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# HILL CONDOMINIUM P

PHASES TWO & THREE

NW 1/4, NE 1/4, SEC. 28, TWP. 27 N., RGE. 4 E., W.M., SNOHOMISH COUNTY, WASHINGTON

# - DECLARATION

We, the undersigned owner of the interest in the real property described herein, hereby declare this Survey Map and Plans 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. We further certify that all structural components and mechanical systems of all buildings contained and comprising any units hereby created or which are contained within Phase III (as described in the Declaration) are substantially completed.

This Survey Map and Plans and any portion thereof are restricted by law and the Declaration for Pheasant Hill Condominium, recorded under Snohomish County Recording No. 9704110615, the Amendment and Subsequent Phase Certificate for Pheasant Hill Condominium (Adding Phase II), recorded in Snohomish County under Recording No. 9710060505\_\_\_\_\_, and the original Survey Map and Plans for Phase I recorded in Snohomish County under Recording No. 9704115003, records of Snohomish County, Washington.

#### DECLARANT

KAURI 2 LIMITED PARTNERSHIP, a Washington limited partnership

By: Kauri Asset Management 2 L.L.C., a Washington limited liability company, its general partner.

By: Kauri Investments, Ltd., a Washington corporat**ro**n, Member

By: David K higherfoot

STATE OF WASHINGTON )

COUNTY OF KING )

DAVID LIGHTOUT is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the of Kauri Investments, Ltd., a Washington corporation, member of Kauri Asset Management 2 L.L.C., a Washington limited liability company, general partner of Kauri 2 Limited Partnership, a Washington limited partnership, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 3\_, 1997



## NOTE

Phase One of the condominium survey map and plans are filed under 9704115003.

### TITLE AND EASEMENTS

Full reliance has been placed in TRANSNATION Title Insurance Company Inc. report under Order No. 526438. A dated December 25, 1996, for proper legal description and revelation of easements. No further search of the record has been made.

This property is subject to an easement for underground/overhead electric distribution system to Public Utility District No.1 of Snohomish County, per document under Recording No. 8409180222.

This property is subject to an agreement and the terms and conditions thereof for Cable Television distribution per document under Recording No. 8503070125.

### DIMENSIONAL ACCURACY

Horizontal and vertical dimensions shown hereon are displayed within 0.1 feet of measured value. Sills and beams may extend into certain

# VERTICAL DATUM

Elevations shown hereon refer to City of Mountlake Terrace datum (NGVD 1929) and are based on benchmark no. 52-5, elevation 407.054, a P.K. nail 50 feet south of the driveway for Silver Oaks Apartments and benchmark no. 52-4, elevation 398.781, a P.K. nail 50 feet north of the driveway for Silver Oaks Apartments, as listed in the City of Mountlake Terrace 1991 Vertical Control Benchmark List.

#### SURVEYOR'S CERTIFICATE

I hereby certify that this survey map and plans for PHEASANT HILL CONDOMINIUMS Phase Two are based upon a survey of the property herein described that the angles and distances are correctly shown; that all information required by RCW 64.34.232 is supplied herein; and that all horizontal and vertical boundaries of the units are substantially completed in accordance with said plans.

Jerrold S. Steadman, P.L.S.
Professional Land Surveyor
License No. 29282
State of Washington

### SURVEYOR'S VERIFICATION

Jerrold S. Steadman, being first on oath duly sworn, states that he is the Professional Land Surveyor signing the Surveyor's Certificate, that he has examined these Plans and Survey Map, and believes the certificate to be a true statement.

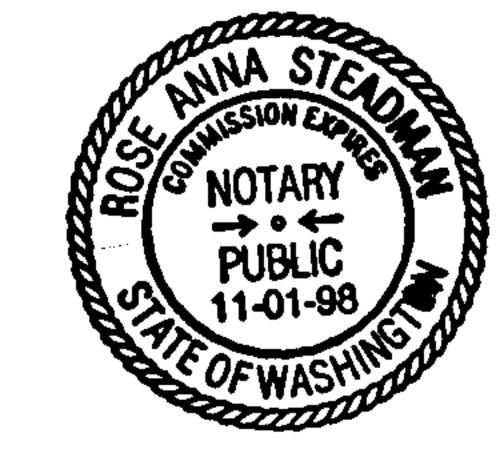
Jerrold S. Steadman, PLS

Subscribed and sworn to before me this **ZNO** day of **SEPTEMBER**,

By: Rose ANNA STENDMAN

NOTARY PUBLIC in and for the State of
Washington residing at SEATCE

Washington, residing at <u>SEATLE</u>
My commission expires <u>11-01-98</u>



# RECORDING CERTIFICATE

Filed for record at the request of KAURI 2 LIMITED PARTNERSHIP, a Washington limited liabilty company, School 6 \_\_\_\_\_, 199\_7, at \_\_\_\_\_ past 300 M. and recorded in Volume \_\_\_\_\_ of Condominiums, pages \_\_\_\_\_ to \_\_\_\_, records of Snohomish County, Washington.

BODTERWISH COUNTY AUDITOR DEPUTY SNOHOMISH COUNTY AUDITOR

28/2656

9710065004

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CONDOMINIUM SURVE MAP AND PLANS

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DATE: JANUARY 1997

DRAWN BY: KIRK

MAP CHECK: RLE FINAL CHECK: JSS 7 N RGF 4 F. W.M.

97001.00

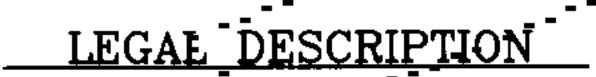
# HEBRANK, STEADMAN & ASSOCIATES, P.S. PROFESSIONAL LAND SURVEYORS

6564 FIFTH AVENUE SOUTH, SEATTLE, WASHINGTON 98108

(206) 762-4982

# HILL CONDOMINIUM PHASES TWO & THREE

NW 1/4, NE 1/4, SEC. 28, TWP. 27 N., RGE. 4 E., W.M., SNOHOMISH COUNTY, WASHINGTON



<u>Parcel a:</u>

East 200 feet of North half of Southwest quarter of Northwest quarter of Northwest quarter of Northwest Quarter of Northwest Quarter of Section 28, Township 27 North, Range 4 East, W.M.;

EXCEPT the South 150 feet thereof; \_\_\_\_\_\_AND EXCEPT the East 30 feet thereof conveyed to the City of Mountlake Terrace under Snohomish County Recording No. 8406120257;

<u>Parcel B:</u>

North half of Southwest quarter of Northwest quarter of Northeast quarter in Section 28, Township 27 North, Range 4 East, W.M.; EXCEPT the West 282 feet; 

and EXCEPT the East 200 feet thereof;

<u>Parcel c:</u>

North half of West 282 feet of North half of Southwest quarter of Northwest quarter of Northeast quarter of Section 28, Township 27 North, Range 4 East, W.M.; EXCEPT the West 30 feet for road;

PARCEL D:

All that portion of the Northwest quarter of the Northwest quarter of the Northeast quarter of Section 28, Township 27 North, Range 4 East, W.M., described as follows;

BEGINNING at the Northwest corner of the Northwest quarter of the Northeast quarter of Section 28;

thence South 01°43' East 345 feet to the true point of beginning; thence continue South 01°43' East 332.8 feet, more or less, to the Southwest corner of said Northwest quarter of the Northwest quarter of the Northeast quarter;

thence East along the South line of said Northwest quarter of the Northwest quarter of the Northeast quarter of said Section 28 for 377 feet; thence North 00°30' East 335.95 feet;

thence South 88°25' West 390 feet to the true point of beginning; EXCEPT the West 30 feet for road;

All Situate in the County of Snohomish, State of Washington.

LEGAL DESCRIPTION OF PROPERTY

SUBJECT TO DEVELOPMENT RIGHTS

PARCEL A: East 200 feet of North half of Southwest quarter of Northwest quarter of Northeast quarter of Section 28, Township 27 North, Range 4 East, W.M.; EXCEPT the South 150 feet thereof;

AND EXCEPT the East 30 feet thereof conveyed to the City of Mountlake Terrace under Snohomish County Recording No. 8406120257;

PARCEL B:

North half of Southwest quarter of Northwest quarter of Northeast quarter in Section 28, Township 27 North, Range 4 East, W.M.;

EXCEPT the West 282 feet;

and-EXCEPT the East 200 feet thereof;

· <del>-</del>------

--- North half of West 282 feet of North half of Southwest quarter of Northwest quarter of Northeast quarter of Section 28, Township 27 North, Range 4 East, W.M.;

EXCEPT the West 30 feet for road;

EXCEPT the West 30 feet for road;

All that portion of the Northwest quarter of the Northwest quarter of the Northeast quarter of Section 28, Township 27 North, Range 4 East, W.M., described as follows;

BEGINNING at the Northwest corner of the Northwest quarter of the Northeast quarter of Section 28;\_--thence South 01°43' East 345 feet to the true point of beginning; thence continue South 01°43' East 332.8 feet, more or less, to the Southwest corner of said Northwest quarter of the Northwest quarter of

the Northeast quarter; thence East along the South line of said Northwest quarter of the Northwest quarter of the Northeast quarter of said Section 28 for 377 feet; thence North 00°30' East 335.95 feet; thence South 88°25' West 390 feet to the true point of beginning; thence North 00°30' East 335.95 feet;

All Situate in the County of Snohomish, State of Washington.

LEGAL DESCRIPTION OF PROPERTY THAT MAY BE WITHDRAWN

NO LAND MAY BE WITHDRAWN.

9710065004



SURVEYORS LAND

6564 FIFTH AVENUE SOUTH, SEATTLE, WASHINGTON 98108

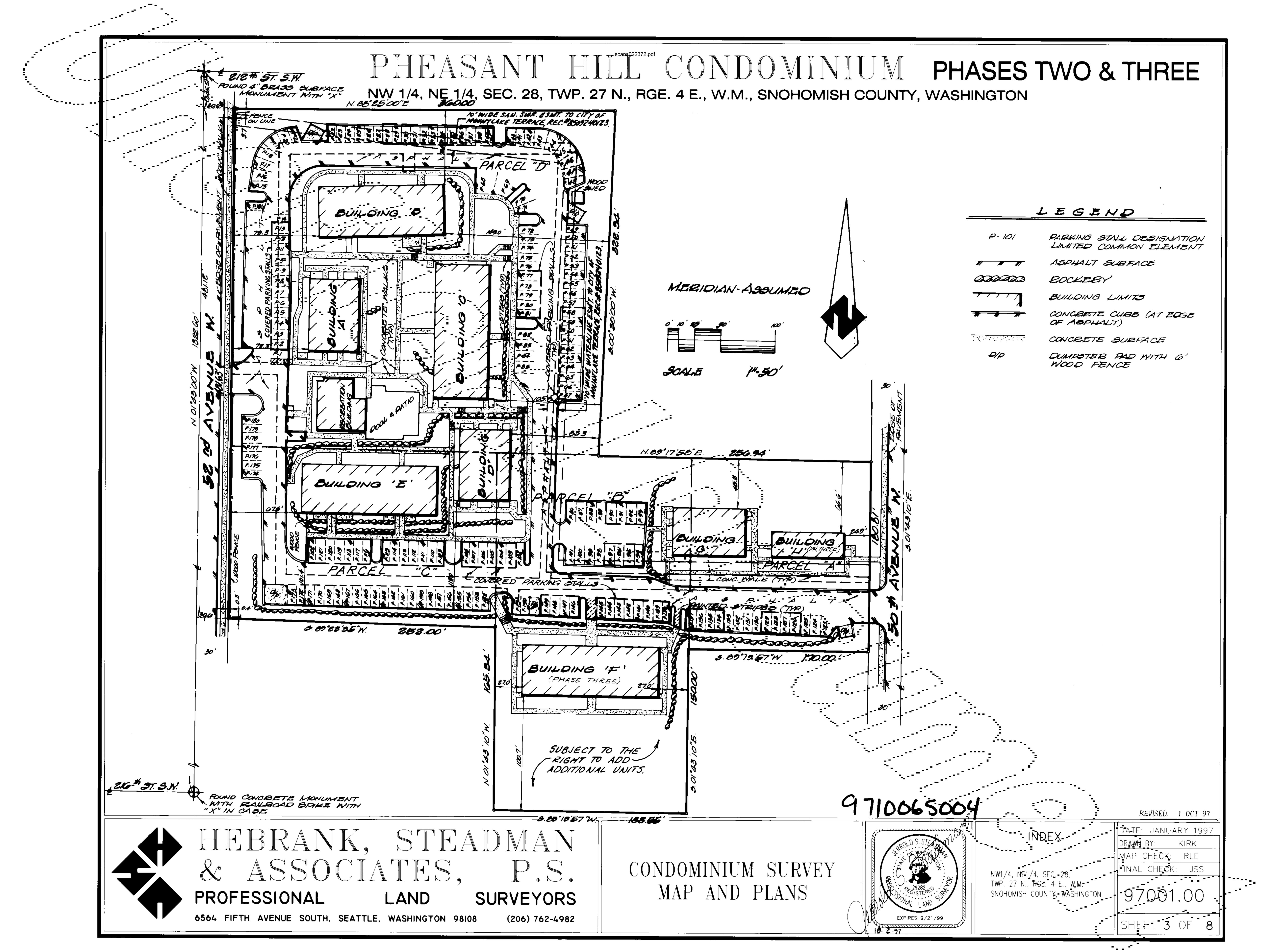
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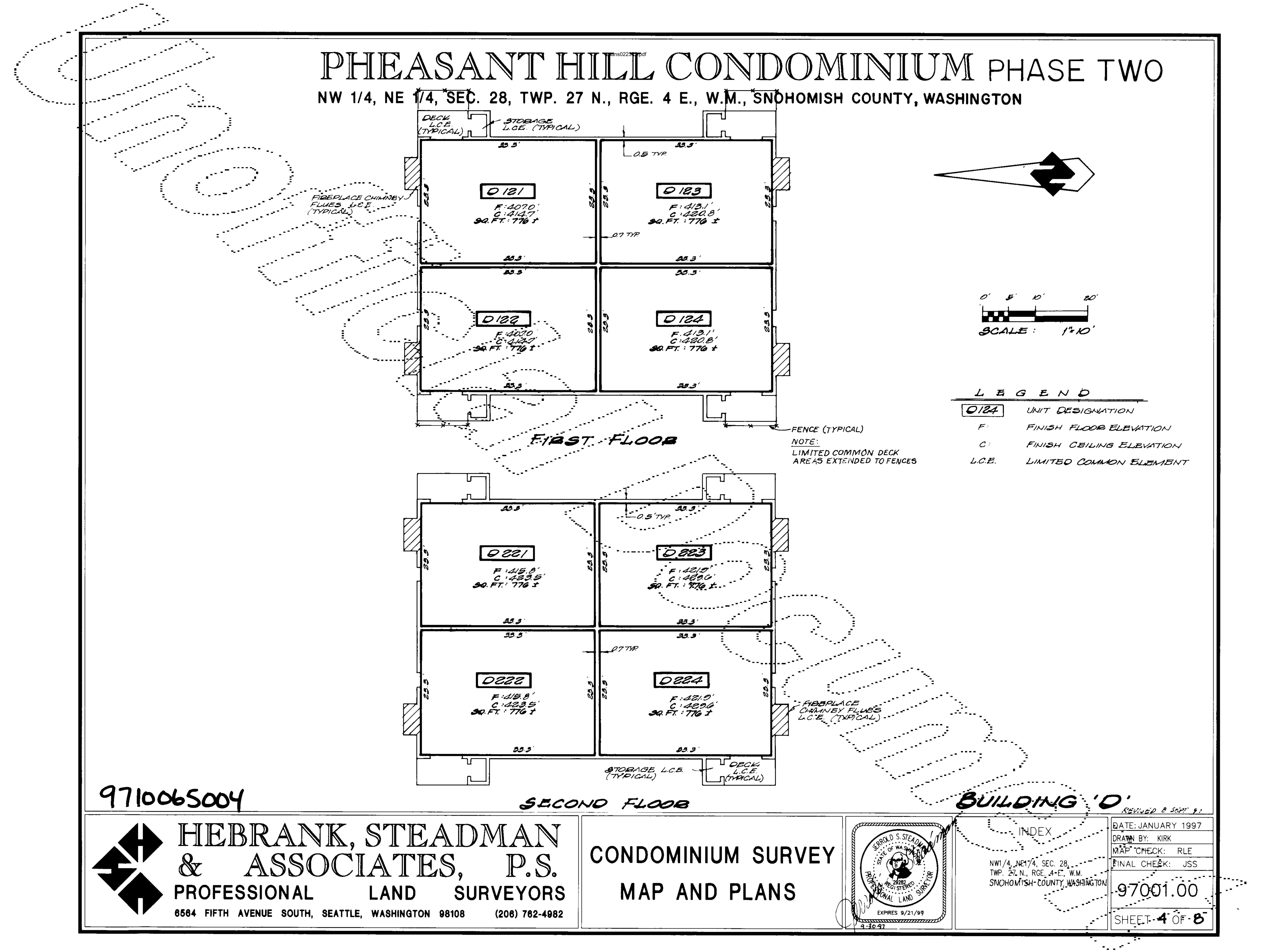
MAP AND PLANS

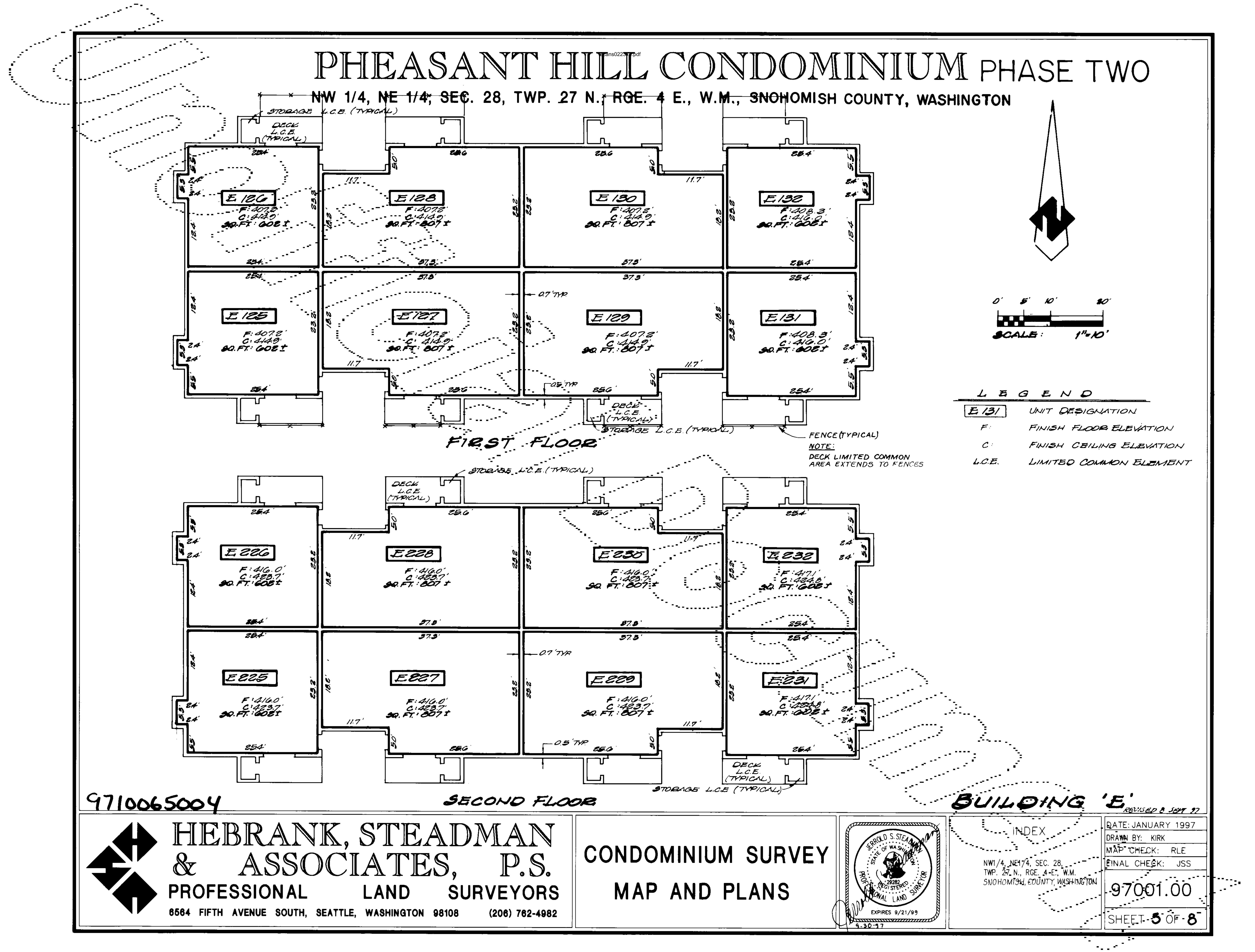
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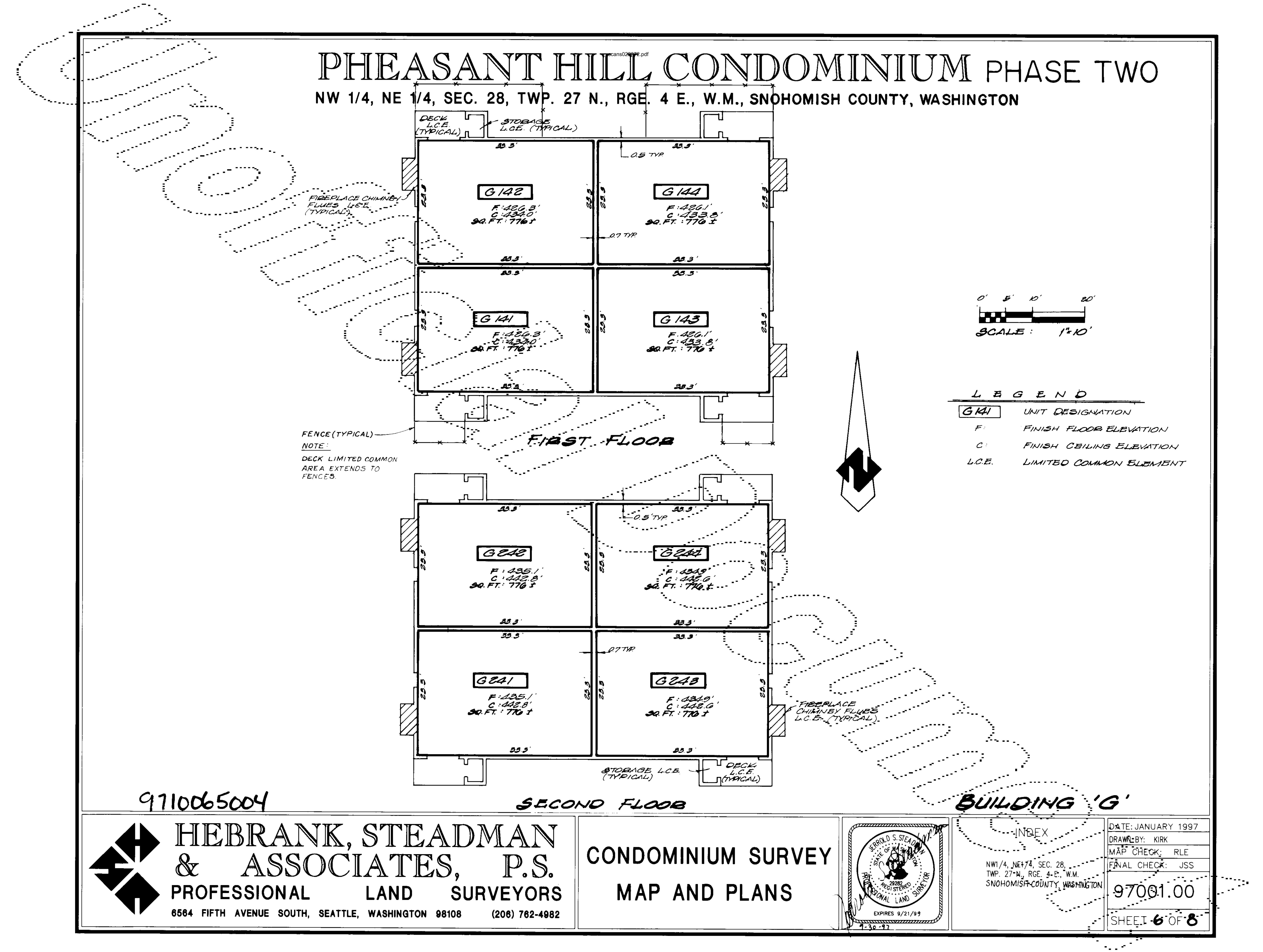
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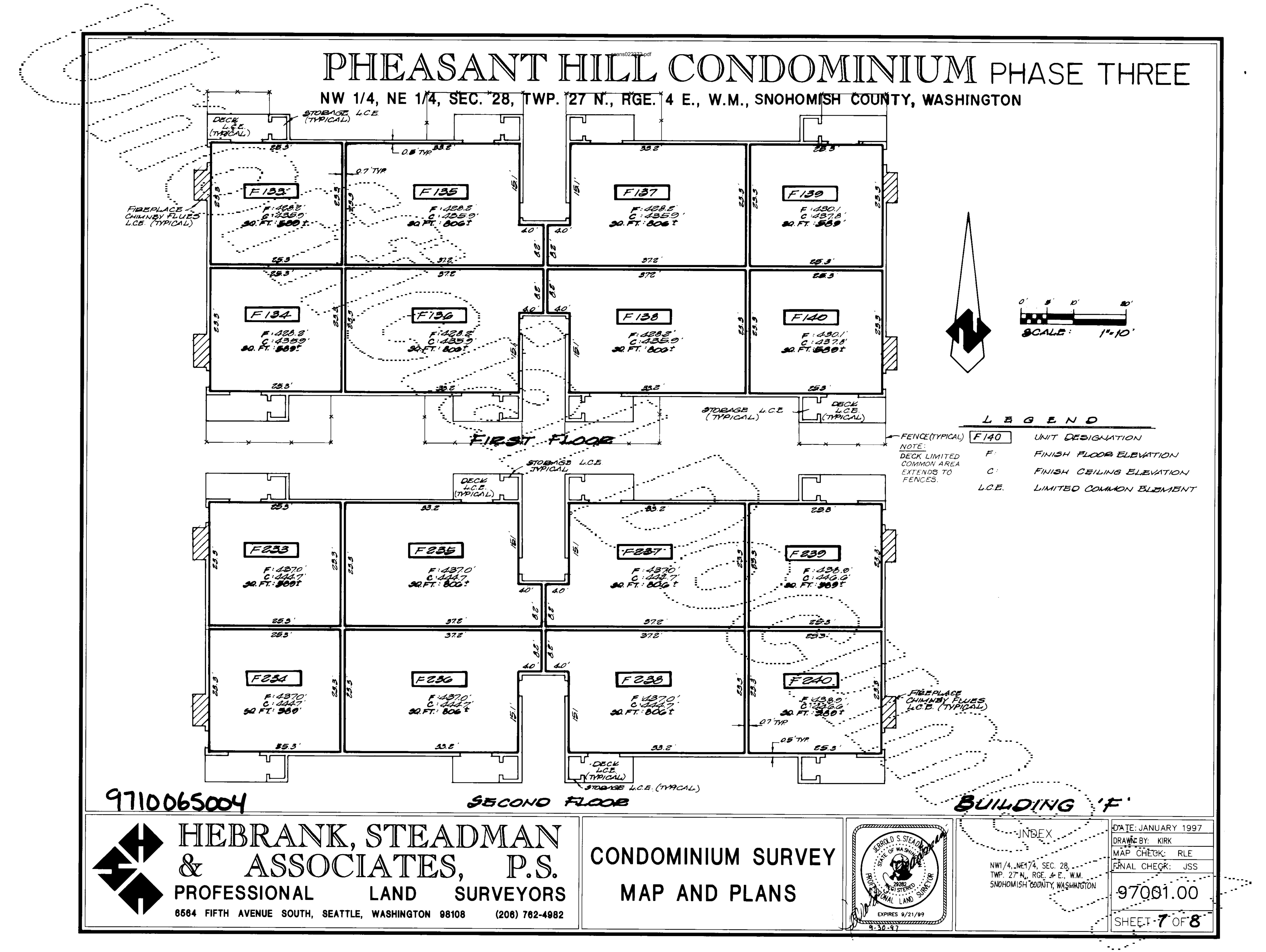






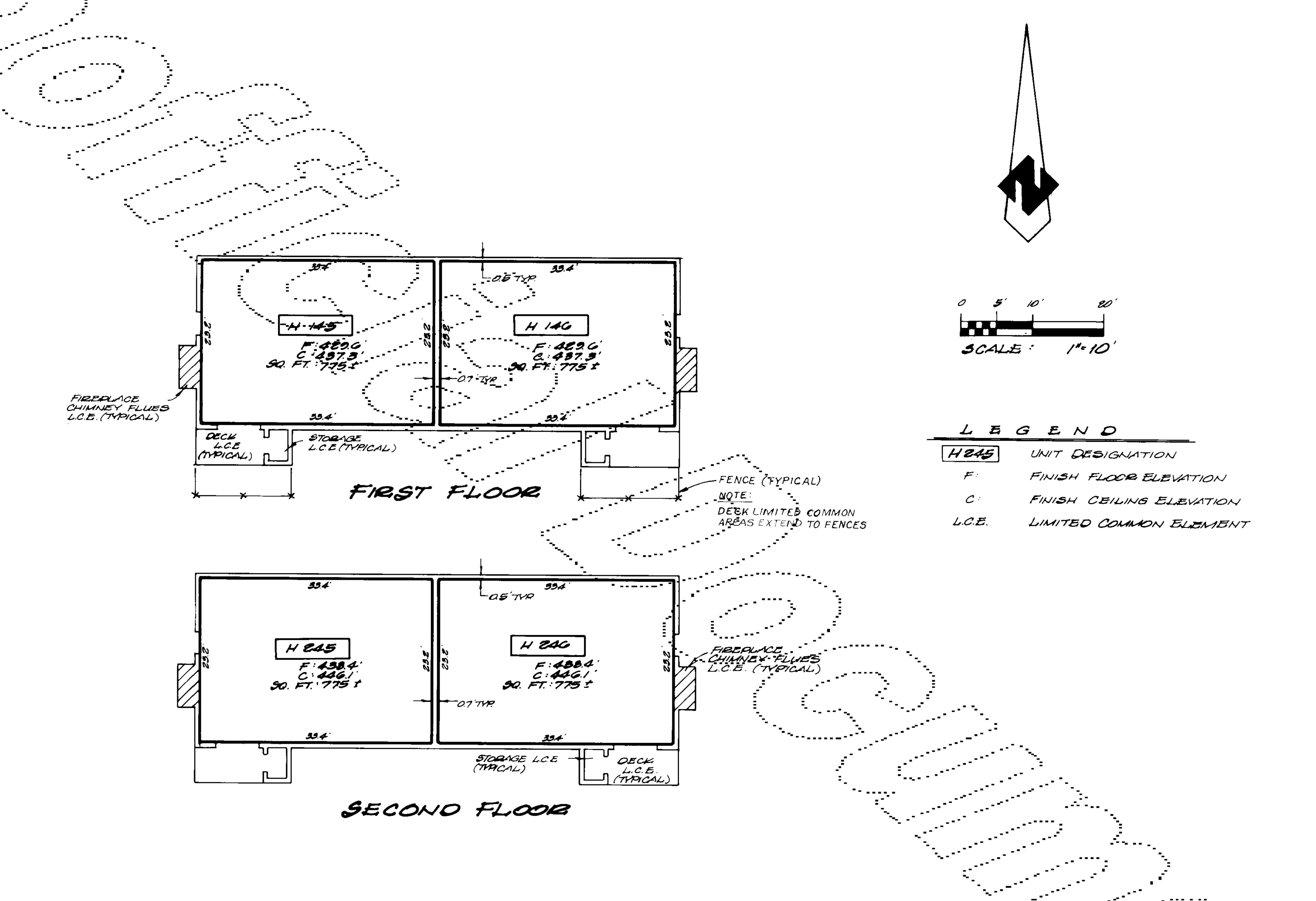






# PHEASANT HILL CONDOMINIUM PHASE THREE

NW 1/4, NE 1/4, SEC. 28, TWP. 27 N., RGE. 4 E., W.M., SNOHOMISH COUNTY, WASHINGTON



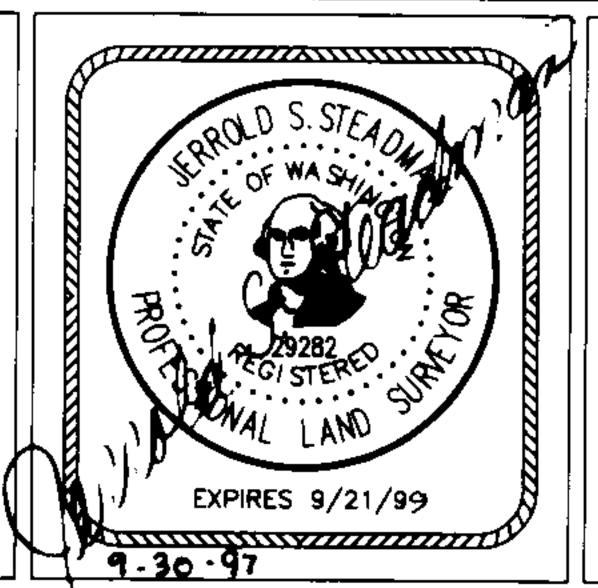
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CONDOMINIUM SURVEY
MAP AND PLANS



NW1/4, NE1/4, SEC. 28, FI
TWP. 27 N., RGE. 4 E., W.M.
SNOHOMISH COUNTY WASHINGTON

BUILDING 'H'

DATE: JANUARY 1997

DRAWN BY: KIRK

MAP CHECK: RLE

FINAL CHECK: JSS

97001.00

SHEET 8 OF 6