## LEGAL\_DESCRIPTION

(PER LAWYERS TITLE AGENCY OF WASHINGTON CERTIFICATE NO. 321421, DATED DECEMBER J. 2002)

THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE "--" NORTHWEST QUARTER-OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., SNOHOMISH COUNTY,

WASHINGTON. EXCEPT THE NORTH 30 FEET THEREOF FOR BALSAM WAY.

PARCEL B THE EAST HALF OF THE WEST HALF-OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARJER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., IN\_SNOHQMISH\_COUTHY, """ WASHINGTON: EXCEPT COUNTY ROAD.

#### DECLARATION

WE, THE UNDERSIGNED OWNER IN FEE SIMPLE 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 ETHE 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 CONTAINING OR COMPRISING ANY UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED.

THIS SURVEY MAP AND THESE PLANS AND ANY PORTION THEREOF ARE RESTRICTED BY LAW AND THE DECLARATION FOR WALNUT GROVE TOWNHOMES, A CONDOMINIUM RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 2023255503-

PACIFIC VIEW TOWNHOMES, LLC, A LIMITED LIABILITY COMPANY

3-24-03 DAVE BECK, MANAGING MEMBER

STATE OF WASHINGTON COUNTY OF SNOHOMISH

On this day personally appeared before me, DAVE BECK to me known to be the MANAGING MEMBER OF PACIFIC VIEW TOWNHOMES, LLC, A WASHINGTON LIMITED COMPANY described in the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said COMPANY for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument on behalf of PACIFIC VIEW TOWNHOMES, LLC

Given under my hand and official seal this LAT day of MARCH

MOTARY PUBLIC IN & FOR THE STATE OF WASHINGTON

SCIPIO M. WALTON

PRINTED NAME Residing in SMOHOMISH

My appointment expires 10-1-2006

SCIPIO M. WALTON NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES

#### NOTES

- . THE UNITS SHOWN HEREON ARE LIMITED TO THE AREA ENCLOSED BY WALL, CEILINGS AND FLOORS. EXCEPT THOSE PORTIONS WHICH INCLUDE LATH FURRING, WALLBOARD, PLASTERBOARD, PLASTER, PANELING, TILES, WALLPAPER, PAINT, FINISHED FLOORING, AND ANY OTHER MATERIALS CONSTITUTING ANY PART OF THE FINISHED SURFACE THEREOF.
- 2. THE DIMENSIONS OF THE UNITS SHOWN HEREON ARE IN FEET AND TENTHS OF A FOOT AND ARE IN ACCORDANCE WITH ASBUILT MEASUREMENTS BASED ON MEAN VALUES.
- 3. THE DIMENSIONS FROM THE PROPERTY LINES TO THE BUILDING CORNERS ARE TO THE EXTERIOR FACE OF THE BUILDING ENVELOPE.
- 4. THE PARKING SPACES, DRIVEWAYS, AND PATIOS ARE LIMITED COMMON ELEMENTS (L.C.E.).
- 5. THE AREAS SHOWN ON THE DRAWING INCLUDE THE STAIRWAYS ON BOTH THE UPPER & LOWER LEVELS AND ENCLOSED GARAGE AND STORAGE SPACES.
- 6. THE DRAWING SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED AND OR DEVELOPED \_BY THE SURVEYOR IN HIS FIELD WORK, OFFICE WORK, OR
- \_--7. AREA\_<u>IN</u>\_FRONT OF THE GARAGE IS A LIMITED COMMON ELEMENT FOR THE UNIT TO WHICH THE GARAGE IS ALLOCATED.
- 8. EXTĒRĪOR WOOD FRAME UNIT WALLS ARE APPROXIMATELY 0.3' THICK. THATERIOR PARTY WALLS BETWEEN UNITS ARE APPROXIMATELY 1.0- THICK.
- 9. SUBJECT TO TRANSMISSION LINE EASEMENT PER A.F. NO. 1053455 AND-T061706.
- 1Q.-SUBJECT TO UNDERGROUND GAS EASEMENT PER-AF. NO.
- 11. SUBJECT TO UNDERGROUND POWER EASEMENT PER A.F. NO. 200208080016.
- 12. SUBJECT TO FUTURE EASEMENTS-FOR WATER AND STORM -SEWER AS DISCLOSED IN THE DECLARATION FOR WALNUT GROVE TOWNHOMES, A CONDOMINIUM RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. DED 303555466-

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## SURVEY NOTES:

- 1) SURVEY PROCEDURES & EQUIPMENT: FIELD TRAVERSE & 10" TOTAL STATION.
- 2) THE FIELD TRAVERSES USED IN THIS SURVEY MEET OR EXCEED THOSE STANDARDS CONTAINED IN WAC 332-130-090.
- 3) DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- 4) ALL CONTROLLING MONUMENTS SHOWN ARE OF RECORD, ARE LOCALLY ACCEPTED AS REPRESENTATIVE OF THEIR PURPORTED POSITIONS, AND WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- 5) THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS.

## WALNUT GROVE TOWNHOMES A CONDOMINIUM

SECTION 27, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M. NW 1/4, NW 1/4

## SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DAVE BECK IN FEBRUARY, 2003.

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR WALNUT GROVE TOWNHOMES, A CONDOMINIUM, ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS 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 COMPLETE IN ACCORDANCE WITH SAID PLANS.

SCIPIO M. WALTON

(DATE)

3-24-2003

PROFESSIONAL LAND SURVEYOR REGISTRATION NO. 33125

### LAND SURVEYOR'S VERIFICATION

SCIPIO M. WALTON, BEING FIRST ON OATH, DULY SWORN STATES THAT HE IS THE REGISTERED PROFESSIONAL LAND SURVEYOR SIGNING THE ABOVE CERTIFICATION, THAT HE HAS EXAMINED THESE PLANS AND SURVEY MAP, AND BELIEVES THE CERTIFICATE TO BE A TRUE STATEMENT.

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 24 DAY OF MARCH 2003.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

Snohomish

MY APPOINT EXPIRES: 3-29-07

PRINT NOTARY NAME: Britt Hiatt

NOTARY S 

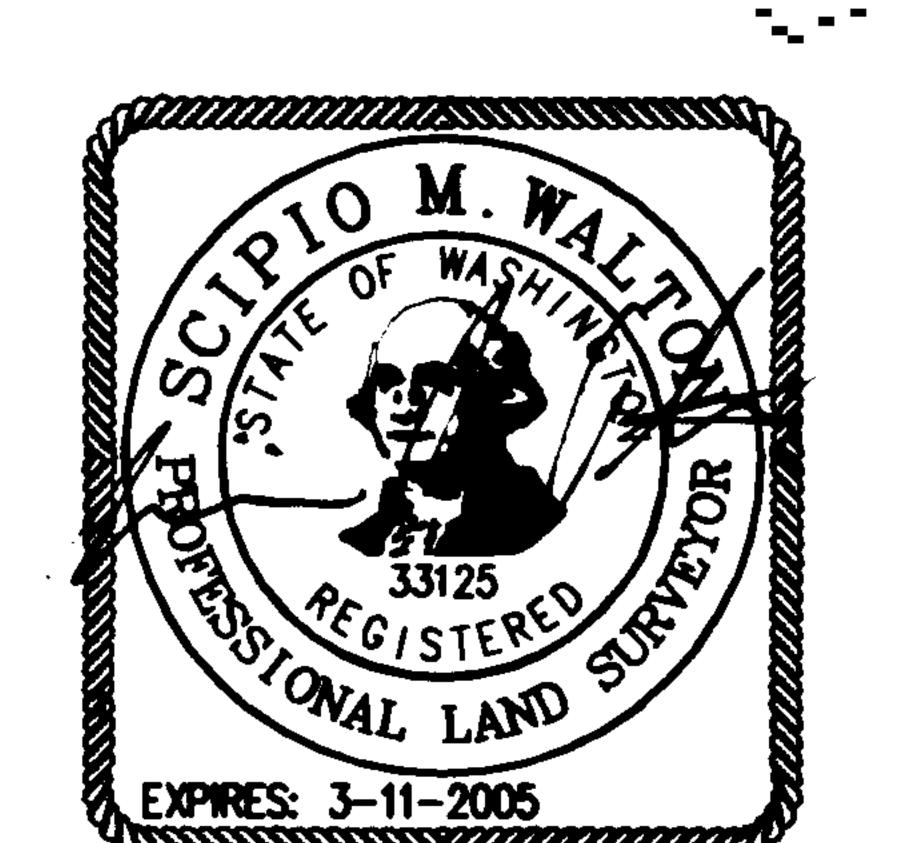
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 15 DAY OF MAXCM

'--- AT THE REQUEST OF HARMSEN & ASSOCIATES, INC.

BOB-TERWILLIGER


DERUTY COUNTY AUDITOR




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
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
3-24-2003 UNPUBLISHED WORK © 2002 BY HARMSEN & ASSOCIATES INC JOB#: 02-035





# WALNUT GROVE TOWNHOMES A CONDOMINIUM SECTION 27, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M. NW 1/4, NW 1/4 CONCRETE PATIO, LCE \_ WOOD DECK, LCE - - - ' (TYPICAL) BUILDING 6 ONLY --- CONCRETE PATIO, L.C.E. (TYPICAL) PARKING STALLS IN FRONT OF EACH - UNIT ARE LIMITED COMMON ELEMENTS AND ARE ASSIGNED TO THE UNITS TO WHICH THEY ARE ADJACENT\_ GONCRETE WALK L.C.E. \_ - - - - - - - \_ -----<del>-</del>------ CONCRETE PATIO, L.C.E. (TYPICAL) COMMON ELEMENTS OF OWNERSHIP SCALE: 1" = 40' DRAWN BY: TLR 3/12/03 EXPIRES: 3-11-2005 TOURNS STATE OF THE PROPERTY OF THE PROPER














## WALNUT GROVE TOWNHOMES A CONDOMINIUM SECTION 27, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M. NW 1/4, NW 1/4 BLDG#12 GARAGEUPPER FLOOR 20.92 \_ - - - - - - - -C.E.=439.32' C.E.=438.52' **F----**GARAGE ELEV | MAIN FLOOR EL | UPPER FLOOR EL | TOTAL FLOOR CEILING FLOOR CEILING FLOOR CEILING 1,853 420.58' 428.79' 420.67' 428.79' 430.35' 1,860 420.48' 428.77' 420.53' 428.68' 430.35' 1,860 420.48' 428.77' 420.50' 428.65' 430.36' NOTE: C.E.=CEILING ELEVATION SCALE: 1" = 10' DRAWN BY: TLR 17614 WEST MAIN STREET POST OFFICE BOX 516 MONROE, WA. 98272 DWG: WGT 02-035 S.T.R. INDEX27-27 N-4 E 3/12/03 POST\_OFFICE BOX 516 MONROE, WA. 98272 PH: (360)794-7811 / (206)343-5903 NW 1/4, NW 1/4 REVISED: F/B: 721 & 746 UNPUBLISHED WORK © 2002 BY HARMSEN & ASSOCIATES INC JOB#: 02-035

MAIN FLOOR

20.83

C.E. = 438.46'

16.39 - - - - -

· —-----

20.85

C.E.=438.47'

AREA IN SQUARE FEET

GARAGE

FIRE SPRINKLER

- CONTROL CABINET
ACCESS FROM EXTERIOR

C.E.=438.52'

0.78-