

**TRILLIUM HEIGHTS AT ISSAQUAH RIDGE  
A CONDOMINIUM, PHASE IV  
SITUATE IN THE N 1/2, OF SW 1/4, SEC. 22, T. 24 N., R. 6 E., W.M.,  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON**

**LEGAL DESCRIPTION**

LAND IN CONDOMINIUM: (PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 585298); SUPPLEMENTAL COMMITMENT #3 DATED MAY 17, 2002.

PARCEL A:

LOT C, KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L98L0090, RECORDED UNDER RECORDING NO. 19991014900010

EXCEPT TRILLIUM HEIGHTS AT ISSAQUAH RIDGE, A CONDOMINIUM, PHASE I, ACCORDING TO THE CONDOMINIUM, RECORDED IN VOLUME 173 OF CONDOMINIUMS, PAGES 13 THROUGH 21, INCLUSIVE, UNDER RECORDING NUMBERS 20010327001765 AND 20010327001766; EXCEPT PHASE II, ACCORDING TO THE CONDOMINIUM, RECORDED IN VOLUME 175 OF CONDOMINIUMS, PAGES 94 THROUGH 100, INCLUSIVE, UNDER RECORDING NUMBERS 20010705000729 AND 20010705000730; AND EXCEPT PHASE III, ACCORDING TO THE CONDOMINIUM RECORDED IN VOLUME 180 OF CONDOMINIUMS, PAGES 51 THROUGH 60, INCLUSIVE, UNDER RECORDING NUMBERS 20020313000839 AND 20020313000840.

PARCEL B:

AN EASEMENT FOR PRIVATE ROADWAY DELINEATED AS TRACT A ON KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L98L0090, RECORDED UNDER RECORDING NUMBER 19991014900010. (A.K.A. SE. BLACK NUGGET ROAD)

**DEDICATION**

I, 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 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 DECLARATION FOR TRILLIUM HEIGHTS AT ISSAQUAH RIDGE, A CONDOMINIUM RECORDED UNDER KING COUNTY RECORDING NO. 20010327001766, AS AMENDED BY AMENDMENTS NOS. 1, 2, AND 3 THERETO RECORDED UNDER KING COUNTY RECORDING NO'S. 20010709000730, 20020313000840 AND ~~20020925002467~~ RESPECTIVELY. I FURTHER CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED.

**DECLARANT:**

DERUS WAKEFIELD I, LLC, A WASHINGTON LIMITED LIABILITY COMPANY  
BY: DERUS DEVELOPMENT COMPANY, A WASHINGTON CORPORATION, MANAGING MEMBER

BY: [Signature]  
STEVEN J. DERUS, PRESIDENT

**ACKNOWLEDGEMENT**

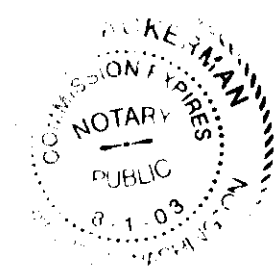
STATE OF WASHINGTON )  
  )SS.  
COUNTY OF KING )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT STEVEN J. DERUS IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED IT AS THE PRESIDENT OF DERUS DEVELOPMENT COMPANY, A WASHINGTON CORPORATION, THE MANAGING MEMBER OF DERUS WAKEFIELD I, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Sept 24, 2002

[Signature]  
(SIGNATURE OF NOTARY)  
GARY N. ACKERMAN  
(LEGIBLY PRINT OR STAMP NAME OF NOTARY)

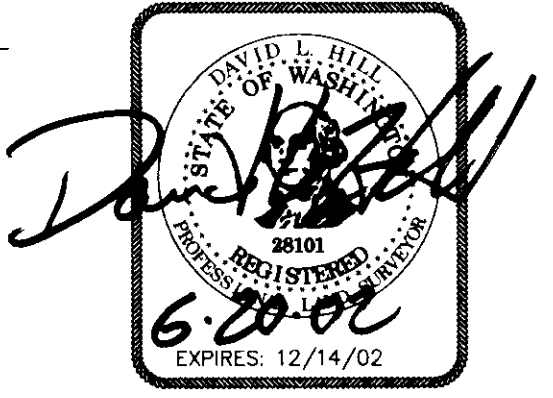
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING AT Seattle  
Aug 1, 2003  
MY APPOINTMENT EXPIRES



**LAND SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR PHASE IV OF TRILLIUM HEIGHTS AT ISSAQUAH RIDGE, A CONDOMINIUM, IS BASED UPON AN ACTUAL SURVEY OF THE HEREIN DESCRIBED PROPERTY THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREIN; THAT INSOFAR AS THE BOUNDARIES OF THE LAND AND UNITS ARE CONCERNED, ACCURATELY DEPICTS THE HORIZONTAL AND VERTICAL BOUNDARIES AND THAT I FULLY COMPLIED WITH ALL APPLICABLE STATUTES AND REGULATIONS.

[Signature]  
DAVID L. HILL  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 28101

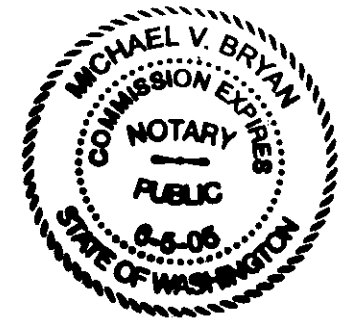


**LAND SURVEYOR'S VERIFICATION**

COUNTY OF KING )  
  )SS  
STATE OF WASHINGTON )

I, DAVID L. HILL, BEING FIRST DULY SWORN UPON OATH, STATE THAT I AM THE REGISTERED LAND SURVEYOR SIGNING THE ABOVE SURVEYOR'S CERTIFICATE; THAT I HAVE EXAMINED THESE PLANS AND MAP AND BELIEVE THE CERTIFICATE TO BE A TRUE STATEMENT.

[Signature]  
DAVID L. HILL



SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 DAY OF JUNE 2002.

[Signature]  
MICHAEL V. BRYAN  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES: 6-5-05

**APPROVAL**

EXAMINED AND APPROVED THIS 25<sup>th</sup> DAY OF sept. 2002; COPY RECEIVED OF THIS DOCUMENT AND OF THE DECLARATION.

DEPARTMENT OF ASSESSMENTS:

BY: [Signature] ASSESSOR BY: [Signature] DEPUTY ASSESSOR

**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF 25 THIS 25<sup>th</sup> DAY OF Sept 2002 AT 2:40 AND RECORDED IN VOLUME 185 OF CONDOMINIUMS, PAGES 52 THROUGH AND INCLUDING 57, RECORDS OF KING COUNTY, WASHINGTON.

DEPARTMENT OF RECORDS AND ELECTIONS

BY: [Signature]  
MANAGER/SUPERVISOR

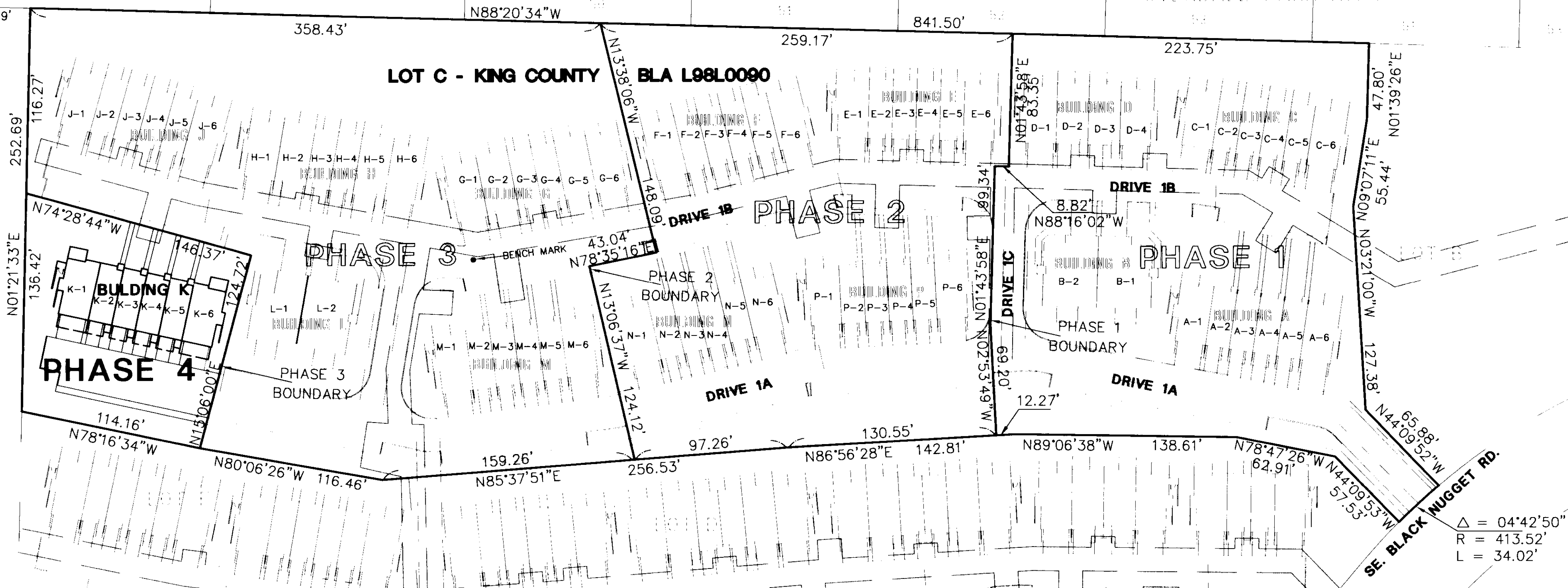
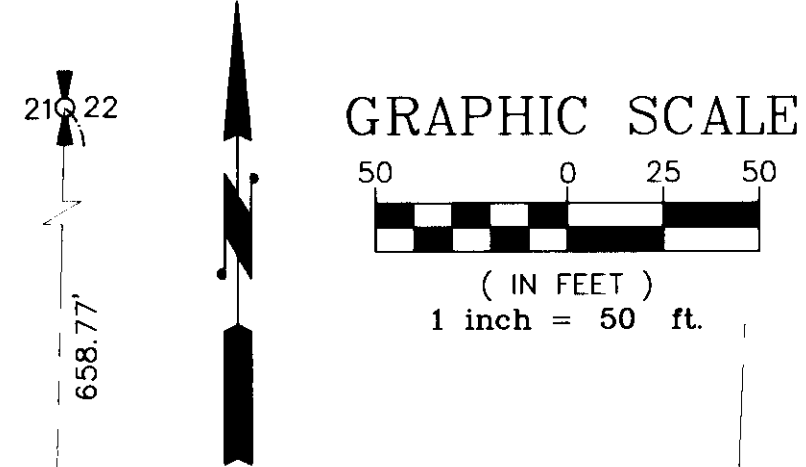
CONCEPT ENGINEERING, INC.  
455 RAINIER BOULEVARD NORTH, SUITE 200  
ISSAQUAH, WASHINGTON 98027  
(425) 392-8055 FAX (425) 392-0108

DATE: 6-14-2002 JOB NO. 20090FC

# TRILLIUM HEIGHTS AT ISSAQUAH RIDGE A CONDOMINIUM, PHASE IV

SITUATE IN THE N 1/2, OF SW 1/4, SEC. 22, T. 24 N., R. 6 E., W.M.,  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

## SITE PLAN



Δ = 04°42'50"  
R = 413.52'  
L = 34.02'

**NOTES:**

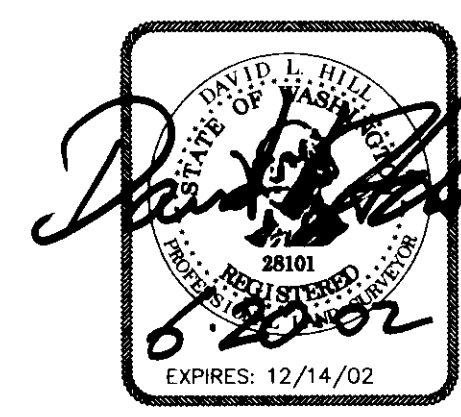
1. INSTRUMENTATION FOR THIS SURVEY WAS A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON APRIL 2002, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.
3. SEE SHEETS 3, 4, 5, 6, OF 6 FOR HORIZONTAL UNIT BOUNDARIES & COMMON ELEMENTS.
4. FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND DETAILS REFERENCE THE CONDOMINIUM DECLARATION UNDER KING COUNTY RECORDING NO. 20010327001766 AND AMENDMENTS THERETO.
5. FOR LEGAL DESCRIPTION AND TITLE ENCUMBRANCES REFERENCE CHICAGO TITLE INSURANCE COMPANY CONDOMINIUM CERTIFICATION, ORDER NO. 585298, DATED MAY 17, 2002, SUPPLEMENTAL COMMITMENT #3.
6. BUILDING TIES ARE MEASURED TO OUTSIDE FOUNDATION CORNERS AS SHOWN.
7. FOUNDATION DIMENSIONS ARE MEASURED ON OUTSIDE FACE OF FOUNDATION.
8. ALL LAND DESCRIBED HEREIN SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.
9. PARTY WALLS ARE 0.8 FEET THICK, EXTERIOR WALLS ARE 0.55 FOOT THICK
10. DIMENSIONS ON UNIT FLOOR PLANS ARE TO INTERIOR SURFACE OF PERIMETER STUD WALL OF UNIT.
11. REFERENCE FLOOR ELEVATION IS OF FINISH FLOOR. ALL CEILING HEIGHTS IN FLOOR PLANS ARE MEASURED FROM REFERENCE FLOOR ELEVATIONS.
12. THE UNIT BOUNDARIES AND SQUARE FOOTAGES ARE DETERMINED BY ACTUAL CONSTRUCTION AND SUPERCEDES ALL OTHER DATA SHOWN HEREON OR RECORDED.
13. ALL PATIOS, DRIVEWAYS, DECKS, FIREPLACE FLUES, CHIMNEYS AND OTHER APPARATUS ASSOCIATED WITH FIREPLACES AND WHICH ARE NOT WITHIN A UNIT BOUNDARY AND EXTERIOR WALKWAYS ARE LIMITED COMMON ELEMENTS.
14. DIMENSIONS ON UNIT FLOOR PLANS HAVE BEEN AVERAGED AND ARE PLUS OR MINUS APPROXIMATELY 0.2 OF A FOOT.

15. THE ARCHITECTURAL AND CIVIL PLANS WERE APPROVED FOR CONSTRUCTION BY KING COUNTY AND IT IS ASSUMED THAT THE IMPROVEMENTS BUILT ON THE SITE CONFORM TO ALL APPLICABLE ZONING, SENSITIVE AREA AND BUILDING CODES.
16. PHASE IV OF THE CONDOMINIUM CONSISTS ONLY OF THE 6 UNITS IN BUILDING K.
17. SUBJECT TO AN EASEMENT FOR A NATURAL OR CONSTRUCTED CONVEYANCE SYSTEM (OF STORM WATER) AND RIGHT TO INGRESS AND EGRESS FOR INSPECTION, MAINTENANCE AND REPAIR TO THE SYSTEM RECORDING NO. 20000518000482.
18. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS AND NOTES, AS CONTAINED IN KING COUNTY BOUNDARY LINE ADJUSTMENT NUMBER L98L0090, AS RECORDED IN BOOK 133 OF SURVEYS AT PAGES 3, A-D UNDER KING COUNTY RECORDING NO. 19991014900010.
19. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS AND NOTES, AS CONTAINED IN SURVEY MAP OR PLANS FOR TRILLIUM HEIGHT PHASES I, II, & III.
20. SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, AND LIABILITY FOR ASSESSMENTS, CONTAINED IN DECLARATION OF CONDOMINIUM, RECORDING NO. 20010327001766. AND AMENDMENTS THERETO.
21. SUBJECT TO AGREEMENT REGARDING INGRESS, EGRESS, AND UTILITES EASEMENT RECORDING NO. 9901202611.
22. SUBJECT TO AGREEMENT REGARDING STORM DRAINAGE EASEMENTS RECORDING NO. 20000526000242.
23. SUBJECT TO AGREEMENT REGARDING ADJACENT PROJECT STORM DRAINAGE EASEMENTS AND AGREEMENT, RECORDING NO. 20001130001068.
24. SUBJECT TO AGREEMENT REGARDING INGRESS, EGRESS & UTILITY EASEMENTS RECORDING NO. 20001130001067.
25. SUBJECT TO AGREEMENT REGARDING BROADBAND (CABLE TV) SERVICE AND MEMORANDUM OF EASEMENT, RECORDING NO. 20010327000653.

26. SUBJECT TO AGREEMENT REGARDING CABLE TV SERVICE EASEMENT RECORDING NO. 20010315000127.

BENCH MARK: INVERT OF SANITARY SEWER MANHOLE #30, SOUTH OF UNIT G-1, BUILDING G. ELEVATION 347.84

VERTICAL DATUM: N.G.V.D. 1929

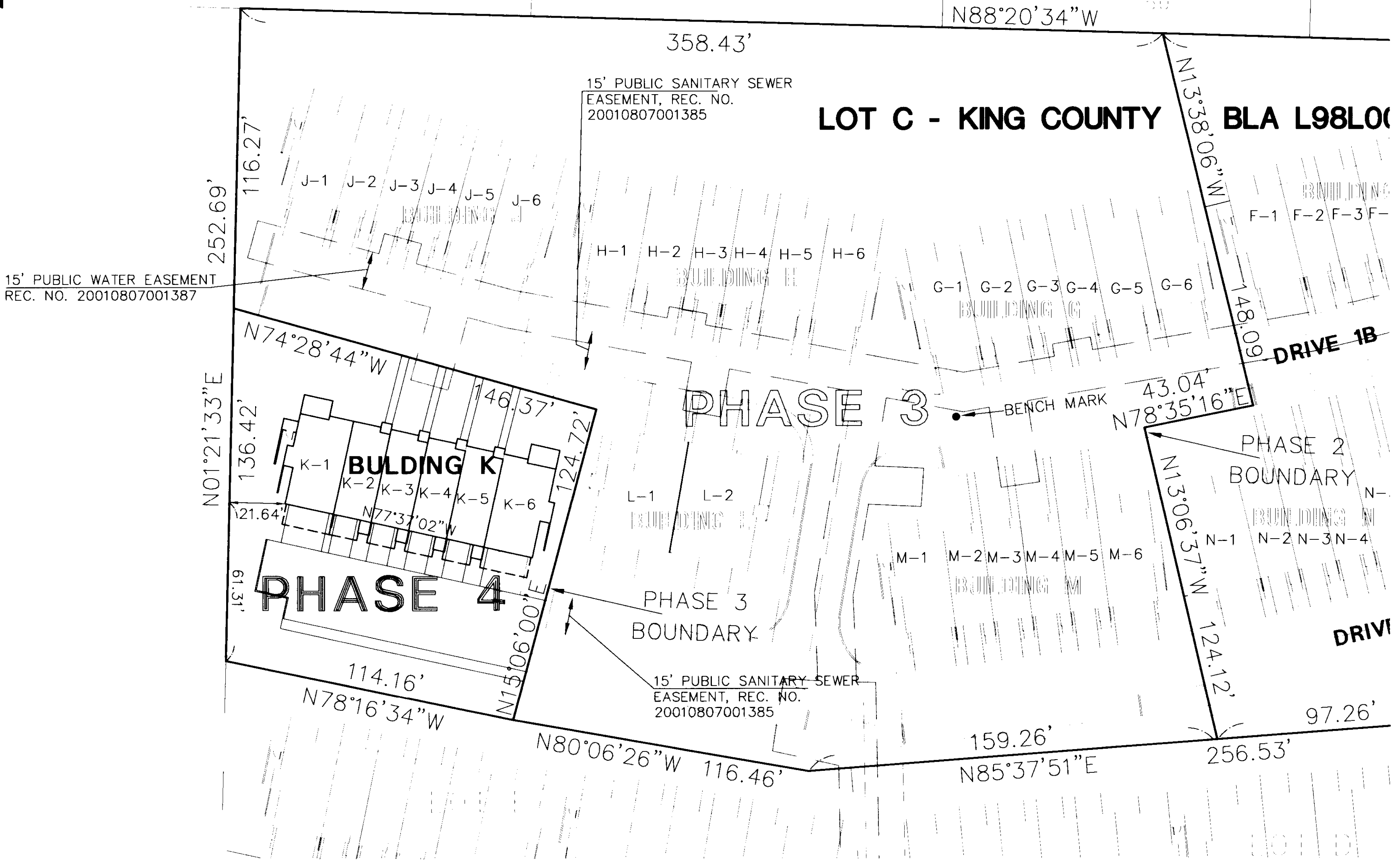
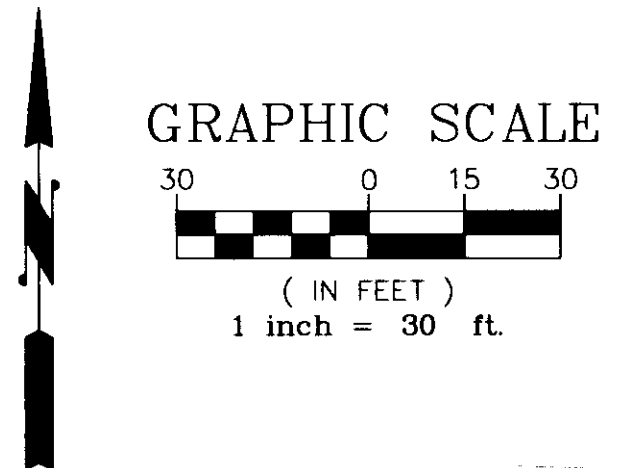


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VOL. PAGE

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**A CONDOMINIUM, PHASE IV**  
 SITUATE IN THE N 1/2, OF SW 1/4, SEC. 22, T. 24 N., R. 6 E., W.M.,  
 CITY OF ISSAQUAH, KING COUNTY, WASHINGTON  
**SITE PLAN 1"= 30'**



BENCH MARK: INVERT OF SANITARY SEWER MANHOLE  
 #30, SOUTH OF UNIT G-1, BUILDING G  
 ELEVATION 337.84

VERTICAL DATUM: N.G.V.D. 1929



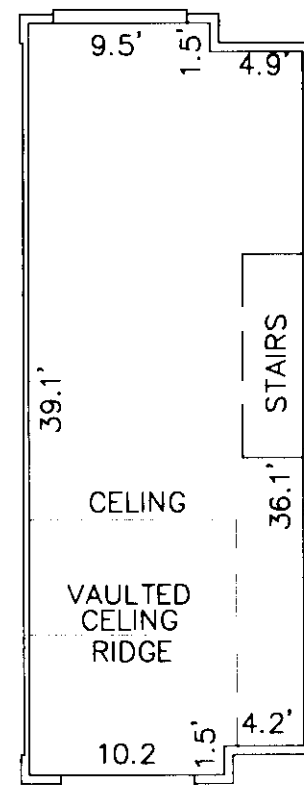
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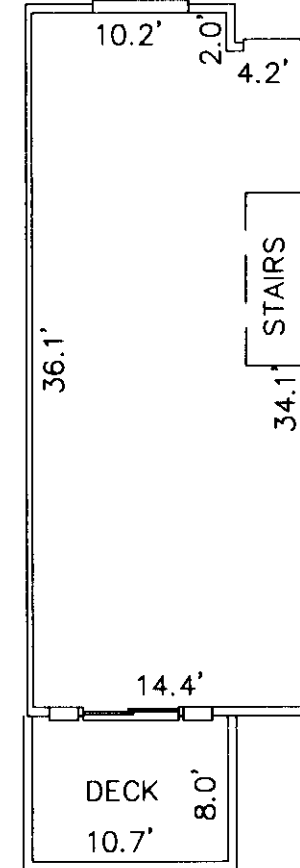
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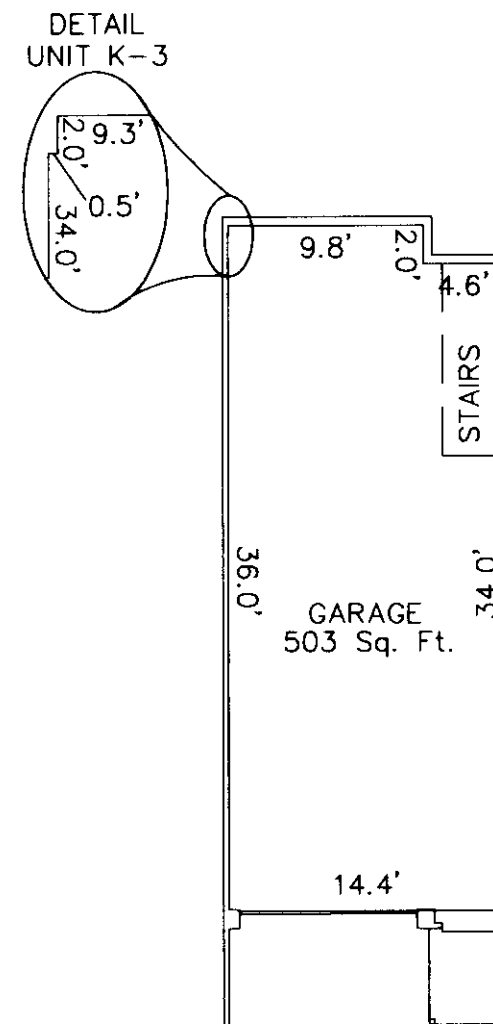
## UNIT PLAN



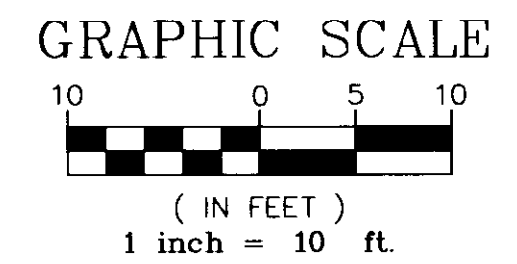
**SECOND FLOOR**



**FIRST FLOOR**

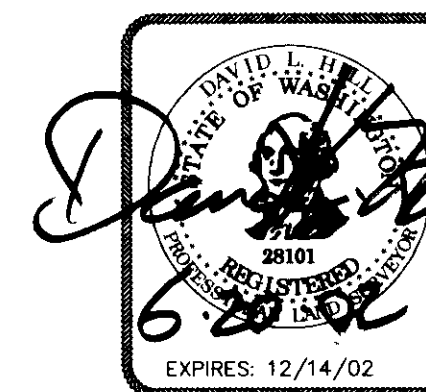


**GARAGE FLOOR**



**UNIT DATA**

BLDG.	UNIT #	LIVING SQ.FT.	GARAGE FLOOR ELEV.	GARAGE CEILING ELEV.	1ST FLOOR ELEV.	1ST FLOOR CEILING ELEV.	2ND FLOOR ELEV.	2ND FLOOR CEILING ELEV.	VAULTED CEILING RIDGE ELEV.
K	K2	1059	340.18	349.27	350.43	359.93	360.31	368.46	369.70
K	K3	1058	340.20	349.29	350.43	359.93	360.32	368.47	369.71
K	K4	1059	340.18	349.27	350.43	359.93	360.28	368.43	369.67
K	K5	1058	338.16	347.27	348.46	357.96	358.25	366.40	367.64



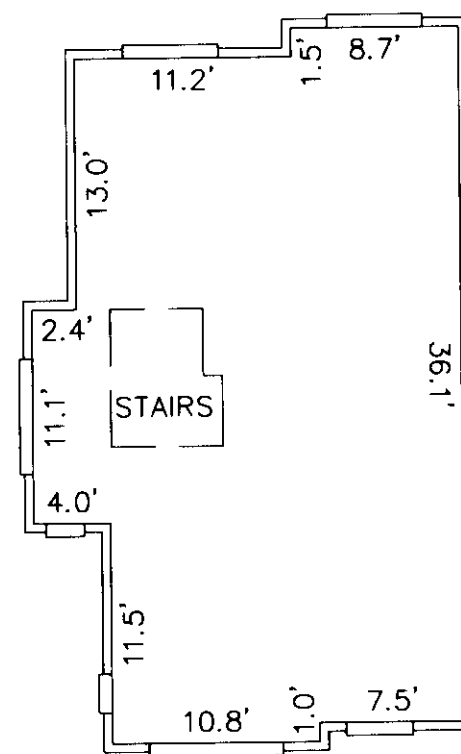
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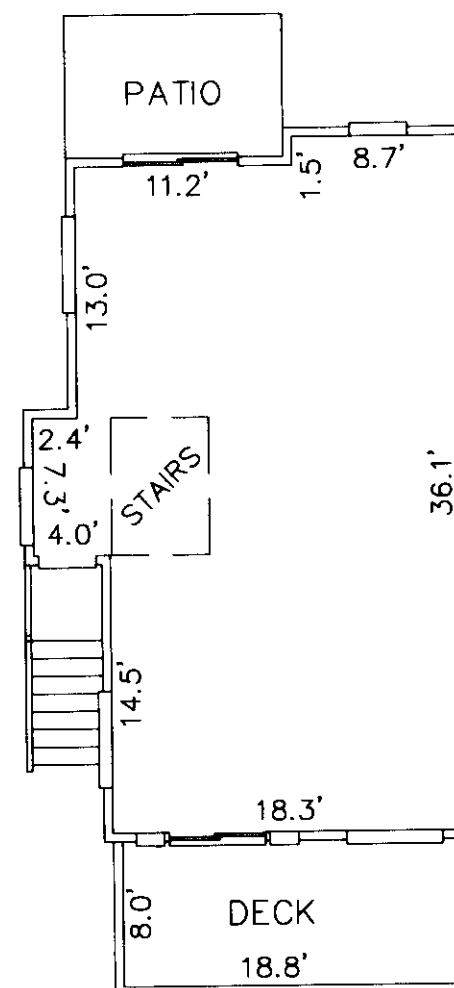
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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

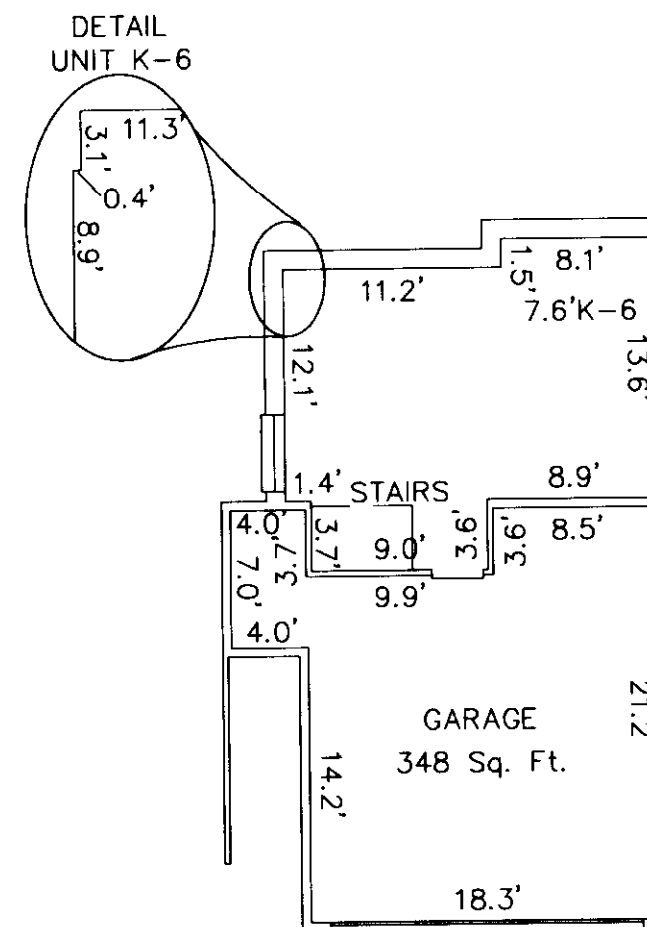
## UNIT PLAN



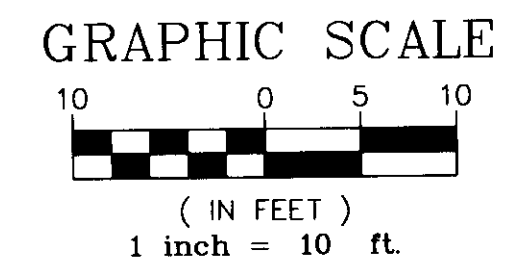
**SECOND FLOOR**



**FIRST FLOOR**



**GARAGE FLOOR**



### UNIT DATA

BLDG.	UNIT #	LIVING SQ.FT.	GARAGE FLOOR ELEV.	GARAGE CEILING ELEV.	1ST FLOOR ELEV.	1ST FLOOR CEILING ELEV.	2ND FLOOR ELEV.	2ND FLOOR CEILING ELEV.
K	K1	1730	340.21	349.21	350.46	359.49	360.27	368.41
K	K6-R	1728	338.20	347.25	348.46	357.51	358.32	366.44

R = REVERSE FLOOR PLAN

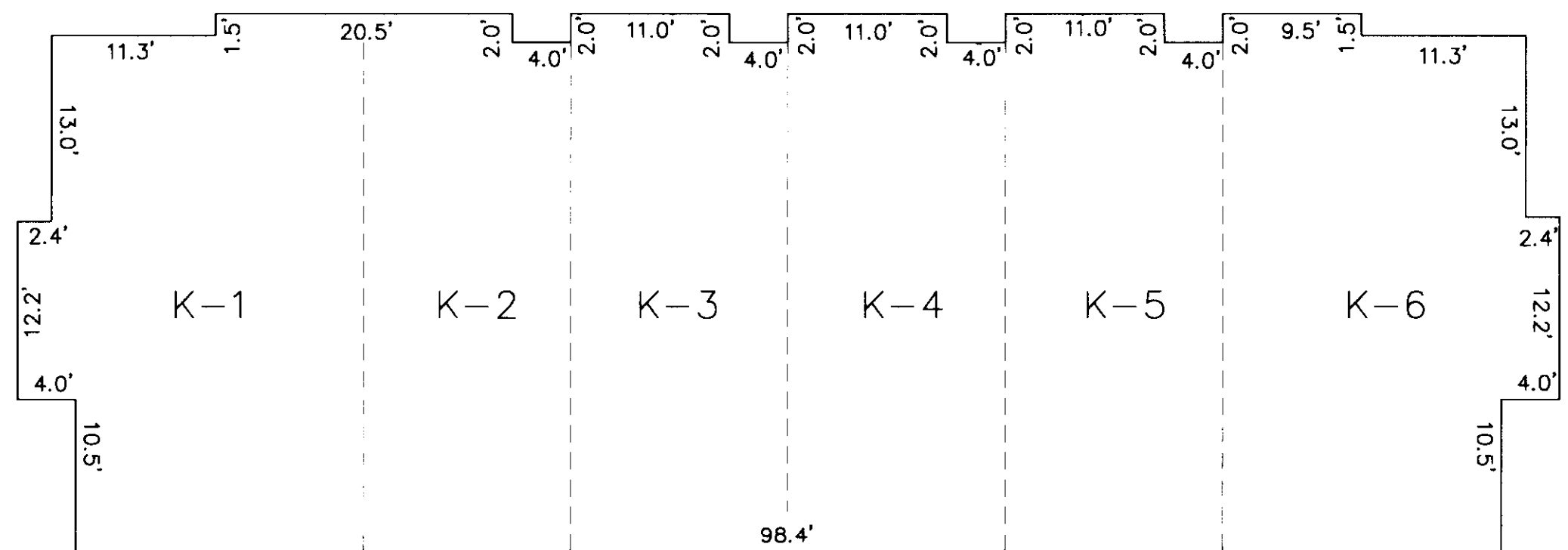


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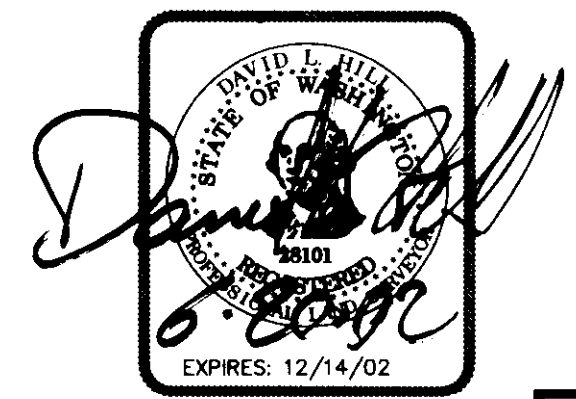
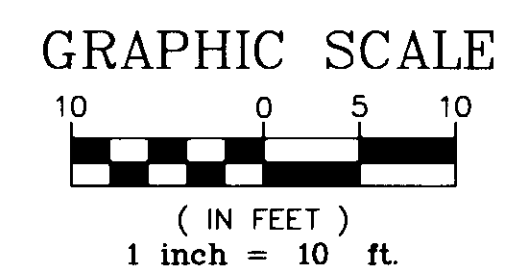
DATE:  
6-14-2002

JOB NO.  
20090FC

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A CONDOMINIUM, PHASE IV**  
SITUATE IN THE N 1/2, OF SW 1/4, SEC. 22, T. 24 N., R. 6 E., W.M.,  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON  
**BUILDING FOUNDATIONS**



**BUILDING K**



**CONCEPT ENGINEERING, INC.**  
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ISSAQUAH, WASHINGTON 98027  
(425) 392-8055 FAX (425) 392-0108

DATE: 6-14-2002 JOB NO. 20090FC

PROJECT # 20090 TRILLIUM CONDOS  
XREFS: E0905/04  
FILE NAME (UPDATED BY) P:\2009\20090\SURVEY\DWG\CONDOS\PHASE\_4\20090FC\E0905/04.DWG  
PLOT DATE & TIME (DATE) JUN 14, 2002 4:06:58 PM  
LX SETUP  
PLOT VIEW PT  
PLOT SCALE 1=1

VOL. PAGE