# SPRING PEAK CONDOMINIUM, PHASE I

A PORTION OF THE SE 1/4, OF THE SW 1/4, SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

### DECLARATION

DECLARANT:

WE, THE UNDERSIGNED OWNER OR OWNERS OF INTEREST IN FEE SIMPLE OF THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARE THIS SURVEY MAP AND PLANS FOR SPRING PEAK CONDOMINIUM, PHASE I, AND DEDICATE THE SAME FOR A CONDOMINIUM, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT, RCW 64.34, ET SEQ., AND NOT FOR ANY PUBLIC PURPOSE: ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS THEREBY CREATED ARE SUBSTANTIALLY COMPLETED. THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF ARE RESTRICTED BY LAW AND THE DECLARATION FOR SPRING PEAK CONDOMINIUM, PHASE I, RECORDED UNDER KING COUNTY

RECORDING NO 20160401000587

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS DECLARATION.

TALUS PARCEL 16-1 LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Dan T. Swallow

ITS: Development Director

## ACKNOWLEDGMENTS

STATE OF WASHINGTON

COUNTY OF KING

DATED. March 2016

SS: - : - -

CATHY M. LONG
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES

06-16-16

MY APPOINTMENT EXPIRES: L-"/6

#### LEGAL DESCRIPTION-LAND IN THE CONDOMINIUM

REVISED PARCEL 16-1, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004, IN KING COUNTY, WASHINGTON;

SAID BOUNDARY LINE ADJUSTMENT BEING A SUBDIVISION OF PARCELS 17—A, 17—B, 17—C AND 17—D, AND TRACT E, TALUS DIV. A, A MASTER PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 201 OF PLATS, PAGES 38 THROUGH 50, IN KING-COUNTY, WASHINGTON; AND OF LOT 1 AND TRACT X, CITY OF ISSAQUAH SHORT PLAT NUMBER SP—04—001EV, "RECORDED UNDER RECORDING NUMBER 20040519900001, IN KING COUNTY, WASHINGTON.

#### LEGAL DESCRIPTION-LAND DESIGNATED FOR SUBSEQUENT PHASES

REVISED PARCEL 16-1, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004, IN KING COUNTY, WASHINGTON, EXCEPT THE FOLLOWING DESCRIBED PORTION;

BEGINNING AT THE SOUTHERN MOST CORNER OF SAID PARCEL; THENCE N2813'37"W ALONG THE WEST LINE OF SAID PARCEL AND THE EASTERLY RIGHT—OF WAY MARGIN OF SHY BEAR WAY, 125.10 FEET; THENCE N61'46'23"E 46.28 FEET; THENCE N19'01'31"W 63.15 FEET; THENCE N70'58'31"E 71.38 FEET; THENCE N87'12'44"E 128.72 FEET TO THE EASTERLY LINE OF SAID PARCEL; THENCE THE FOLLOWING TWO COURSES AND DISTANCES ALONG SAID EASTERLY LINE: S01'00'07"W 39.79 FEET AND THENCE S10'19'20"W 71.04 FEET; THENCE N28'57'25"W 94.58 FEET; THENCE N87'14'46"E 58.71 FEET; THENCE S28'13'37"E 26.64 FEET; THENGE S61'46'23"W 55.82 FEET; THENCE S28'13'37"E 123.64 FEET TO THE SOUTH LINE OF SAID PARCEL; THENCE S61'46'23"W ALONG SAID SOUTH LINE, 69.36 FEET TO THE POINT OF BEGINNING.

# RESTRICTIONS

- THIS SITE IS SUBJECT TO AN EASEMENT FOR UTILITY SYSTEMS AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20021010001653.
- . THIS SITE IS SUBJECT TO AN EASEMENT FOR TELECOMMUNICATIONS FACILITIES AND APPURTENANCES AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20021010002642.

- THIS SITE IS SUBJECT TO AN EASEMENT FOR UNDERGROUND AND ABOVE GROUND COMMUNICATION SYSTEMS AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20030121002116.
- 4. THIS SITE IS SUBJECT TO A COVENANT TO BEAR PART OR ALL OF THE COST OF CONSTRUCTION OR REPAIR OF AN ACCESS EASEMENT OVER ADJACENT PROPERTY AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20050718001156.
- 5. THIS SITE IS SUBJECT TO A COVENANT TO BEAR-PART OR ALL OF THE COST OF CONSTRUCTION OR REPAIR OF AN ACCESS EASEMENT OVER ADJACENT PROPERTY AND THE TERMS\_AND CONDITIONS THEREOF AS RECORDED UNDER-RECORDING NUMBER 20050718001157.
- 6. THIS SITE IS SUBJECT TO AN EASEMENT FOR ACCESS AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20070724002095, SAID EASEMENT IS A RE—RECORDING OF EASEMENT RECORDED UNDER RECORDING NUMBER 20070612002879.
- THIS SITE IS SUBJECT TO AN EASEMENT FOR TEMPORARY CONSTRUCTION AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20130212001725.
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, PROVISIONS, DEDICATIONS, SETBACKS, AND NOTES, IF ANY, AS SET FORTH ON THE FACE OF THE PLAT OF TALUS DIV. A, RECORDED IN VOLUME 201 OF PLATS, AT PAGES 38–50.
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, PROVISIONS, DEDICATIONS, SETBACKS, AND NOTES, IF ANY, AS SET FORTH ON THE FACE OF CITY OF ISSAQUAH SHORT PLAT NUMBER SP01—001EV, RECORDED UNDER RECORDING NUMBER 20010830900005.
- O. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, PROVISIONS, DEDICATIONS, SETBACKS, AND NOTES, IF ANY, AS SET FORTH ON THE FACE OF CITY OF ISSAQUAH SHORT PLAT NUMBER SP04—001EV, RECORDED UNDER RECORDING NUMBER 20040519900001.
- 11. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, PROVISIONS, DEDICATIONS, SETBACKS, AND NOTES, IF ANY, AS SET FORTH ON THE FACE OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLAGS—004EV, RECORDED UNDER RECORDING NUMBER 20040526900004.
- . THIS SITE IS SUBJECT TO OIL AND MINERAL RESERVATIONS AND EXCEPTIONS CONTAINED IN DEED RECORDED UNDER RECORDING NUMBER 212072 AND AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7703160431.
- 13. THIS SITE IS SUBJECT TO MATTERS CONTAINED IN DOCUMENT ENTITLED DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR TALUS AS RECORDED UNDER RECORDING NUMBER 20010913001304, AND MODIFICATIONS THERETO AS RECORDED UNDER RECORDING NUMBERS 20031223001555, 20040416001050, 20050315001242, 20070628001263, 20070710000991.
  - THIS SITE IS SUBJECT TO CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY FOR ASSESSMENTS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 20010924001305, AND MODIFICATIONS THERETO AS RECORDED UNDER RECORDING NUMBER 20031223001554, 20040416001051, 20050628000474, 20051213002703, 20070628001260, 20070710000990
- 15. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 20010914001232,
- 16. THIS SITE IS SUBJECT TO A PRE—ANNEXATION AGREEMENT FOR COUGAR MOUNTAIN EAST VILLAGE AS RECORDED UNDER RECORDING NUMBER 9606170285.
- 17. THIS SITE IS SUBJECT TO A MEMORANDUM OF DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20000209001923.
- 18. THIS SITE IS SUBJECT TO AN EASEMENT FOR GAS AND ELECTRICITY FACILITIES AND APPURTENANCES AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20150311001051.

# DEPARTMENT OF ASSESSMENTS

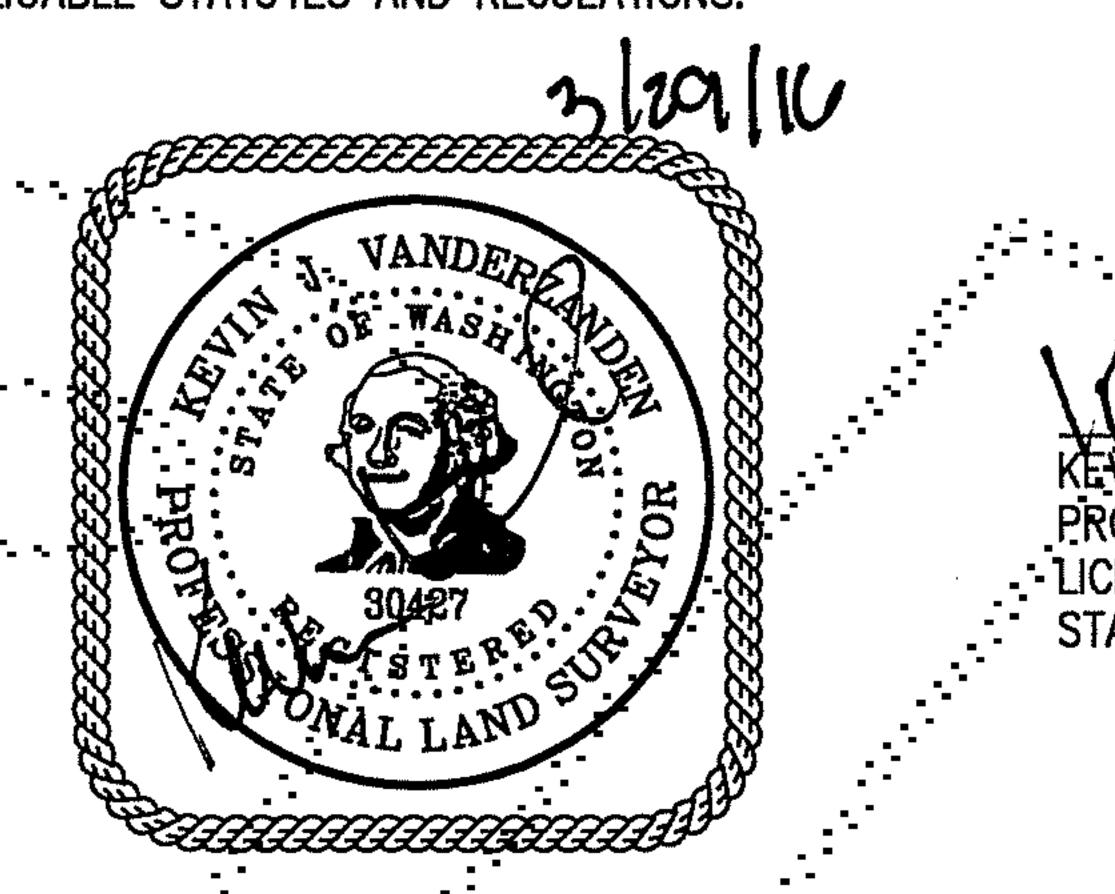
EXAMINED AND APPROVED THIS 315 DAY OF March 2016

John Wilson

DEPUTY ASSESSOR

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR SPRING PEAK CONDOMINIUM, PHASE I IS BASED UPON A FIELD SURVEY; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; THAT THE LOCATION OF THE BUILDING AND THE DIMENSIONS OF THE UNITS, ARE CORRECT; THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THIS SURVEY; THAT ALL INFORMATION REQUIRED BY RCW 64.34.232 IS SHOWN CORRECTLY HEREON, AND THAT I HAVE FULLY COMPLIED WITH ALL APPLICABLE STATUTES AND REGULATIONS.



KEVIN J. VANDERZANDEN
PROFESSIONAL LAND SURVEYO
LICENSE NO. 30427
STATE OF WASHINGTON

### RECORDING CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF APRIL\_\_\_\_ 2016

AT 1:30 PM, AT THE REQUEST OF

Core Design

VOLUME: <u>286</u>
PAGES: <u>87</u> TO <u>89</u>

DIRECTOR OF RECORDS

Norm Alberg

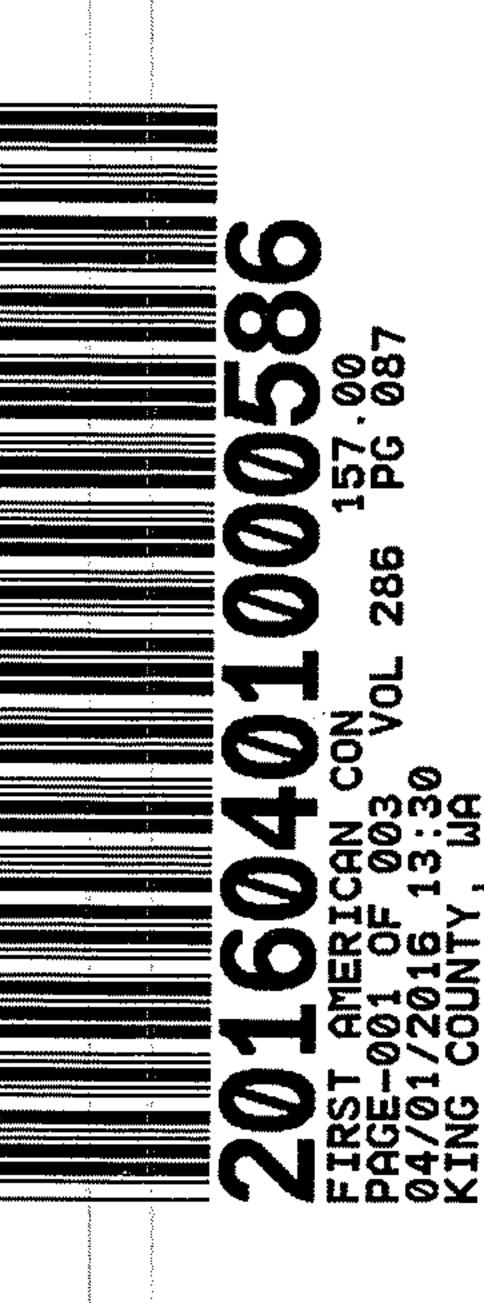



14711 N.E. 29th Pl. Suite 101 Bellevue, Washington 98007 125.885.7877 Fax 425.885.7963

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JOB NO.

14063





SHEET 3 OF 3

SURVEY MAP AND PLANS FOR

# SPRING PEAK CONDOMINIUM, PHASE I

A PORTION OF THE SE 1/4, OF THE SW 1/4, SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.



SCALE: 1" = 10'

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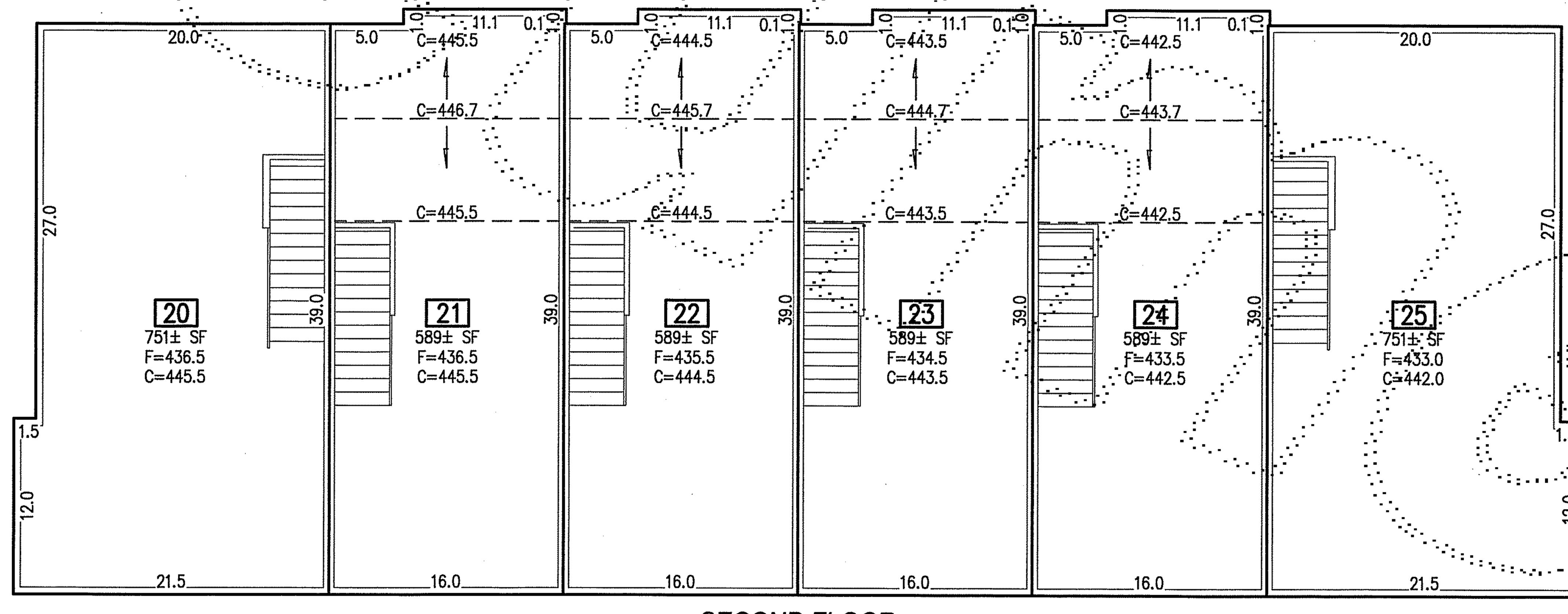
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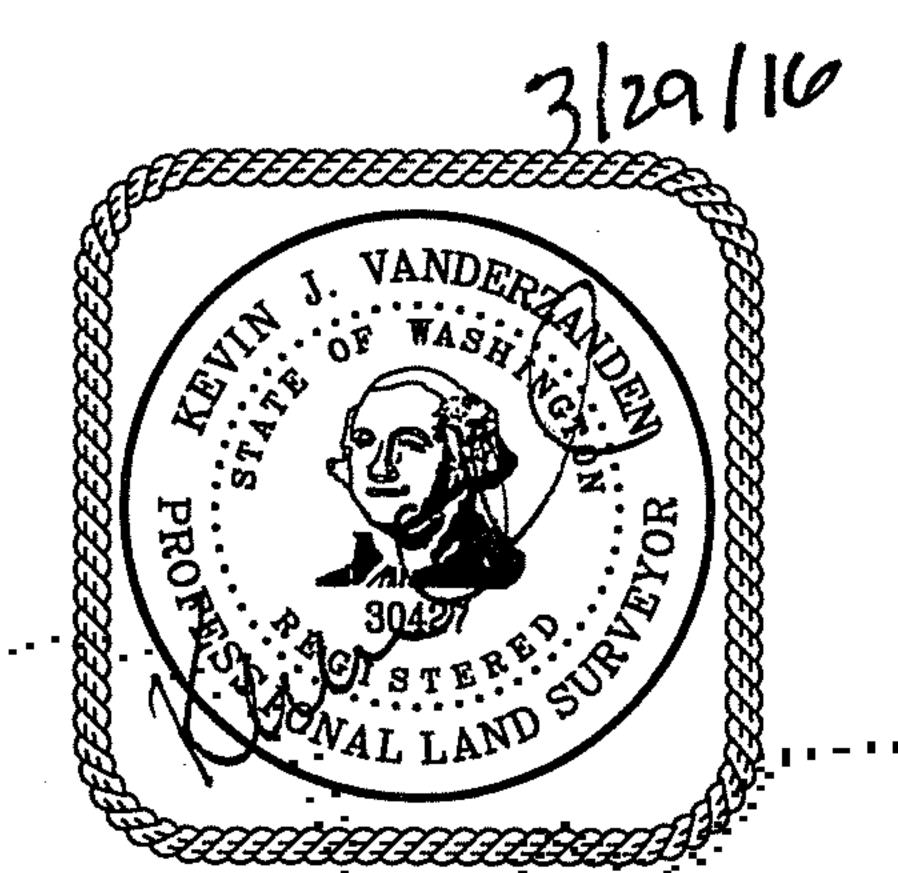
NOTES

- 1. THE SIDE BOUNDARIES ARE THE CENTERLINE OF PARTY WALLS BETWEEN UNITS AND THE OUTSIDE FACE OF STUDS AND INSIDE FACE OF MASONRY FOR THE OTHER PERIMETER WALLS AND ARE SHOWN WITHIN  $\pm 0.10$  FEET.
- 2. THE UPPER AND LOWER BOUNDARIES OF THE UNITS ARE THE INSIDE "PAINT" SURFACE OF THE CEILING WALLBOARD, AND THE FINISHED FLOOR EXCLUSIVE OF CARPET AND ARE SHOWN WITHIN  $\pm 0.10$  FEET.
- 3. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.



SECOND FLOOR

BUILDING 5



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DESIGN

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