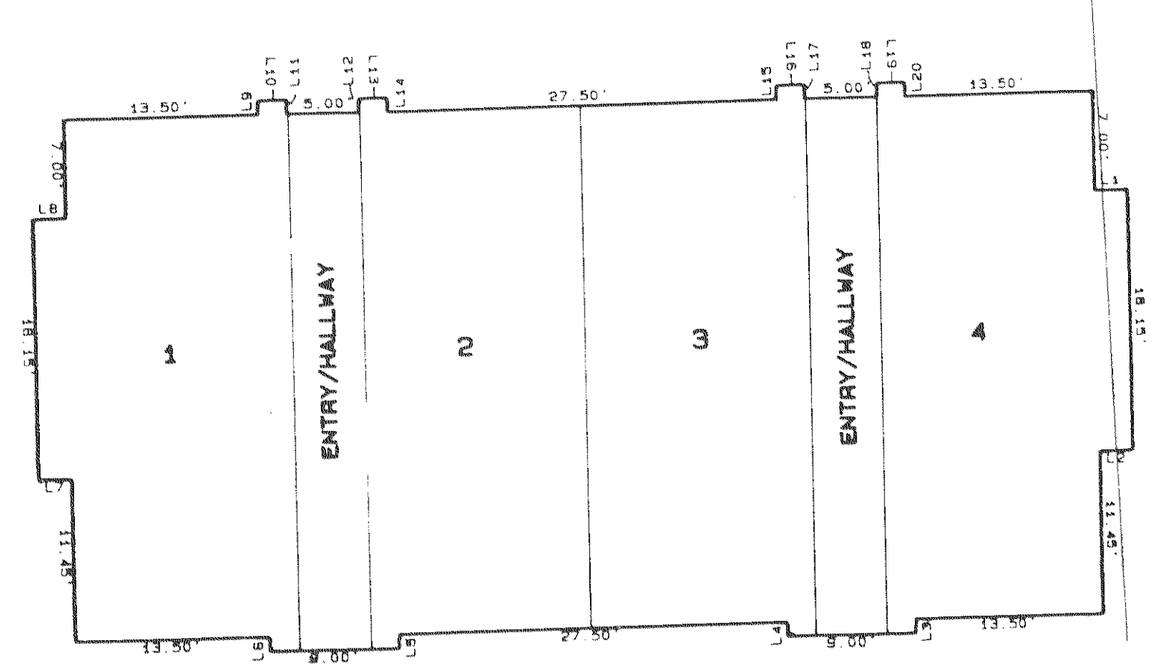
SW 1/4, NW 1/4, SEC. 28, TWN. 24N, RGE. 6E, W.M.
NW 1/4, SW 1/4, SEC. 28, TWN. 24N, RGE. 6E, W.M.
KING COUNTY, WASHINGTON

BUILDING A



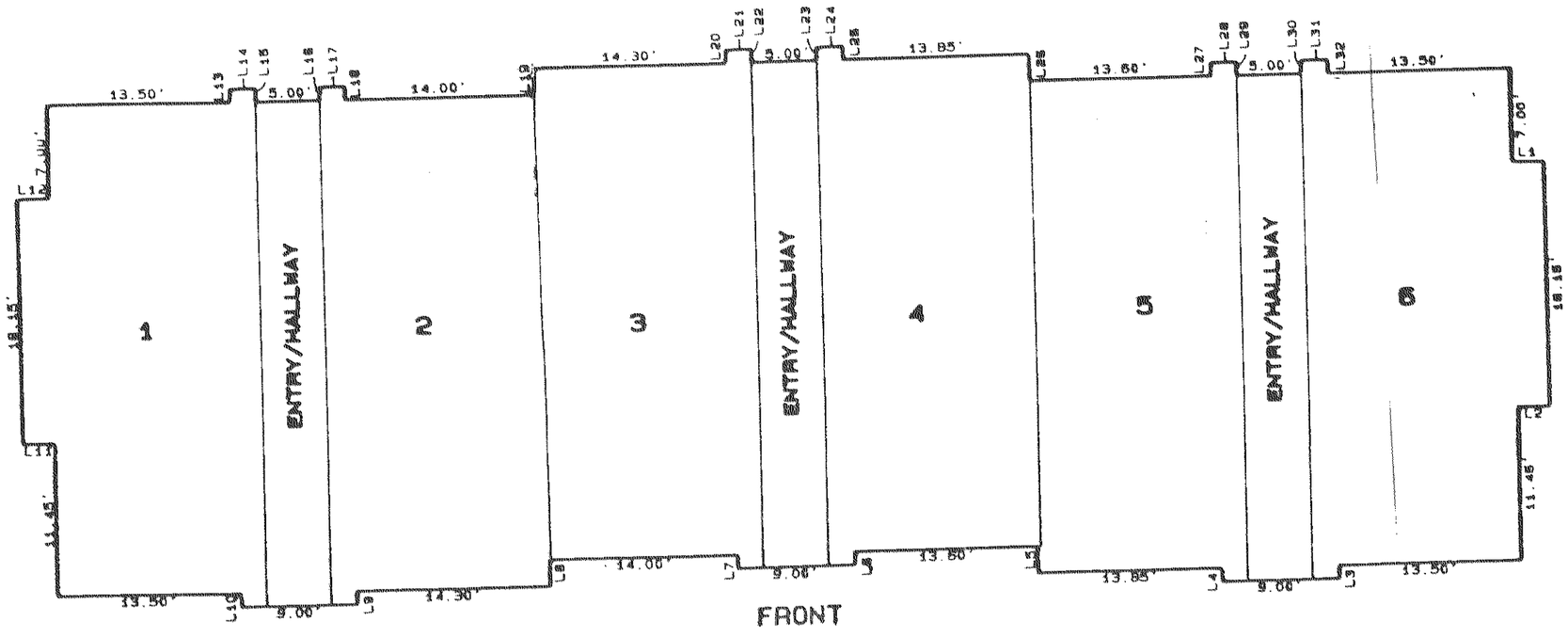
LINE	DISTANCE
L1	1.00
L2	3.50
L3	3.50
L4	1.00
L5	2.35
L6	2.35
L7	1.00
L8	2.00
L9	1.00
L10	1.00
L11	2.00
L12	1.00
L13	1.00
L14	2.00
L15	1.00
L16	1.00
L17	2.00
L18	1.00
L19	2.35
L20	2.35

BUILDINGS B, C, D, F & G



LINE	DISTANCE
L1	2.35
L2	2.35
L3	1.00
L4	1.00
L5	1.00
L6	1.00
L7	2.35
L8	2.35
L9	1.00
L10	2.00
L11	1.00
L12	1.00
L13	2.00
L14	1.00
L15	1.00
L16	2.00
L17	1.00
L18	1.00
L19	2.00
L20	1.00

BUILDING E



LINE	DISTANCE
L1	2.35
L2	2.35
L3	1.00
L4	1.00
L5	2.00
L6	1.00
L7	1.00
L8	2.00
L9	1.00
L10	1.00
L11	2.35
L12	2.35
L13	1.00
L14	2.00
L15	1.00
L16	1.00
L17	2.00
L18	1.00
L19	2.00
L20	1.00
L21	2.00
L22	1.00
L23	1.00
L24	2.00
L25	1.00
L26	2.00
L27	1.00
L28	2.00
L29	1.00
L30	1.00
L31	2.00
L32	1.00

BUILDING EXTERIORS

(NTS)

(BUILDING FOUNDATION LINE, TYPICAL)

TIBBETTS CREEK TOWNHOMES CONDOMINIUM

SW 1/4, NW 1/4, SEC. 28, TWN. 24N, RGE. 6E, W.M.
NW 1/4, SW 1/4, SEC. 28, TWN. 24N, RGE. 6E, W.M.
KING COUNTY, WASHINGTON

BLDG	UNIT	TYPE	AREA (SQ.FT.)	FLOOR	ELEVATIONS FLOOR	CEILING/GABLE
A	1	C	1084.29	1st	183.44	191.59
				2nd	191.59	200.71/204.21
	2	B	1089.17	1st	183.44	191.59
				2nd	191.59	200.71/204.21
	3	B	1989.17	1st	183.44	191.59
				2nd	191.59	200.71/204.21
	4	C	1084.29	1st	183.44	191.59
				2nd	191.59	200.71/204.21
B	1	A	1709.65	Bsmt	186.18	194.33
				1st	195.28	203.43
				2nd	204.45	212.55/216.05
	2	B	1621.66	Bsmt	186.18	194.33
				1st	195.28	203.43
				2nd	204.45	212.55/217.70
	3	B	1621.66	Bsmt	186.18	194.33
				1st	195.28	203.43
				2nd	204.45	212.55/217.70
	4	A	1709.65	Bsmt	186.18	194.33
				1st	195.28	203.43
				2nd	204.45	212.55/216.05
C	1	A	1709.65	Bsmt	192.48	200.63
				1st	201.58	209.78
				2nd	210.75	218.85/222.35
	2	B	1621.66	Bsmt	192.48	200.63
				1st	201.58	209.78
				2nd	210.75	218.85/224.00
	3	B	1621.66	Bsmt	192.48	200.63
				1st	201.58	209.78
				2nd	210.75	218.85/224.00
	4	A	1709.65	Bsmt	192.48	200.63
				1st	201.58	209.78
				2nd	210.75	218.85/222.35
D	1	A	1709.65	Bsmt	197.20	205.35
				1st	206.30	214.45
				2nd	215.47	223.57/227.07
	2	B	1621.66	Bsmt	197.20	205.35
				1st	206.30	214.45
				2nd	215.47	223.57/228.72
	3	B	1621.66	Bsmt	197.20	205.35
				1st	206.30	214.45
				2nd	215.47	223.57/228.72
	4	A	1709.65	Bsmt	197.20	205.35
				1st	206.30	214.45
				2nd	215.47	223.57/227.07
E	1	A	1709.65	Bsmt	199.41	207.56
				1st	208.51	216.66
				2nd	217.68	225.78/229.28
	2	B	1621.66	Bsmt	199.41	207.56
				1st	208.51	216.66
				2nd	217.68	225.78/230.93
	3	B	1621.66	Bsmt	199.41	207.56
				1st	208.51	216.66
				2nd	217.68	225.78/230.93
	4	B	1621.66	Bsmt	199.41	207.56
				1st	208.51	216.66
				2nd	217.68	225.78/230.93
	5	B	1621.66	Bsmt	199.41	207.56
				1st	208.51	216.66
				2nd	217.68	225.78/230.93
	6	A	1709.65	Bsmt	199.41	207.56
				1st	208.51	216.66
				2nd	217.68	225.78/229.28
F	1	A	1709.65	Bsmt	198.43	206.58
				1st	207.53	215.68
				2nd	216.70	224.80/228.30
	2	B	1621.66	Bsmt	198.43	206.58
				1st	207.53	215.68
				2nd	216.70	224.80/229.95
	3	B	1621.66	Bsmt	198.43	206.58
				1st	207.53	215.68
				2nd	216.70	224.80/229.95
	4	A	1709.65	Bsmt	198.43	206.58
				1st	207.53	215.68
G	1	A	1709.65	Bsmt	197.52	205.67
				1st	206.62	214.77
				2nd	215.79	223.89/227.39
	2	B	1621.66	Bsmt	197.52	205.67
				1st	206.62	214.77
				2nd	215.79	223.89/229.04
	3	B	1621.66	Bsmt	197.52	205.67
				1st	206.62	214.77
				2nd	215.79	223.89/229.04
	4	A	1709.65	Bsmt	197.52	205.67
				1st	206.62	214.77
				2nd	215.79	223.89/227.39

NOTE: THE ABOVE DATA IS BASED ON INFORMATION AVAILABLE AS OF THE DATE OF DECLARANT'S EXECUTION HEREOF; IS SUBJECT TO CHANGE WITHOUT FURTHER NOTICE; AND DOES NOT CONSTITUTE COVENANTS, CONDITIONS, RESTRICTIONS, WARRANTIES OR GUARANTEES CONCERNING USE, DESIGN VALUE OR OTHERWISE.

ALL LAND DESCRIBED HEREIN IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

NOTES:

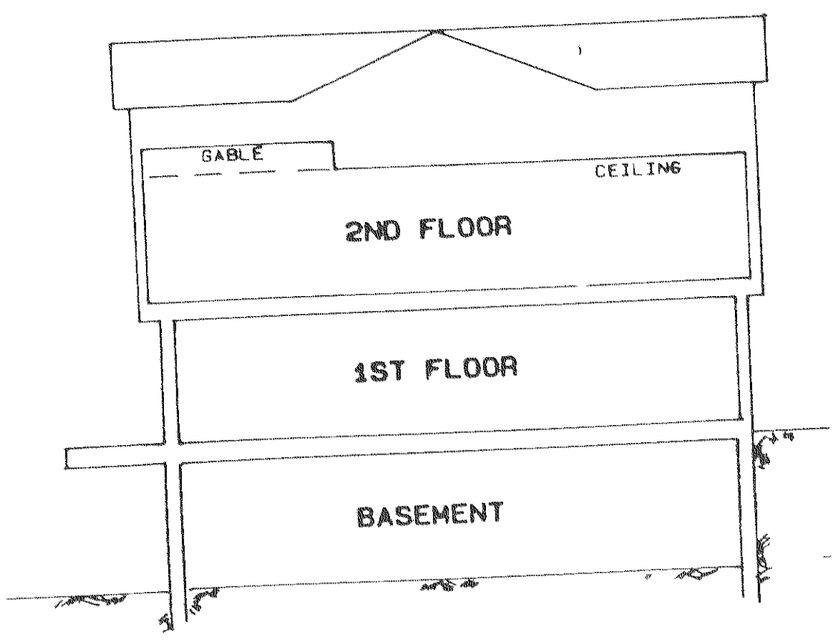
1. ALL UNIT DIMENSIONS ARE TO THE SURFACES OF THE WALL STUDS & ARE SHOWN TO THE NEAREST 0.05 FEET.

2. ALL FLOOR ELEVATIONS ARE ON THE TOP SURFACES OF FLOOR & ALL CEILING ELEVATIONS ARE TO THE UNDER SIDE OF THE CEILING JOISTS. ALL ELEVATIONS ARE SHOWN WITHIN 0.05 FEET.

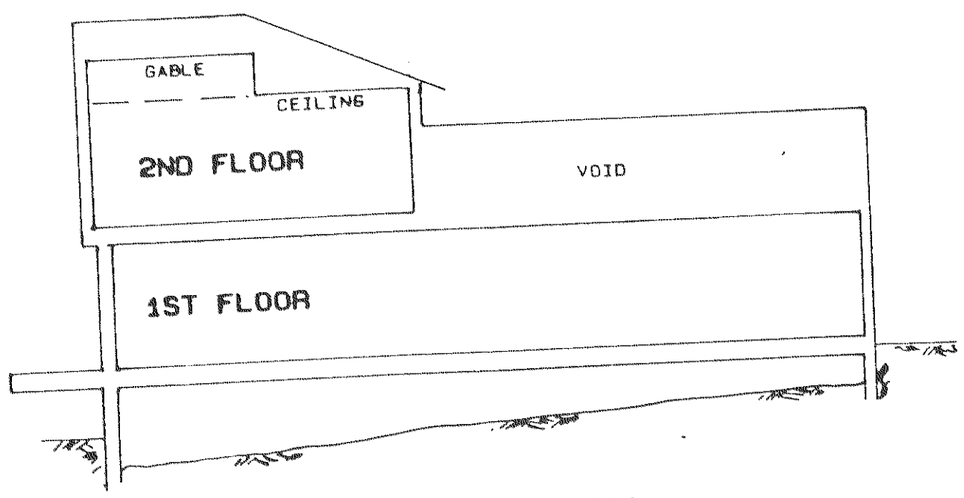
3. DECKS, PATIOS, STORAGE AND FIREPLACES ARE LIMITED COMMON ELEMENT (L.C.E.)

4. UNIT NUMBERS ARE SHOWN THUS: A1

5. TOTAL UNIT AREA IS IN SQ. FEET INCLUDING SEPARATION WALLS AND REPRESENTS LIVING SURFACES (INCLUDING ANY BASEMENT GARAGE WITHIN UNIT). DECKS, PATIOS AND STORAGE SPACE AREA IS NOT INCLUDED.



UNIT TYPES 'A' AND 'B'

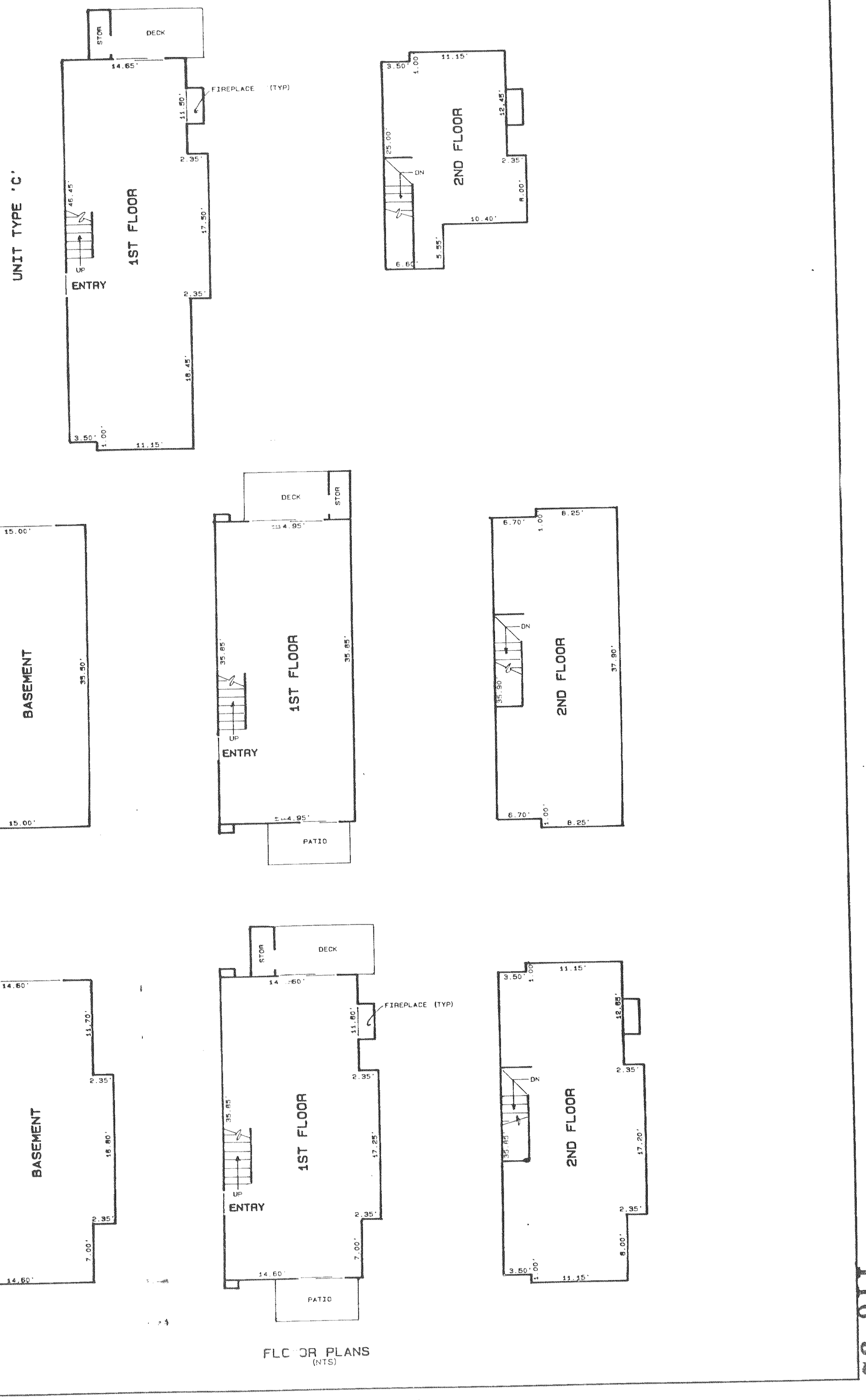


UNIT TYPE 'C'

ELEVATIONS
(NTS)

TIBBETTS CREEK TOWNHOMES CONDOMINIUM

SW 1/4, NW 1/4, SEC. 28, TWN. 24N, RGE. 6E, W.M.
NW 1/4, SW 1/4, SEC. 28, TWN. 24N, RGE. 6E, W.M.
KING COUNTY, WASHINGTON



FLOOR PLANS
(NTS)