

# VICTORIAN LANE A CONDOMINIUM

## SE 1/4 NW 1/4 SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

### LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF LOT 3  
KING COUNTY SHORT PLAT NO. 1077048, RECORDED  
UNDER RECORDING NO. 7902150926, IN KING COUNTY,  
WASHINGTON;  
THENCE S 85°55'42" W, 129.92 FEET, TO THE TRUE  
POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE CONTINUING S 85°55'42" W, A DISTANCE OF  
111.48 FEET;  
THENCE N 02°06'02" E, 239.74 FEET;  
THENCE N 85°55'42" E, 111.48 FEET;  
THENCE S 02°06'02" W, 239.74 FEET, TO THE TRUE  
POINT OF BEGINNING.

(ALSO KNOWN AS LOT D ISS-LLA 96-09 RECORDING NO. 9610140426 & 9610149005)

### NOTES:

1. BUILDING TIES ARE MEASURED TO OUTSIDE FOUNDATION CORNER AND MEASURED AT RIGHT ANGLES TO PROPERTY LINES EXCEPT AS NOTED.
2. FOUNDATION DIMENSIONS ARE MEASURED ON OUTSIDE FACE OF FOUNDATION.
3. ALL LAND DESCRIBED HEREIN SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.
4. PARTY WALLS ARE 0.8 FOOT THICK, EXTERIOR WALLS ARE 0.4 FOOT THICK.
5. DIMENSIONS ON UNIT FLOOR PLANS ARE TO INTERIOR SURFACE OF PERIMETER WALL OF UNIT.
6. FLOOR ELEVATION WERE FIELD MEASURED. ALL CEILING HEIGHTS WERE MEASURED FROM FLOOR ELEVATION.
7. DIMENSIONS ON UNIT FLOOR PLANS HAVE BEEN AVERAGED AND ARE PLUS OR MINUS APPROXIMATELY 0.2 OF A FOOT.
8. THE UNIT BOUNDARIES AND SQUARE FOOTAGES ARE DETERMINED BY ACTUAL CONSTRUCTION AND SUPERCEDES ALL OTHER DATA SHOWN HEREON OR RECORDED.
9. THE WALKWAY AND FRONT PORCH TO THE UNIT, THE DRIVEWAY IN FRONT OF THE GARAGE OF THE UNIT, THE FENCED-IN YARD AREA BEHIND THE UNIT AND THE EXTERIOR STAIRS, DECKS AND STORAGE AREAS ADJACENT TO THE UNIT ARE LIMITED COMMON ELEMENTS AS DEFINED IN THE DECLARATION.

### DEDICATION

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 UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED.

THIS CONDOMINIUM OR ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE DECLARATION FILED UNDER KING COUNTY RECORDING NUMBER 9701070171

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEAL.

### DECLARANT

LAURA LEE WIRKKALA  
AS HER SEPARATE ESTATE  
(FORMERLY LAURA LEE PRITT) -  
*Laura Lee Wirkkala*  
LAURA LEE WIRKKALA

### ACKNOWLEDGEMENTS

STATE OF WASHINGTON )  
COUNTY OF KING )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LAURA LEE WIRKKALA IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

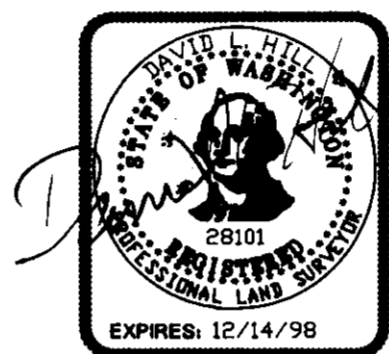
DATED: Dec 31, 1996



*Gary N. Ackerman*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING AT *Seattle*, Aug 1, 1999  
MY COMMISSION EXPIRES

### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT (SURVEY MAP AND PLANS) FOR VICTORIAN LANE, A CONDOMINIUM, IS BASED UPON AN ACTUAL SURVEY OF THE HEREIN DESCRIBED, CORRECTLY SHOWS THE COURSES AND DISTANCES, AND IN SO FAR AS THE BOUNDARIES OF THE LAND AND UNITS ARE CONCERNED, ACCURATELY DEPICTS THE LOCATIONS AND DIMENSIONS OF THE UNITS AS BUILT AND THAT ALL INFORMATION REQUIRED BY RCW 64.343232 IS SUPPLIED.



*David L. Hill* 12-19-96  
DAVID L. HILL  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 28101

### LAND SURVEYOR'S VERIFICATION

COUNTY OF KING )  
STATE OF WASHINGTON )  
SS

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.

*David L. Hill* 12-19-96  
DAVID L. HILL

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 DAY OF Dec 1996



*Michael V. Bryan*  
MICHAEL V. BRYAN  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES: June 5, 1997

### APPROVAL


EXAMINED AND APPROVED THIS 16th DAY OF January 1997. COPY RECEIVED OF THIS DOCUMENT AND OF THE DECLARATION.

DEPARTMENT OF ASSESSMENTS:  
BY: *Scott Noble* ASSESSOR BY: *D. Mantel* DEPUTY ASSESSOR

### RECORDING CERTIFICATE 9701070170

FILED FOR RECORD AT THE REQUEST OF GARY ACKERMAN THIS 7th DAY OF JAN 1997 AT 10:03 AND RECORDED IN VOLUME 137 OF CONDOMINIUMS, PAGES 9 THROUGH AND INCLUDING 11 RECORDS OF KING COUNTY, WASHINGTON.

DEPARTMENT OF RECORDS AND ELECTIONS  
BY: *Carol A. Carter*  
MANAGER/SUPERVISOR

 CONCEPT ENGINEERING, INC.  
455 RAINIER BOULEVARD NORTH, SUITE 200  
ISSAQUAH, WASHINGTON 98027  
(206) 392-8055 FAX (206) 392-0108

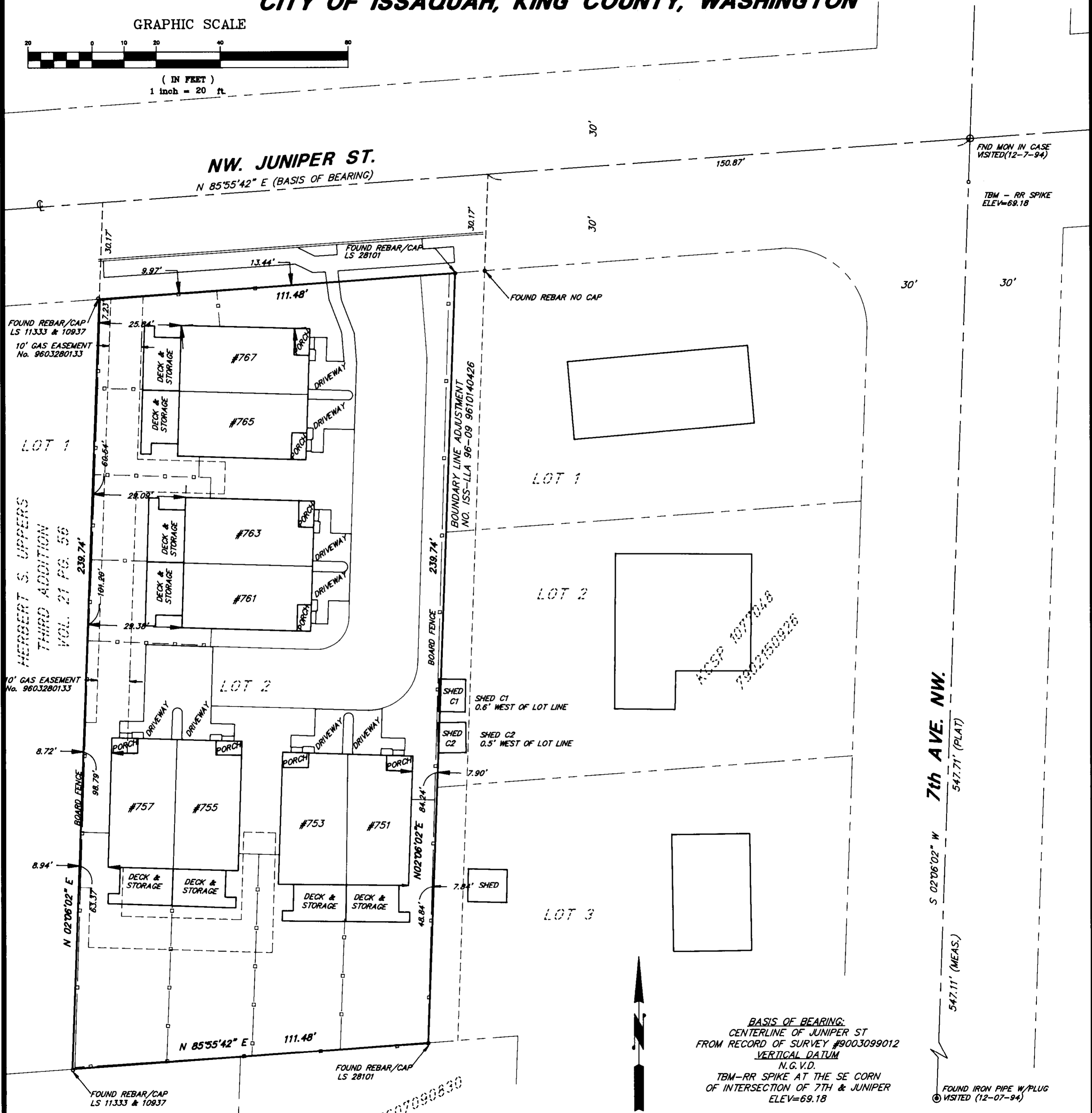
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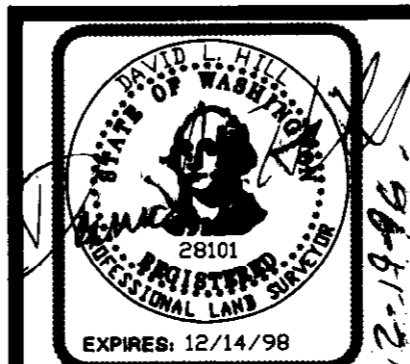
GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.



KOSP 376102-7607090830

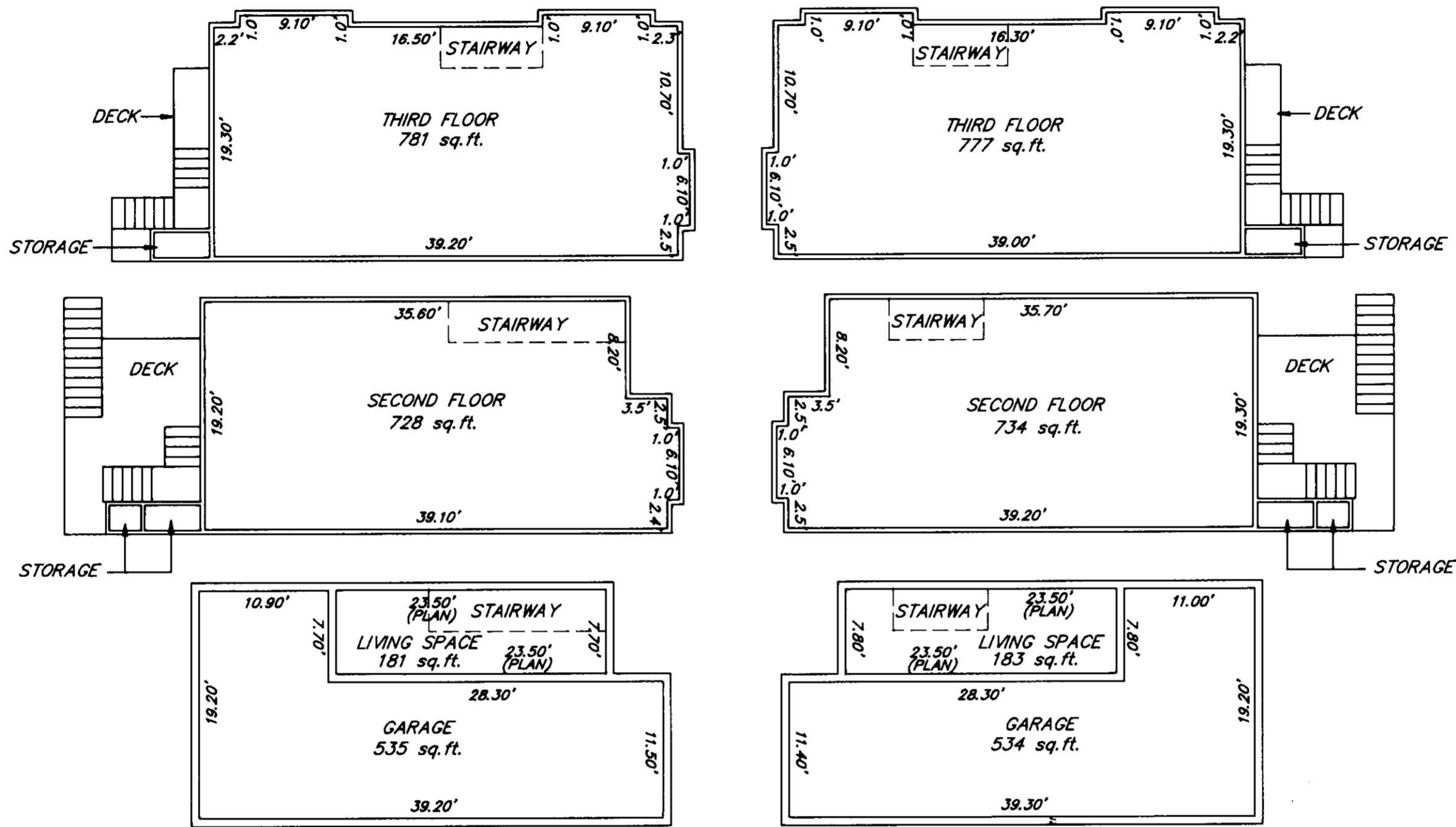


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### UNIT DIMENSIONS



**RIGHT SIDE UNITS**  
UNITS 767, 763, 753, 757  
SCALE: 1" = 10'

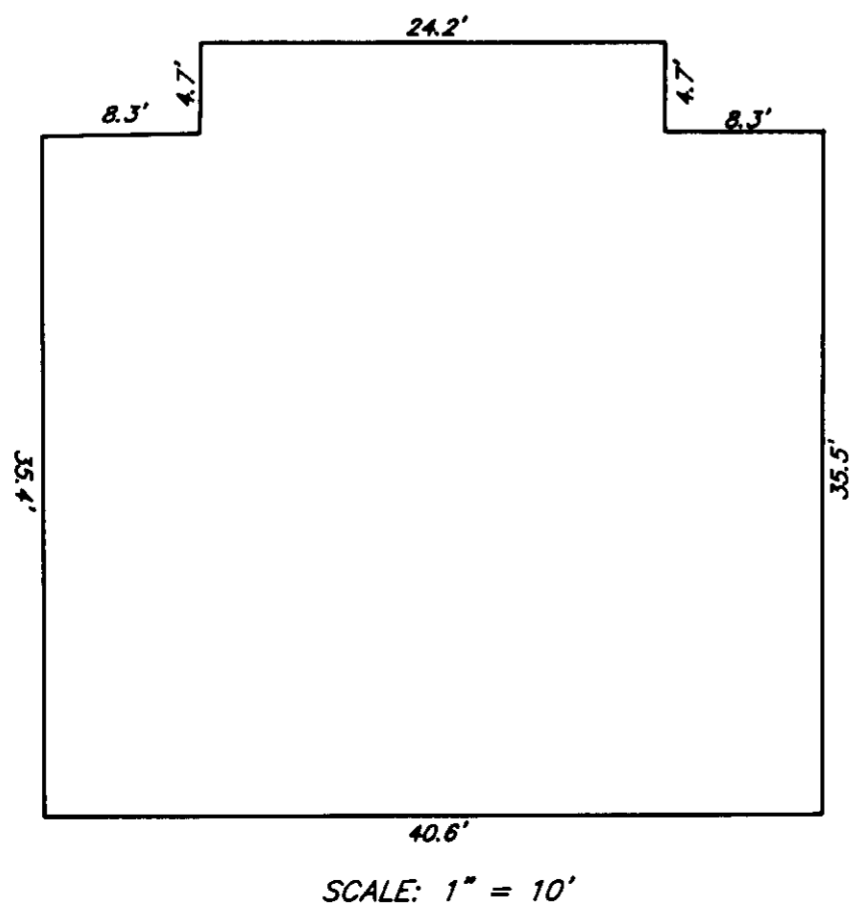
**LEFT SIDE UNITS**  
UNITS 765, 761, 751, 755  
SCALE: 1" = 10'

### UNIT DATA

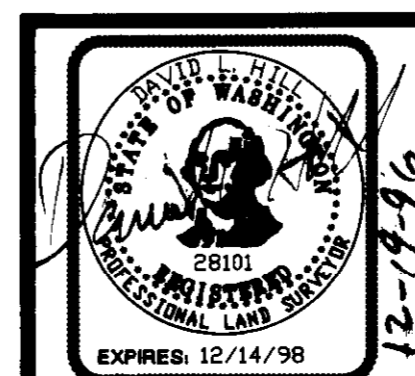
UNIT	LIVING SQ.FT.	GARAGE SQ.FT.	GARAGE FLOOR ELEVATION	GARAGE CEILING HEIGHT	SECOND FLOOR ELEVATION	SECOND FLOOR CEILING HEIGHT	THIRD FLOOR ELEVATION	THIRD FLOOR CEILING HEIGHT
767	1690	535	68.80'	8.7'	78.73'	9.0'	88.75'	8.2'
765	1694	534	68.80'	8.8'	78.72'	9.0'	88.76'	8.1'
763	1690	535	69.24'	8.7'	79.23'	9.0'	89.26'	8.1'
761	1694	534	69.24'	8.8'	79.22'	9.0'	89.23'	8.1'
751	1694	534	69.81'	8.8'	79.21'	9.0'	89.23'	8.1'
753	1690	534	69.81'	8.8'	79.18'	9.0'	89.22'	8.1'
755	1694	534	69.30'	8.7'	79.71'	9.0'	89.76'	8.2'
757	1690	534	69.30'	8.7'	79.68'	9.0'	89.73'	8.2'

NOTE: ALL EACH INDIVIDUAL FLOOR AREA INCLUDES THE STAIRWAY.

### EXTERIOR BUILDING DIMENSIONS



SCALE: 1" = 10'



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