BALLINGER POINT- PHASE I

A CONDOMINIUM

SECTION 32, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

City of Mountlake Terrace, Snohomish County Washington

Prepared by William S. Tsao & Co.P.S.

LEGAL DESCRIPTION

A. The land on which Phase I of the condominium is located is as follows:

Beginning at the Northwest corner of the NE 1/4 of the NW 1/4 of Section 32, Township 27 N., R. 4E, W.M., thence South 88° 11' 04" East along the North line of said NE 1/4 for a distance of 123.56 feet more or less to a point on the Northerly right of way of a city street as recorded under Auditor's File No. 2192517 said point being on a curve to the right, said curve having a radius of 430.0 feet and the vertex bears South 23° 20' 42" West, thence along said curve for an arc distance of 502.30 feet, and thru a central angle of 66° 55' 43" to the end of said curve thence South 0° 16' 25" West for a distance of 349.0 feet to the true point of beginning; thence South 89° 43' 35" East for a distance of 124.89 feet, thence North 68° 41' East for a distance of 88.75 feet to the start of a curve to the right said curve having a radius of 188.98 feet, and a central angle of 40° 39', the vertex of said curve bears South 21° 19' East, thence along said curve for an arc distance of 134.08 feet to the end of said curve, thence South 70° 40' East for a distance of 166.63 feet thence North 19° 20' East for a distance of 110.0 feet, thence North 62° 00' East for a distance of 188.0 feet, thence South 25° 0 feet; thence South 75° 00' 00" West 69.0 feet; thence North 45° 15' 00" West 33.0 feet; thence South 54° 50' 00" West 142.0 feet; thence South 32° 40' 00" West 63.0 feet; thence South 64.0 feet more or less to the South line of the North 3/4 of the NE 1/4 of the NW 1/4 of said Section 32; thence West along the South line of said North 3/4 to the East line of 228th Street S. W. as conveyed to the City of Mountlake Terrace by deed recorded under Auditor's File No. 2192517; thence Northerly along said East line to the true point of beginning.

TOGETHER WITH an easement for ingress, egress and utilities and the construction and maintenance of a roadway over and across the following described property:

A strip of land 30 feet in width lying Northerly of and adjacent to the following described Southerly margin:

Beginning at the true point of beginning of above described tract which is the Northwest corner thereof the true point of beginning of such Southerly margin, thence South 89° 43' 35" East for a distance of 124.89 feet; thence North 68° 41' East for a distance of 88.75 feet to the start of a curve to the right said curve having a radius of 188.98 feet, the vertex of said curve bears South 21° 19' East; thence along said curve for an arc distance of 134.08 feet, thru a central angle of 40° 39' to the end of said curve, thence South 70° 40' East for a distance of 166.63 feet to the end of said Southerly margin.

Situate in the County of Snohomish, State of Washington.

B. The land on which the entire condominium is located is as follows:

Beginning at the Northwest corner of the NE 1/4 of the NW 1/4 of Section 32, Township 27 N.R. 4 E.W.M. thence South 88° 11' 04" East along the North line of said NE 1/4 for a distance of 125.56 feet more or less to a point on the Northerly right of way of a city street as recorded under Auditor's File No. 2192517 said point being on a curve to the right, said curve having a radius of 450.0 feet and the vertex bears South 25° 20' 42" West, thence along said curve for an arc distance of 502.30 feet, and thru a central angle of 66° 55' 43" to the end of said curve thence South 0° 16' 25" West for a distance of 549.0 feet to the true point of beginning; thence South 89° 43' 35" East for a distance of 124.89 feet, thence North 68° 41' East for a distance of 88.75 feet to the start of a curve to the right said curve having a radius of 188.93 feet, and a central angle of 40° 59', the vertex of said curve bears South 21° 10' East, thence along said curve for an arc distance of 134.08 feet to the end of said curve, thence South 70° 40' East for a distance of 166.63 feet thence North 19° 20' East for a distance of 110.0 feet, thence North 62° 00' East for a distance of 384.0 feet, thence South 89° 43' 35" East for a distance of 72.76 feet more or less to the East line of the NE 1/4 of the NW 1/4 of Section 32; thence South 0° 23' 14" West along said East line to the Southeast corner of the North 3/4 of the NE 1/4 of the NW 1/4 of said Section 32; thence West along the South line of said North 3/4 to the East line of 228th Street S.W. as conveyed to the City of Mountlake Terrace by deed recorded under Auditor's File No. 2192517; thence Northerly along said East line to the true point of beginning.

TOGETHER WITH an easement for ingress, egress and utilities and the construction and maintenance of a roadway over and across the following described property:

A strip of land 30 feet in width lying Northerly of and adjacent to the following described Southerly margin:

Beginning at the true point of beginning of above described tract which is the Northwest corner thereof the true point of beginning of such Southerly margin, thence South 89° 43' 35" East for a distance of 124.89 feet; thence North 68° 41' East for a distance of 88.75 feet to the start of a curve to the right said curve having a radius of 188.98 feet, the vertex of said curve bears South 21° 19' East; thence along said curve for an arc distance of 134.08 feet, thru a central angle of 40° 39' to the end of said curve, thence South 70° 40' East for a distance of 166.63 feet to the end of said Southerly margin.

Situate in the County of Snohomish, State of Washington.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, owners in fee simple of the property above described hereby declare this plat for condominium purposes. This plat shall be restricted to the terms of the Declaration filed in Volume 1719 of official records, pages 1698-1776 records of said County, and recorded under Auditor's File No. 8108120194.

M & E Enterprises, Inc.

ELSIE [redacted] Sze, ~~President~~ SECRETARY

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

On this 5TH day of AUGUST, 19 81, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and ELSIE SZE _____, to me known to be the _____ President and _____ Secretary, respectively of M & E ENTERPRISES, INC the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that SHE IS authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Lyle N. Kussman

Notary Public in and for the State of Washington, residing at BELLEVUE.

LYLE N. KUSSMAN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES AUG. 1, 1984

LAND SURVEYOR'S CERTIFICATE AND VERIFICATION:

I hereby certify that this survey map and plan of Ballinger Point Condominium, Phase I is based upon an actual survey of the herein described property, that the courses and distances shown are correct and that I fully complied with the provisions of the applicable statutes and that the said plan accurately depicts the location numbers and the dimensions of the apartments as built.

WILLIAM S. TSAO STATE OF WASHINGTON Professional Engineer & Land Surveyor REGISTERED

STATE OF WASHINGTON)
) SS
COUNTY OF SNOHOMISH)

WILLIAM S. TSAO, being first on oath duly sworn, states that he is the registered land surveyor signing the above certificate; that he has examined these plans and survey map, and believes the certificate to be a true statement.

SUBSCRIBED AND SWORN to this 5TH day of AUGUST, 19 81.

LYLE N. KUSSMAN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES AUG. 1, 1984

Lyle N. Kussman

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

8108125028 $89.00
8108125028

RECORDING CERTIFICATE:

Filed for record at the request of TRANSAMERICA this 12 day of August 19 81, at 51 minutes past 3 P .m., and recorded in Volume 43 of plats on pages 35 thru 53, records of Snohomish County, Washington.

Henry B. Whalen
Snohomish County Auditor

Betty Danielson
Snohomish County Deputy Auditor

sheet 1 of 19 sheets

JAN 81 7807

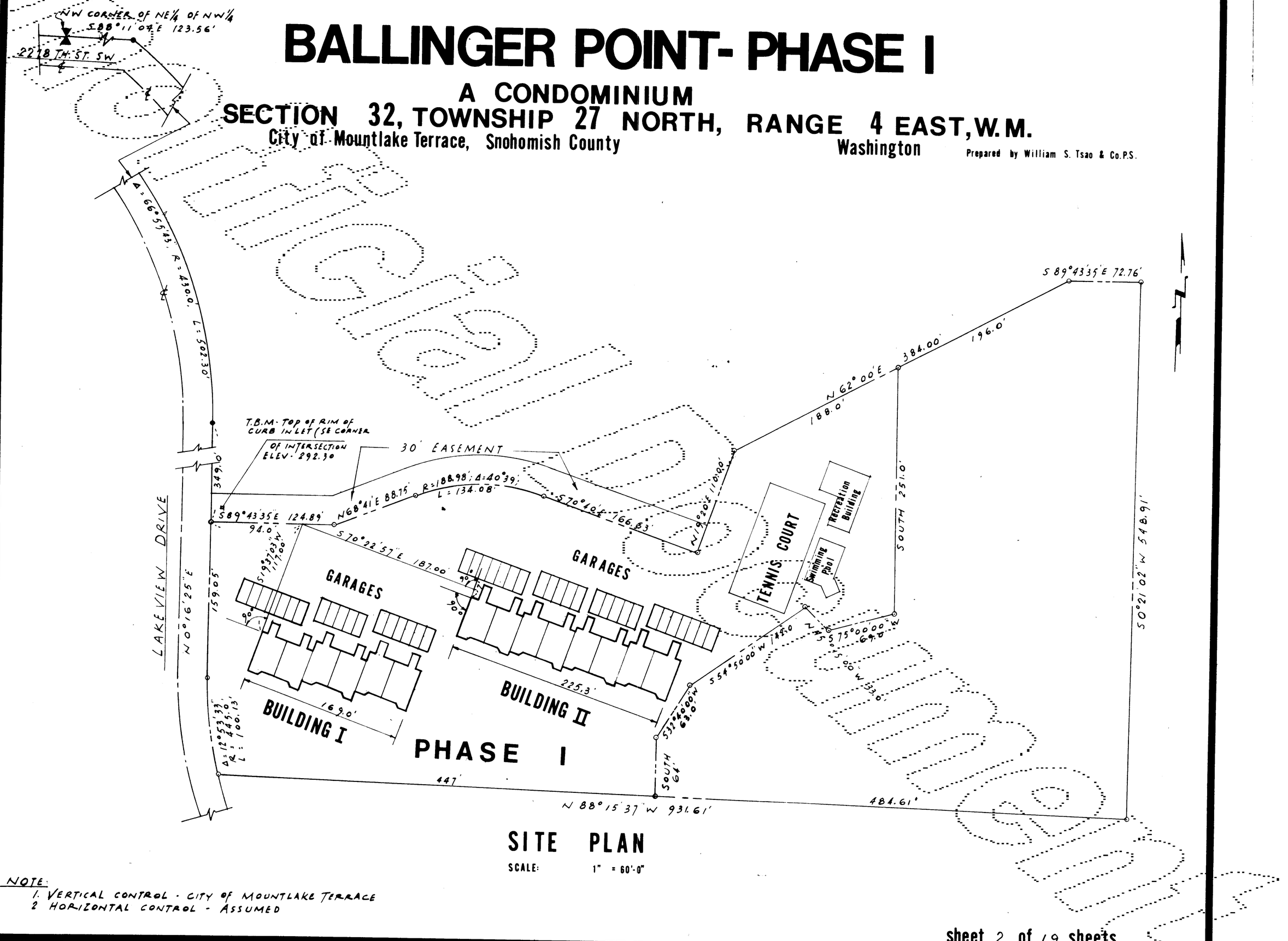
BALLINGER POINT- PHASE I

A CONDOMINIUM

SECTION 32, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

City of Mountlake Terrace, Snohomish County Washington

Prepared by William S. Tsao & Co. P.S.



SITE PLAN

SCALE: 1" = 60'-0"

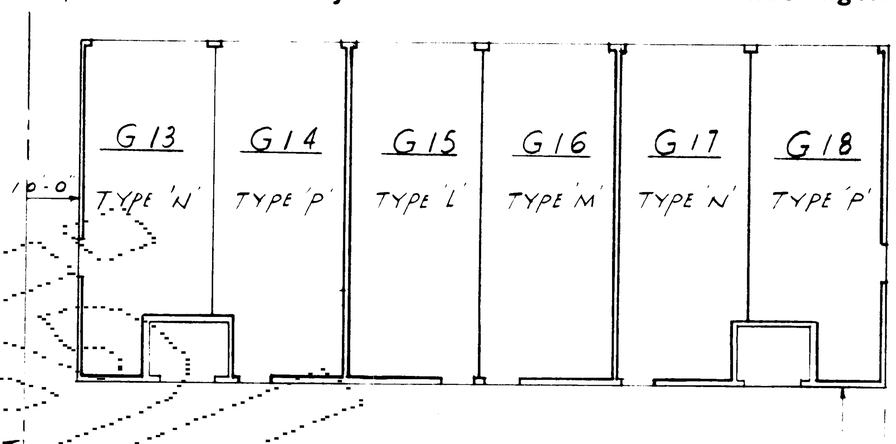
NOTE:
1. VERTICAL CONTROL - CITY OF MOUNTLAKE TERRACE
2 HORIZONTAL CONTROL - ASSUMED

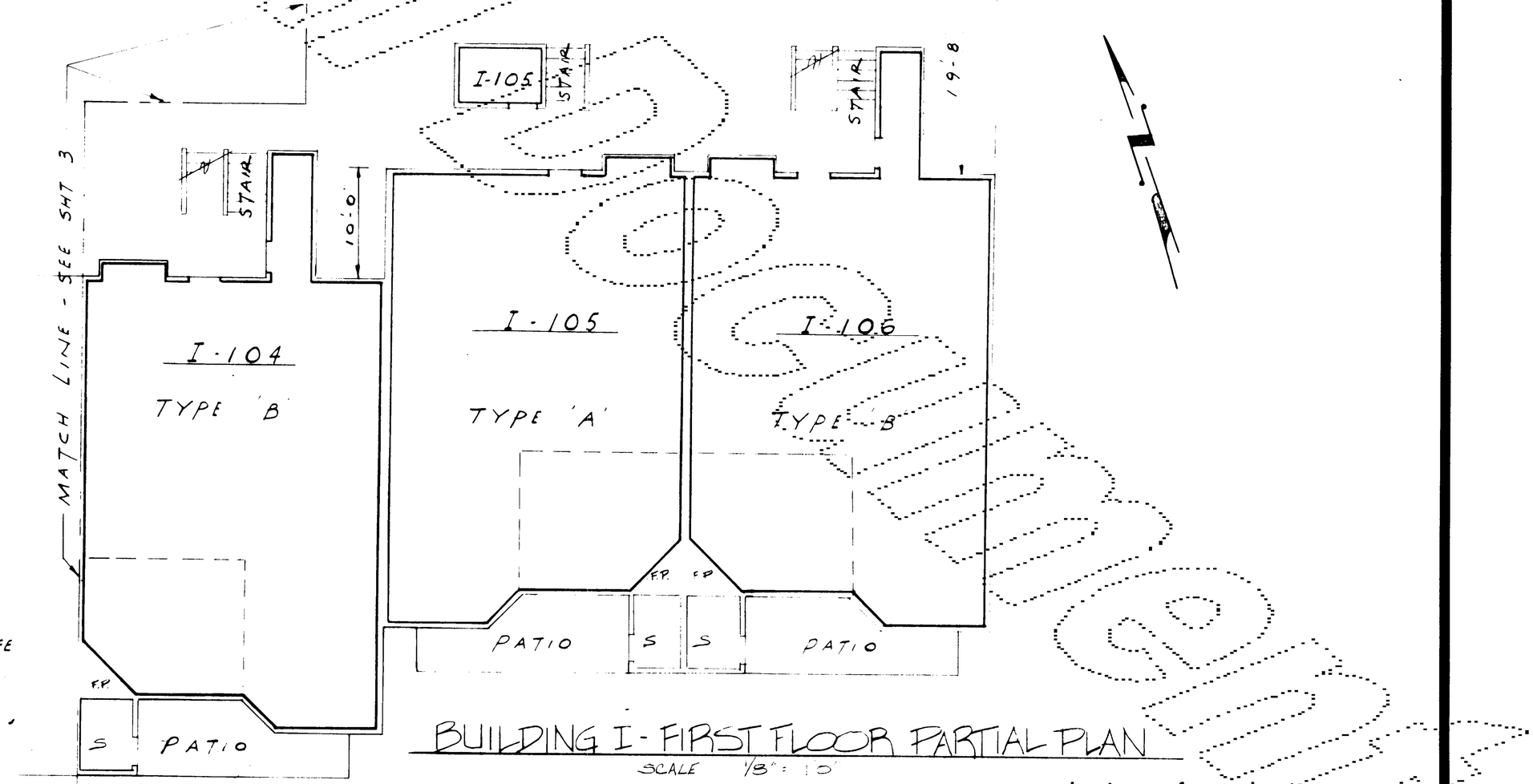
BALLINGER POINT- PHASE I

A CONDOMINIUM

SECTION 32, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

City of Mountlake Terrace, Snohomish County Washington





NOTES

1. FOR NOTES, SEE SHT 3
2. FOR UNIT DIMENSIONS, SEE SHT 3.

BUILDING I - FIRST FLOOR PARTIAL PLAN

SCALE 1/8" = 1'-0"

sheet 4 of 19 sheets

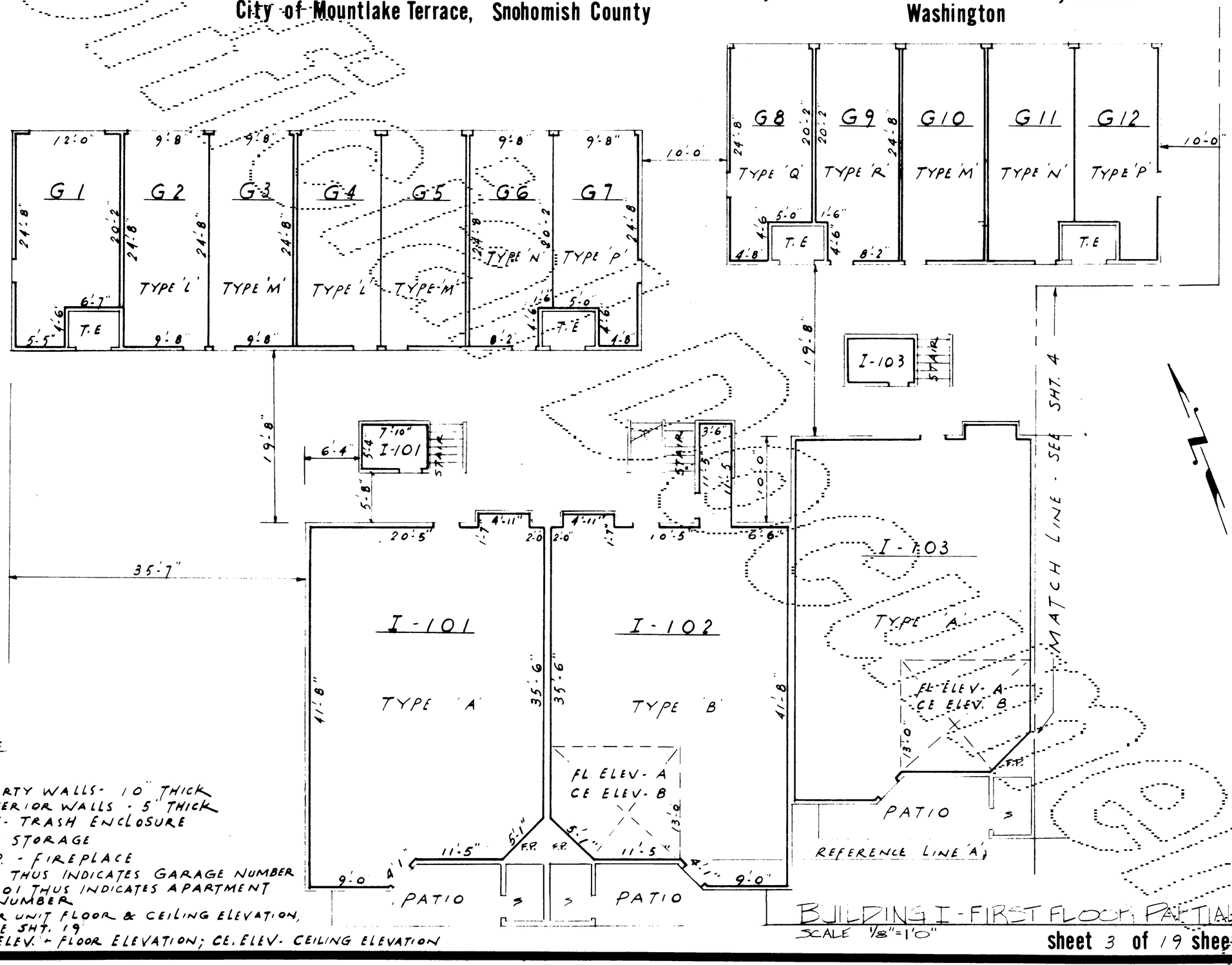
JAN 81 -TB07

BALLINGER POINT- PHASE I

A CONDOMINIUM

SECTION 32, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

City of Mountlake Terrace, Snohomish County Washington



NOTES:

1. PARTY WALLS- 10" THICK
2. EXTERIOR WALLS - 5" THICK
3. T.E- TRASH ENCLOSURE
4. S - STORAGE
5. F.P. - FIREPLACE
6. G1 THUS INDICATES GARAGE NUMBER
7. I-101 THUS INDICATES APARTMENT NUMBER
8. FOR UNIT FLOOR & CEILING ELEVATION, SEE SHT. 19
9. FL. ELEV. - FLOOR ELEVATION; CE. ELEV. CEILING ELEVATION

BUILDING I - FIRST FLOOR PARTIAL PLAN

SCALE 1/8"=1'0"

sheet 3 of 19 sheets

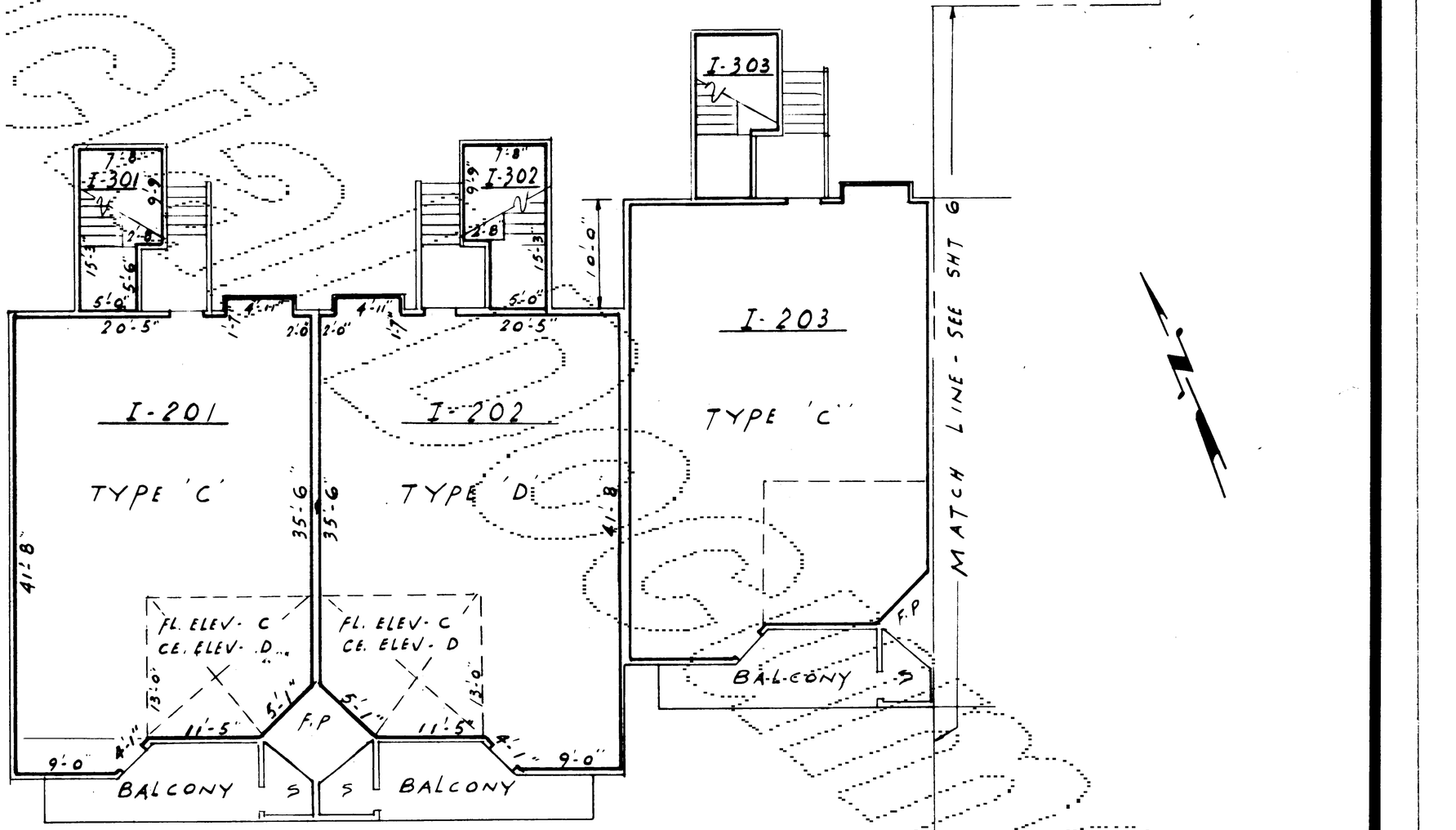
JAN 81 7807

BALLINGER POINT- PHASE I

A CONDOMINIUM

SECTION 32, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

City of Mountlake Terrace, Snohomish County Washington



NOTES
1. FOR NOTES, SEE SHT 3.

BUILDING I - SECOND FLOOR PARTIAL PLAN

SCALE- 1/8" = 1'0"

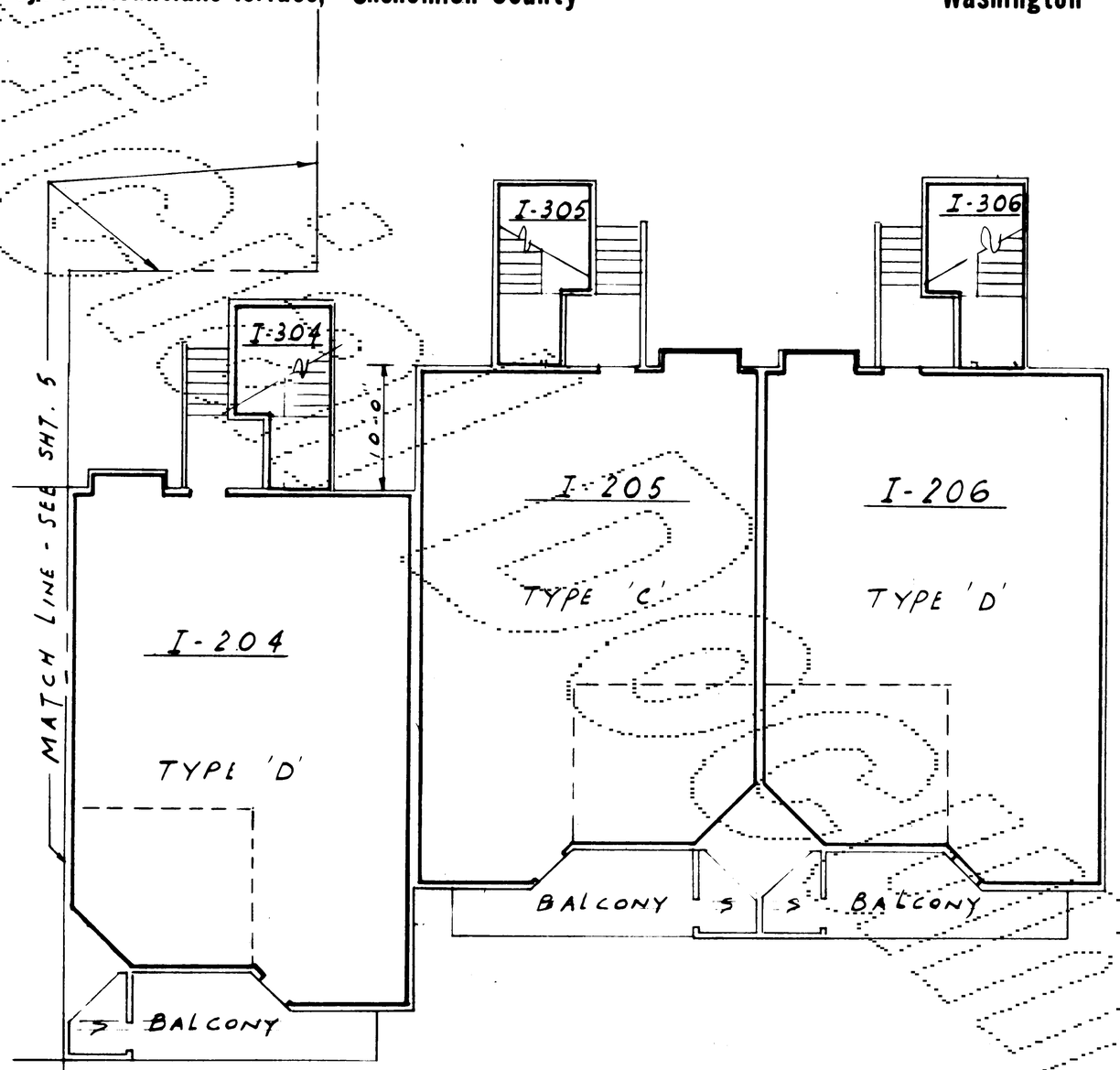
JAN 81 7807

BALLINGER POINT- PHASE I

A CONDOMINIUM

SECTION 32, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

City of Mountlake Terrace, Snohomish County Washington



NOTES:
1. FOR NOTES, SEE SHT 3.
2. FOR UNIT DIMENSION, SEE SHT 5

BUILDING I - SECOND FLOOR PARTIAL PLAN

SCALE: 1/8" = 1'0"

JAN 81 7807

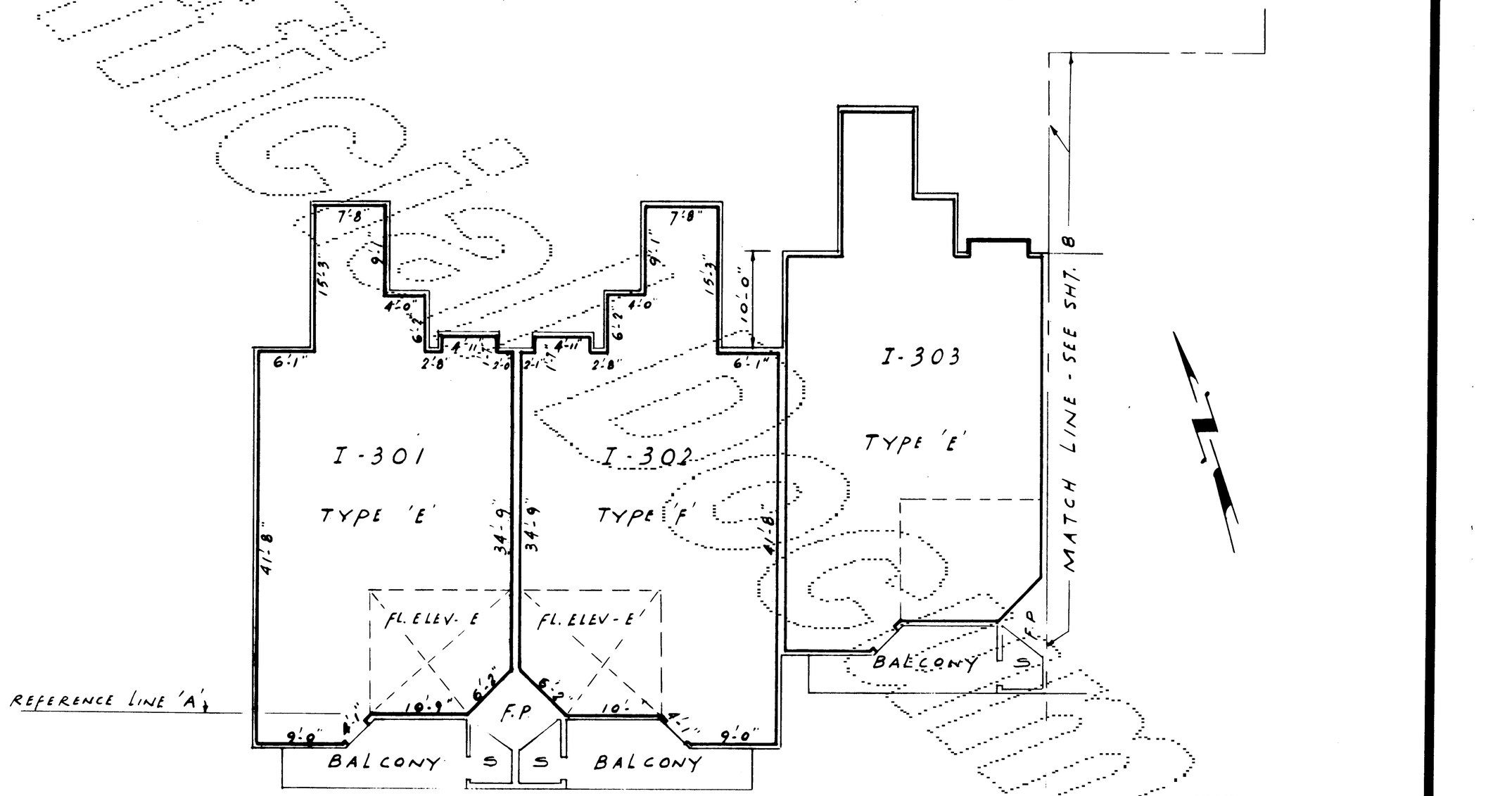
BALLINGER POINT- PHASE I

A CONDOMINIUM

SECTION 32, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

City of Mountlake Terrace, Snohomish County Washington

Prepared by William S. Tsao & Co. P.S.



NOTES:
1. FOR NOTES, SEE SHT. 3

BUILDING I - THIRD FLOOR PARTIAL PLAN

SCALE- 1/8" = 1'0"

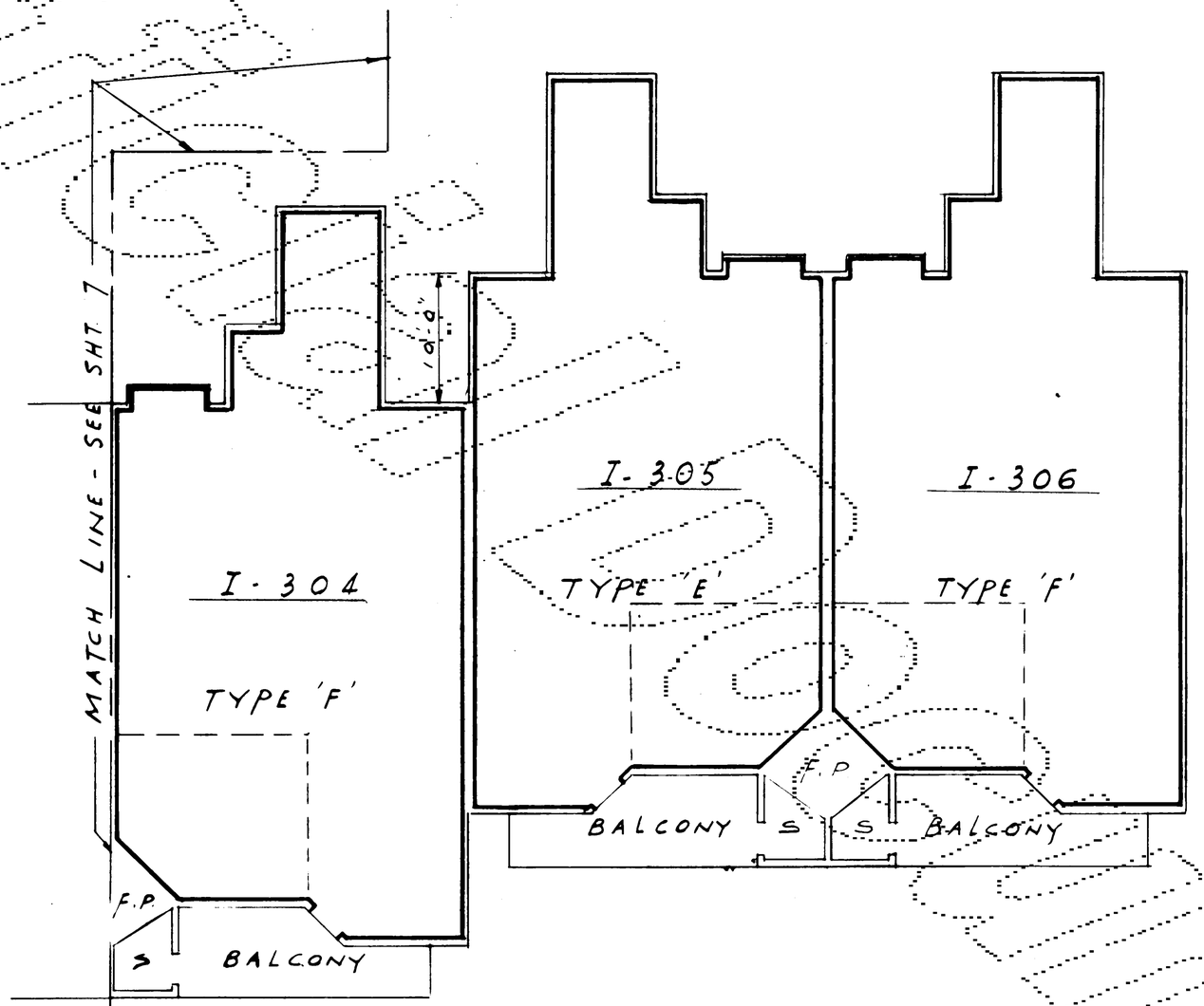
JAN 81 7-807

BALLINGER POINT- PHASE I

A CONDOMINIUM

SECTION 32, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

City of Mountlake Terrace, Snohomish County Washington



NOTES:
1. FOR NOTES, SEE SHT 3
2. FOR UNIT DIMENSION, SEE SHT. 7

BUILDING I - THIRD FLOOR PARTIAL PLAN

SCALE - 1/8" = 1'0"

JAN 81 7807

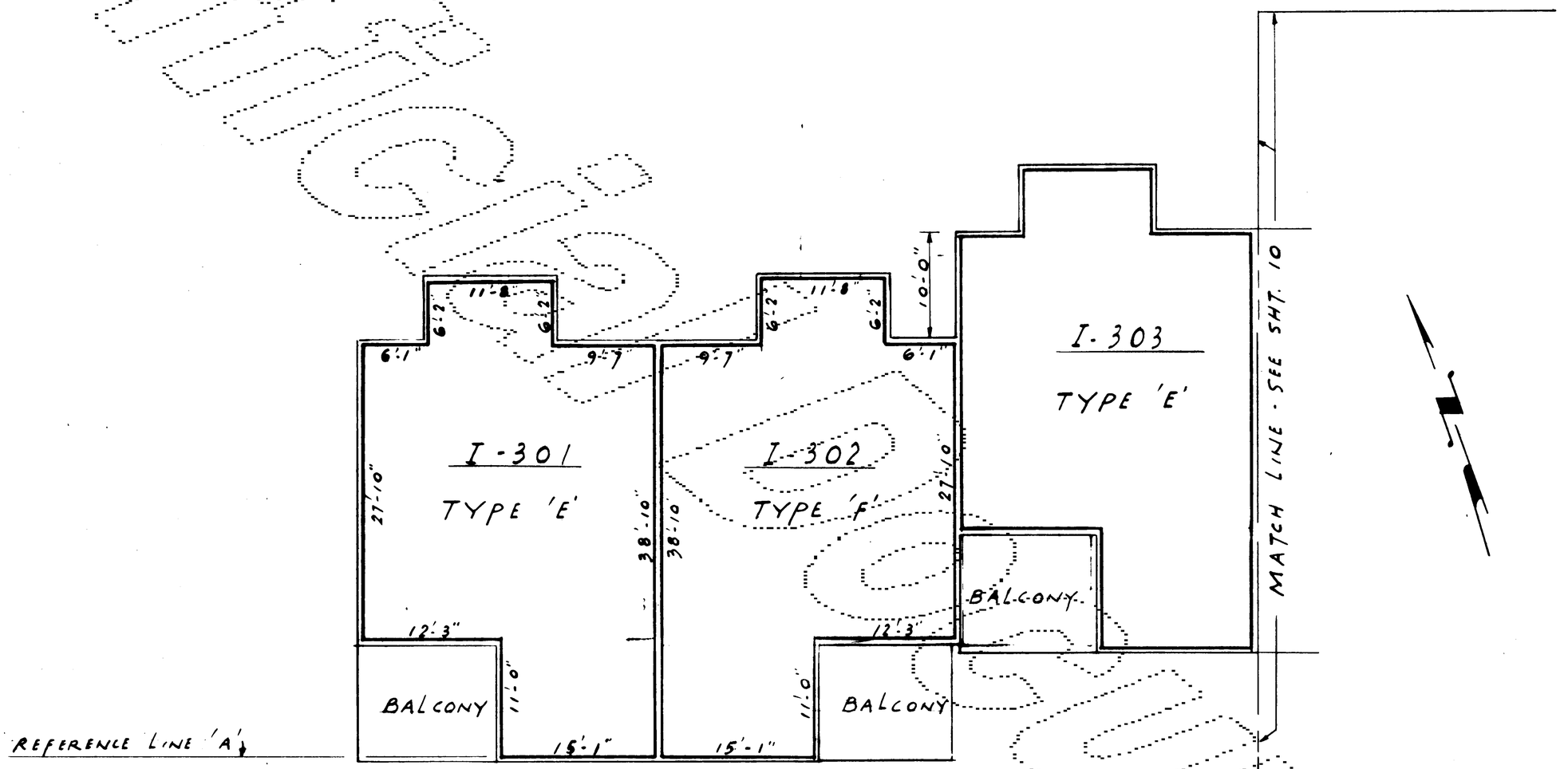
BALLINGER POINT- PHASE I

A CONDOMINIUM

SECTION 32, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

City of Mountlake Terrace, Snohomish County Washington

Prepared by William S. Tsao & Co.P.S.



BUILDING I - LOFT FLOOR PARTIAL PLAN

SCALE - 1/8" = 1'0"

NOTES

1. FOR NOTES, SEE SHT 3

JAN 81 7807

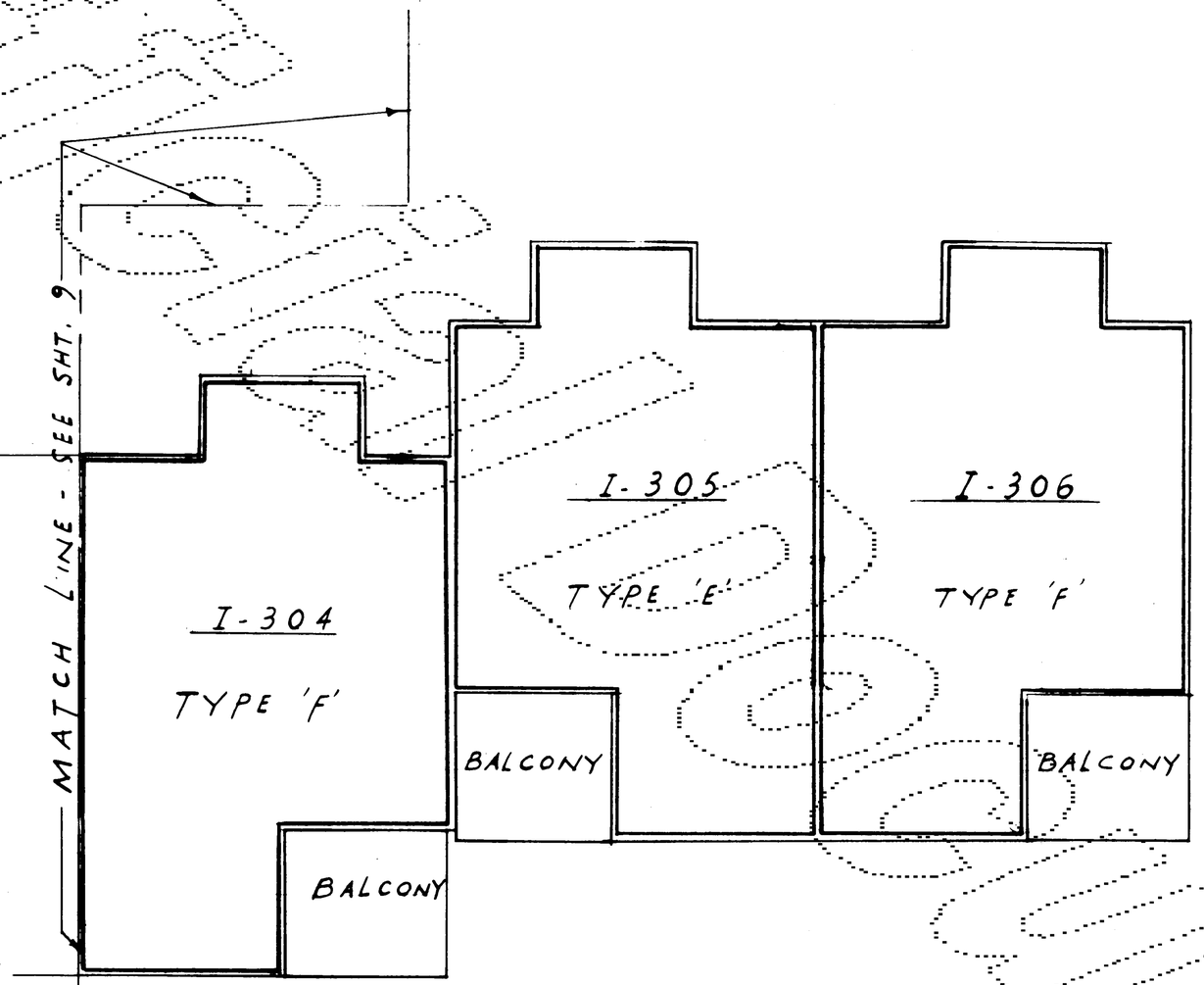
BALLINGER POINT- PHASE I

A CONDOMINIUM

SECTION 32, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

City of Mountlake Terrace, Snohomish County Washington

Prepared by William S. Tsao & Co.P.S.



BUILDING I- LOFT FLOOR PARTIAL PLAN

SCALE- 1/8"-1'0"

NOTES
1. FOR UNIT DIMENSION, SEE SHT. 9

JAN 81 7807

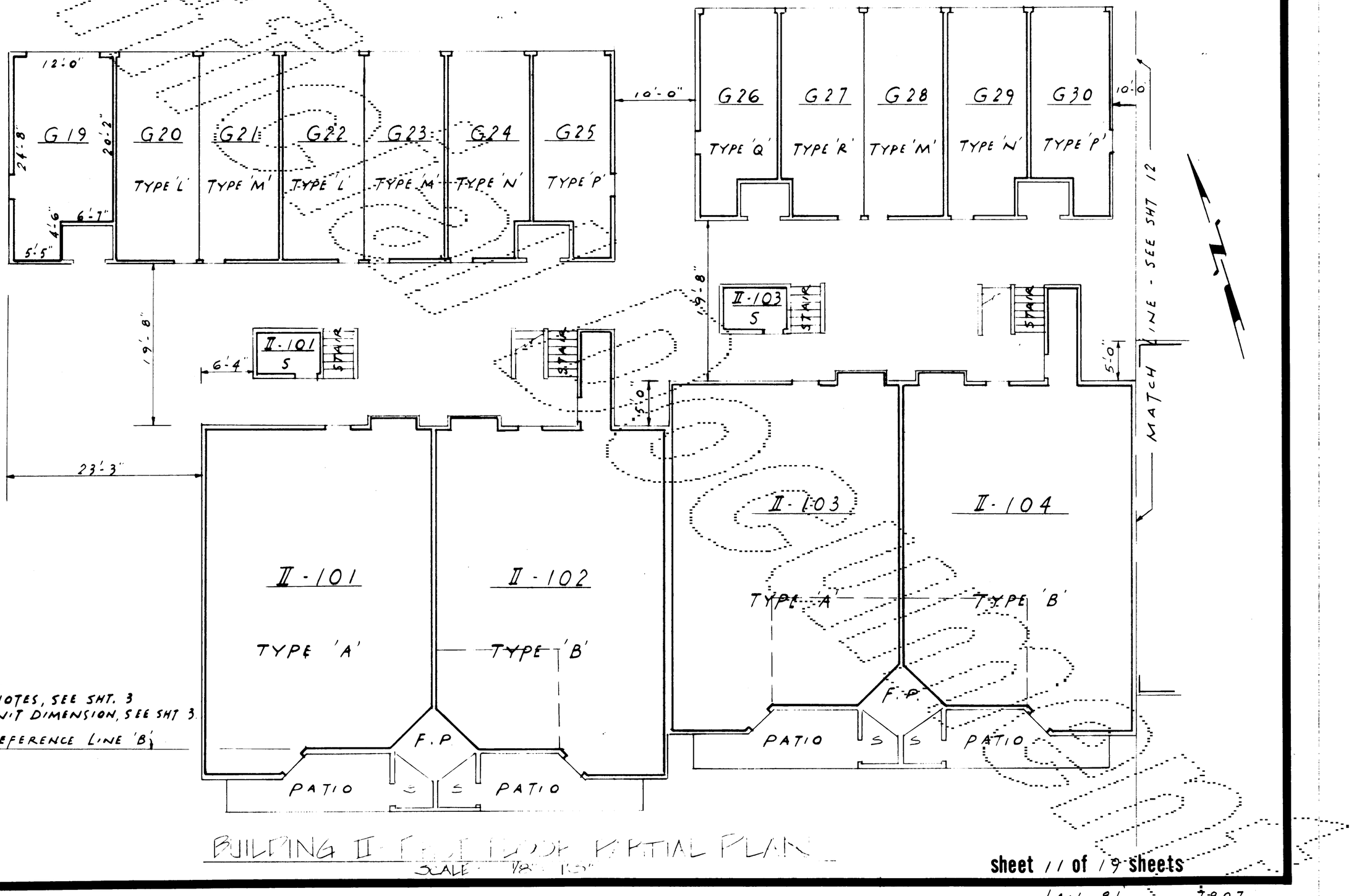
BALLINGER POINT- PHASE I

A CONDOMINIUM

SECTION 32, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

City of Mountlake Terrace, Snohomish County Washington

Prepared by William S. Tsao & Co. P.S.



NOTES:
1. FOR NOTES, SEE SHT. 3
2. FOR UNIT DIMENSION, SEE SHT 3.

REFERENCE LINE 'B'

BUILDING II - FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

sheet 11 of 19 sheets

JAN 81 7807

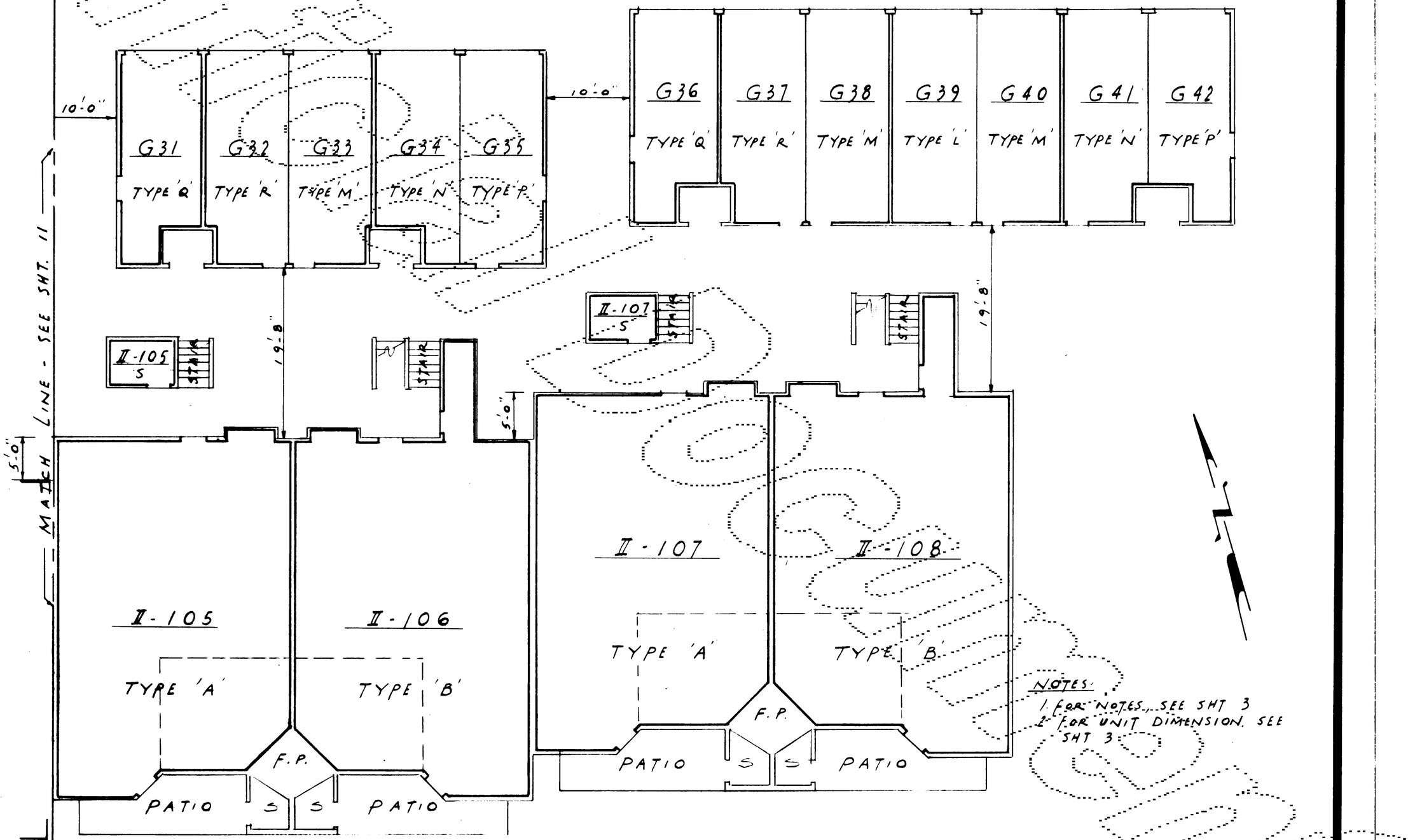
BALLINGER POINT- PHASE I

A CONDOMINIUM

SECTION 32, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

City of Mountlake Terrace, Snohomish County Washington

Prepared by William S. Tsao & Co. P.S.



NOTES:

1. FOR NOTES, SEE SHT 3
2. FOR UNIT DIMENSION, SEE SHT 3

BUILDING II - FIRST FLOOR PARTIAL PLAN

SCALE 1/8" = 1'0"

JAN 81 -TB07

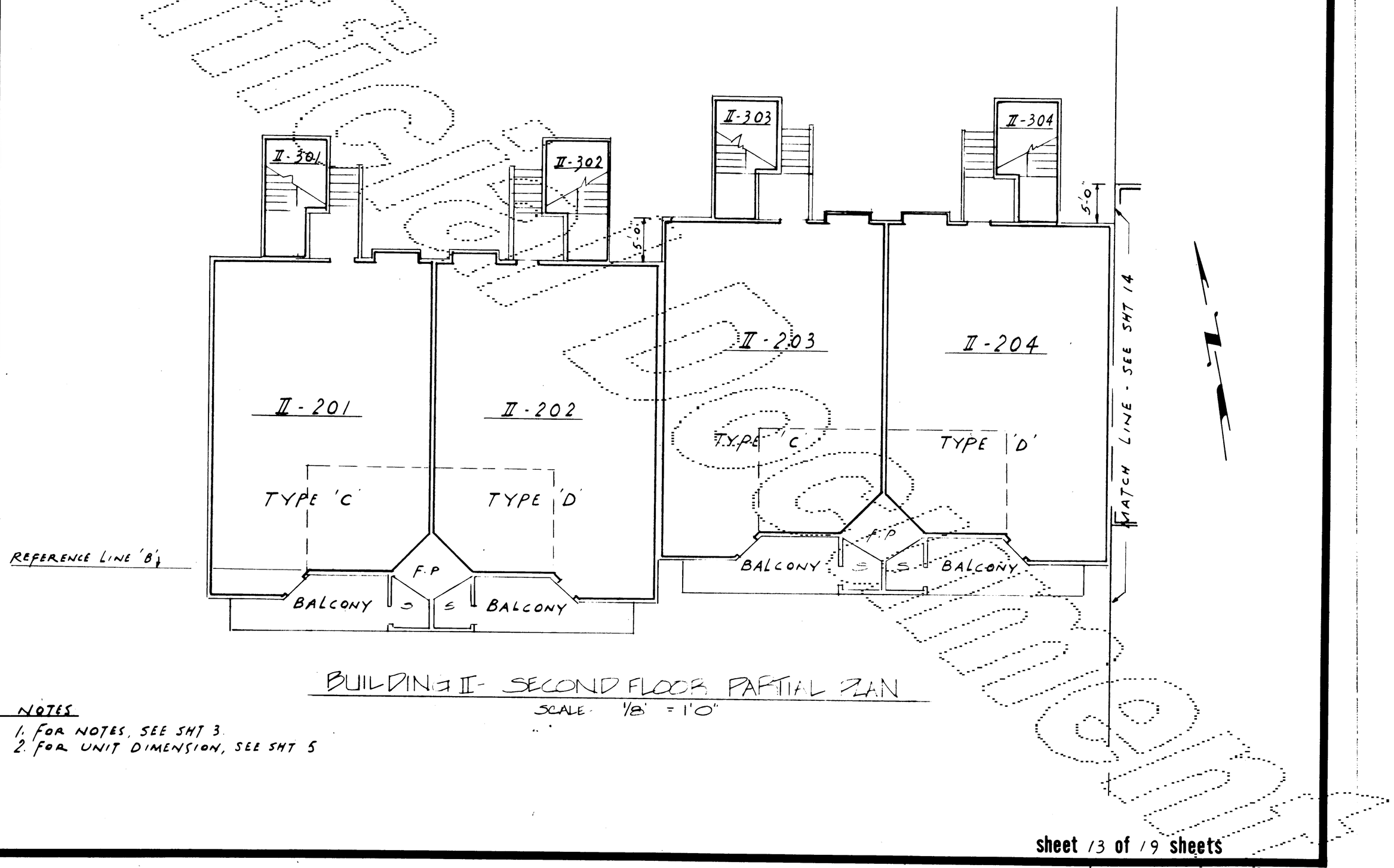
BALLINGER POINT- PHASE I

A CONDOMINIUM

SECTION 32, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

City of Mountlake Terrace, Snohomish County Washington

Prepared by William S. Tsao & Co. P.S.



BUILDING II- SECOND FLOOR PARTIAL PLAN

SCALE 1/8" = 1'0"

NOTES

1. FOR NOTES, SEE SHT 3
2. FOR UNIT DIMENSION, SEE SHT 5

JAN 81 7807

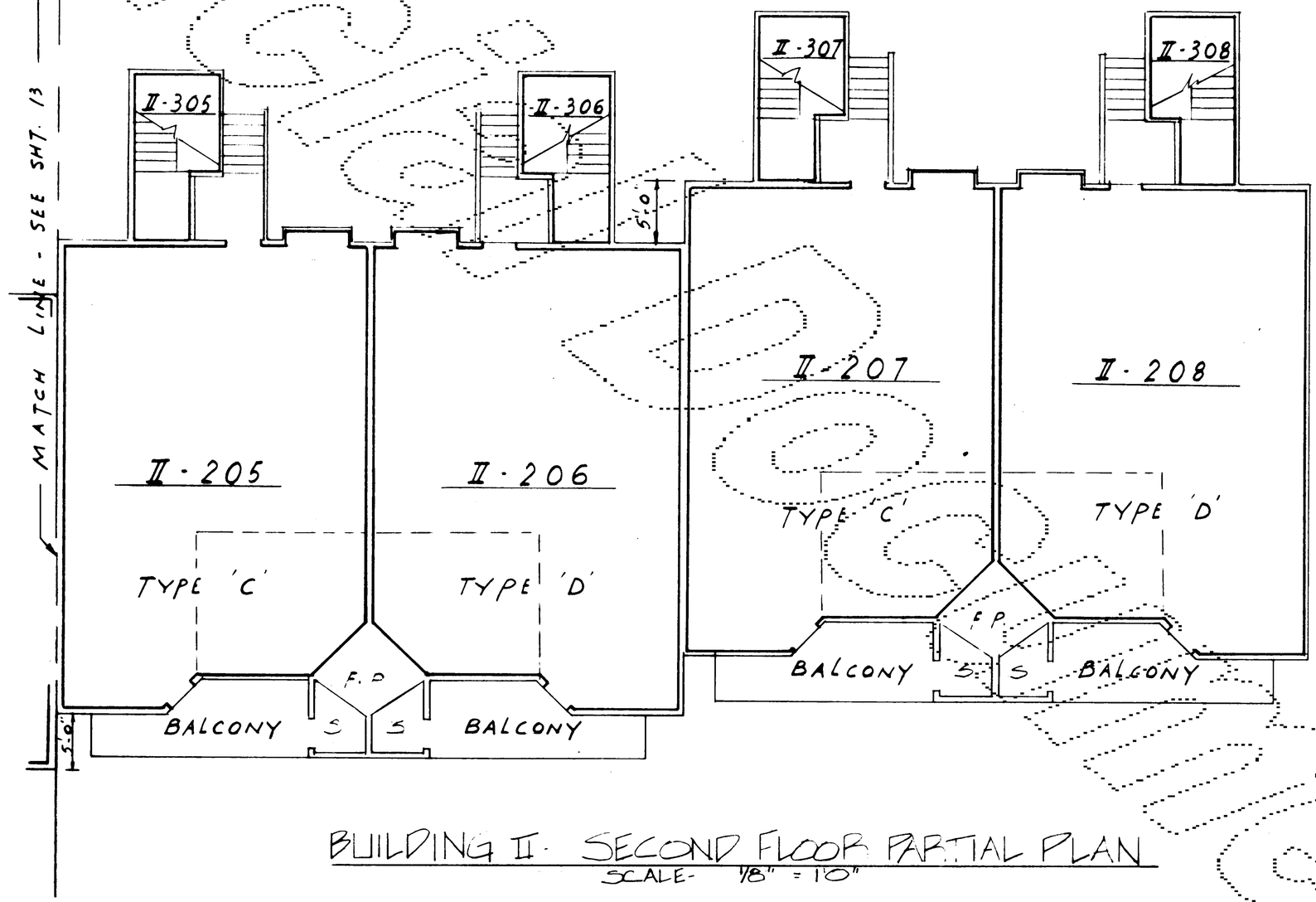
BALLINGER POINT- PHASE I

A CONDOMINIUM

SECTION 32, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

City of Mountlake Terrace, Snohomish County Washington

Prepared by William S. Tsao & Co. P.S.



BUILDING II- SECOND FLOOR PARTIAL PLAN

SCALE- 1/8" = 1'0"

NOTES

1. FOR NOTES, SEE SHT. 3
2. FOR UNIT DIMENSION, SEE SHT 5

JAN 81 7807

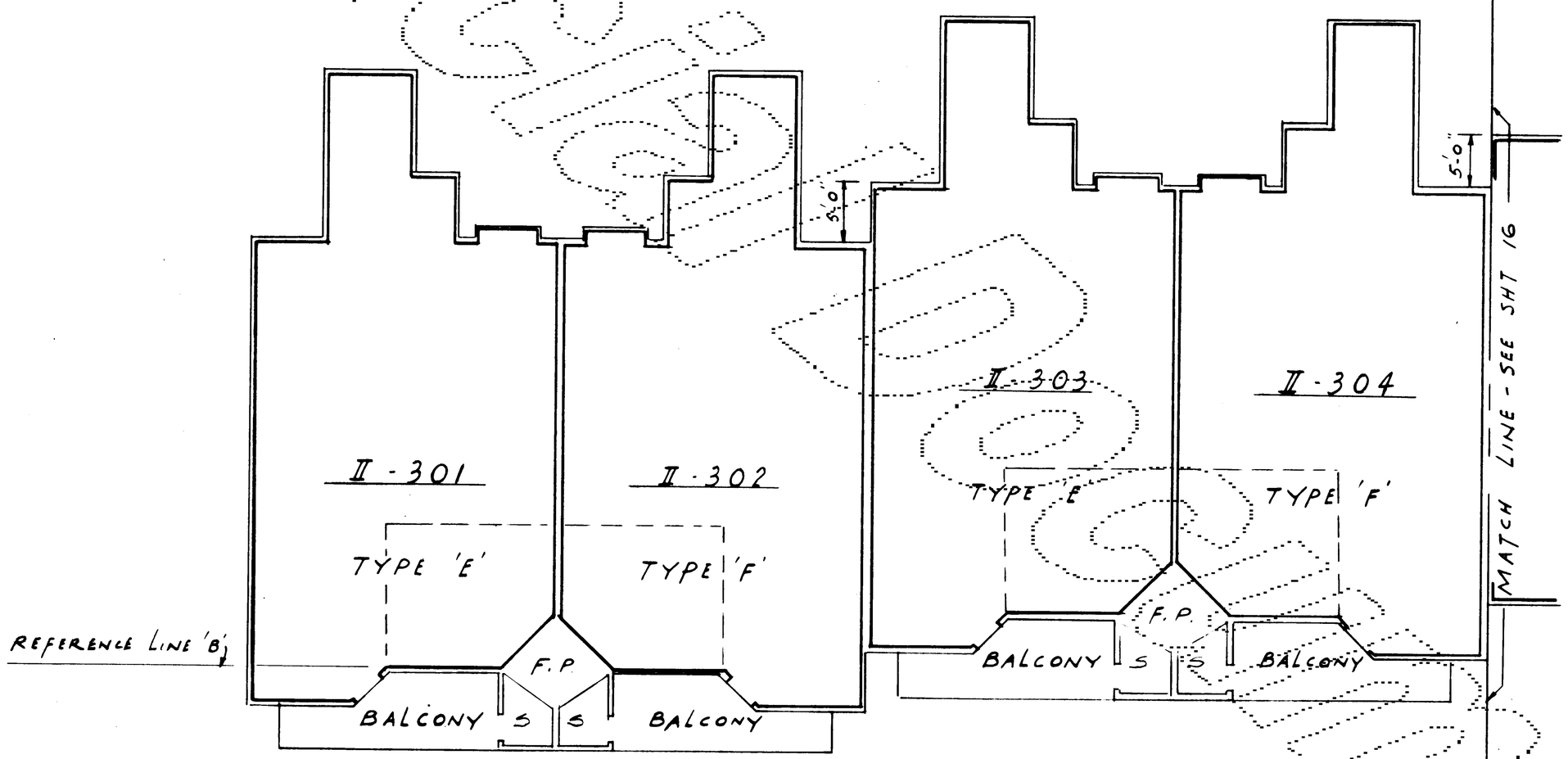
BALLINGER POINT- PHASE I

A CONDOMINIUM

SECTION 32, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

City of Mountlake Terrace, Snohomish County Washington

Prepared by William S. Tsao & Co. P.S.



BUILDING II THIRD FLOOR PARTIAL PLAN

SCALE- 1/8" = 1'0"

NOTES:

1. FOR NOTES, SEE SHT 3
2. FOR UNIT DIMENSION, SEE SHT 7.

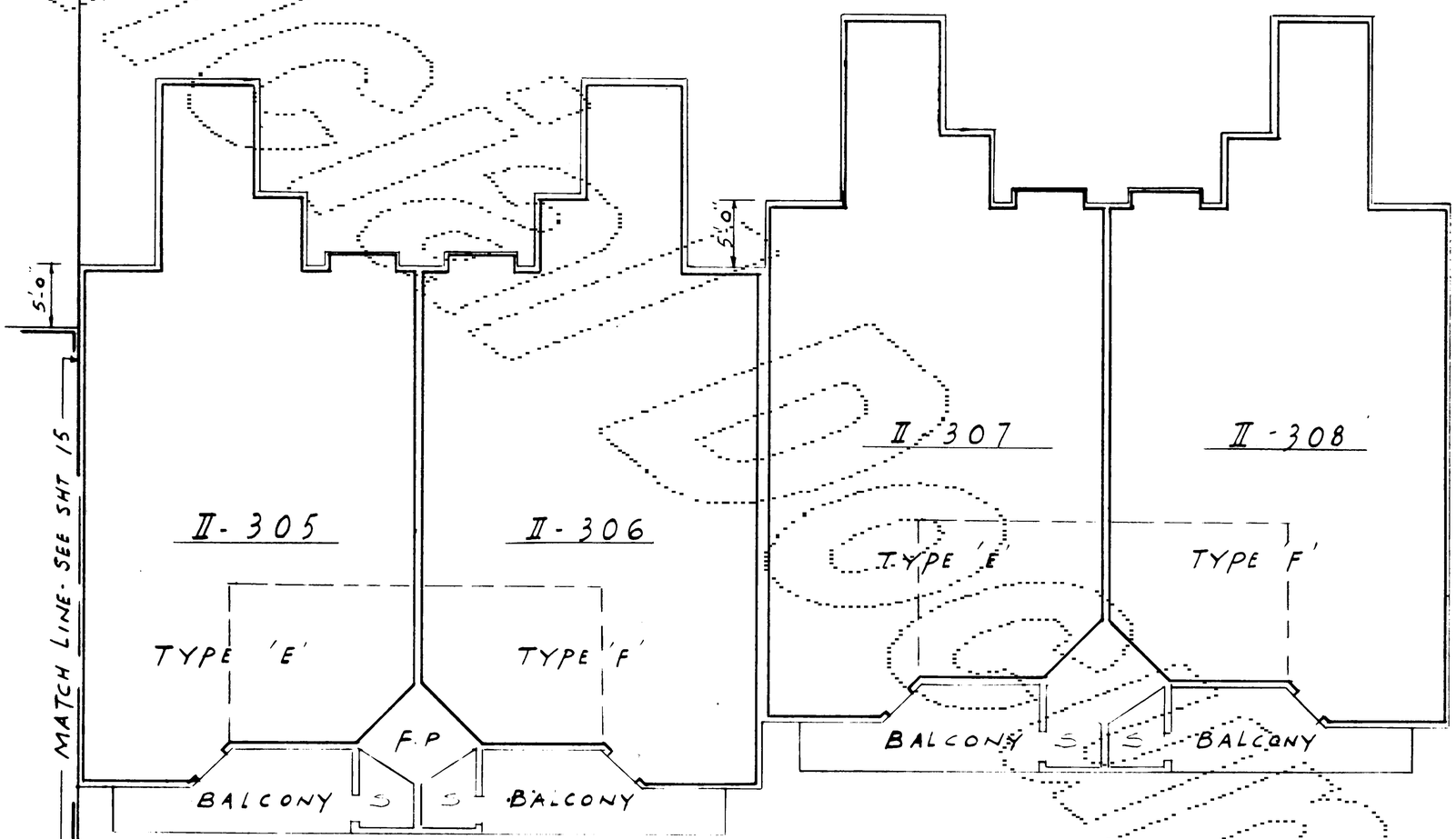
BALLINGER POINT- PHASE I

A CONDOMINIUM

SECTION 32, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

City of Mountlake Terrace, Snohomish County Washington

Prepared by William S. Tsao & Co. P.S.



BUILDING II - THIRD FLOOR PARTIAL PLAN

SCALE: 1/8" = 1'0"

NOTES

1. FOR NOTES, SEE SHT 3
1. FOR UNIT DIMENSION, SEE SHT. 7

JAN 81 7807

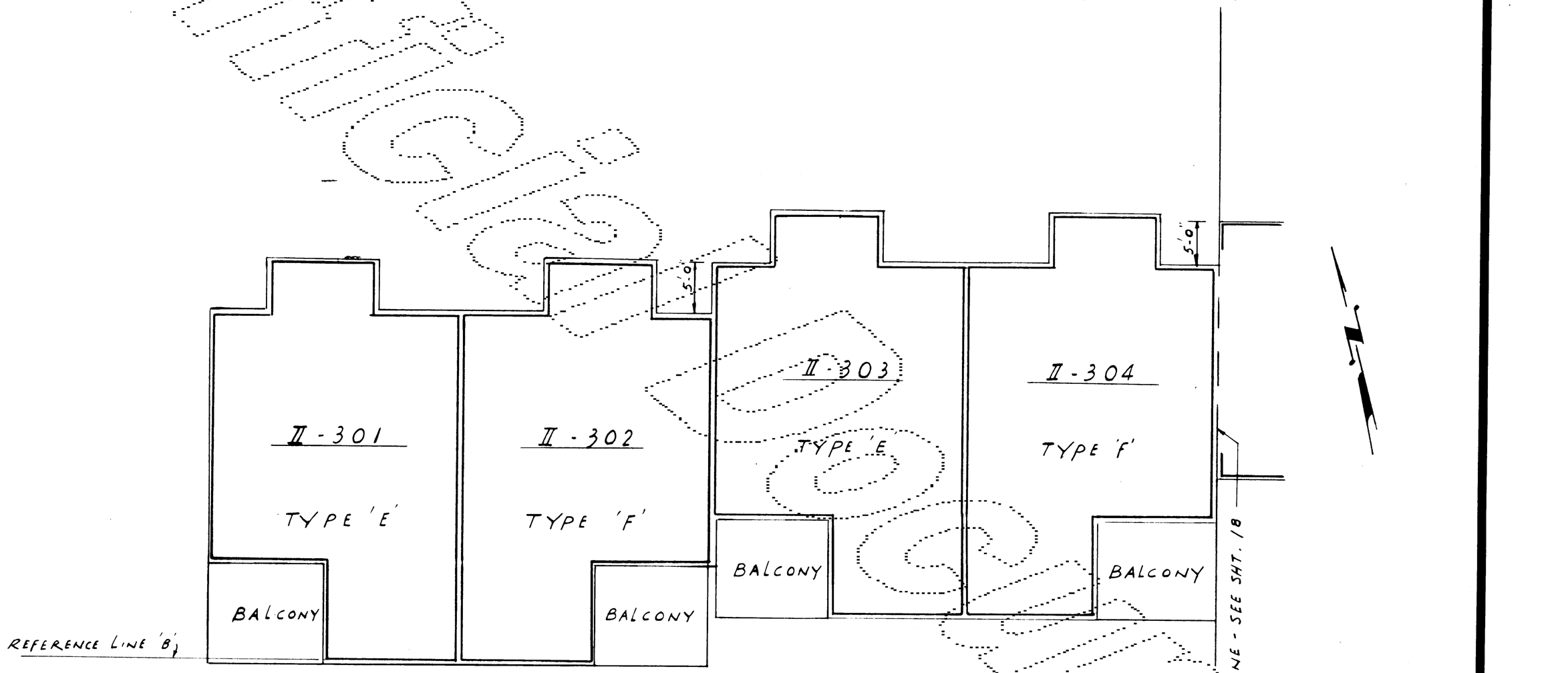
BALLINGER POINT- PHASE I

A CONDOMINIUM

SECTION 32, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

City of Mountlake Terrace, Snohomish County Washington

Prepared by William S. Tsao & Co.P.S.



BUILDING II - LOFT FLOOR PARTIAL PLAN

SCALE - 1/8" - 1'0"

NOTES:

1. FOR UNIT DIMENSION, SEE SHT. 9

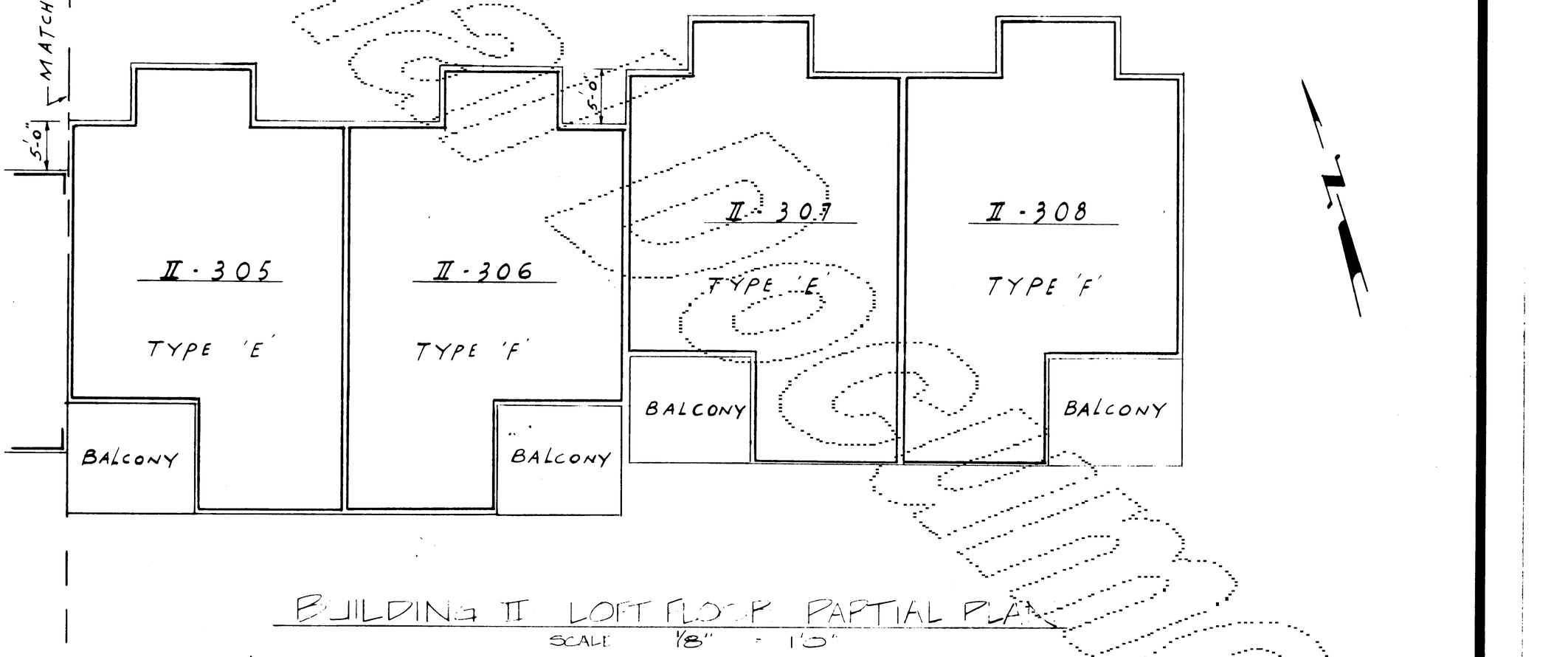
BALLINGER POINT- PHASE I

A CONDOMINIUM

SECTION 32, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

City of Mountlake Terrace, Snohomish County Washington

Prepared by William S. Tsao & Co.P.S.



BUILDING II LOFT FLOOR PARTIAL PLAN

SCALE 1/8" = 1'-0"

NOTES

1. FOR UNIT DIMENSION, SEE SHT 9.

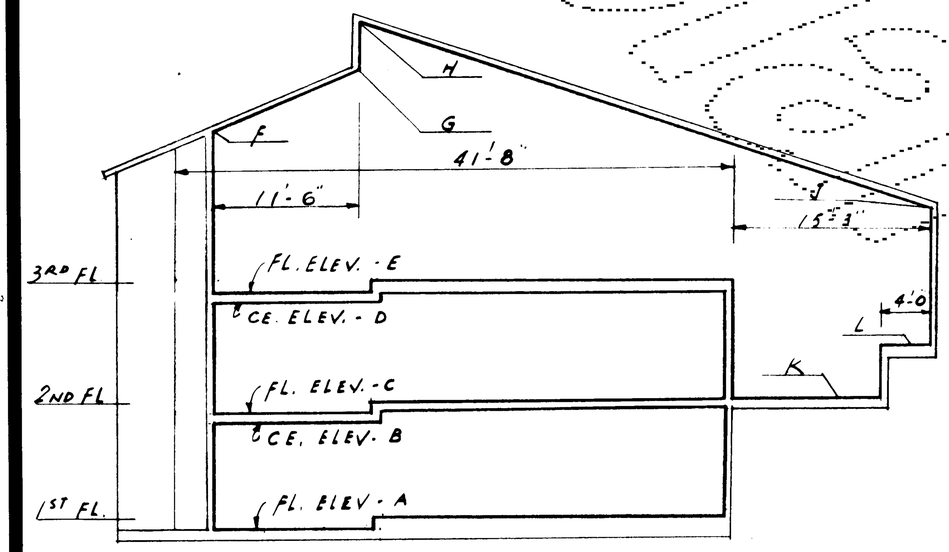
BALLINGER POINT- PHASE I

A CONDOMINIUM

SECTION 32, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

City of Mountlake Terrace, Snohomish County Washington

Prepared by William S. Tsao & Co.P.S.



TYPICAL BUILDING SECTION

SCALE 1/8" = 1'-0"

UNIT NO.	FLOOR	FLOOR ELEVATION	CEILING ELEVATION
I-101	1st	298.0	306.8; B-305.8
I-102	1st	299.0; A-298.0	306.8; B-305.8
I-103	1st	303.5; A-302.5	311.3; B-310.3
I-104	1st	303.5; A-302.5	311.3; B-310.3
I-105	1st	308.0; A-307.0	315.8; B-314.8
I-106	1st	308.0; A-307.0	315.8; B-314.8
I-201	2nd	307.8; C-306.8	315.6; D-314.6
I-202	2nd	307.8; C-306.8	315.6; D-314.6
I-203	2nd	312.3; C-311.3	320.1; D-319.1
I-204	2nd	312.3; C-311.3	320.1; D-319.1
I-205	2nd	316.8; C-315.8	324.6; D-323.6
I-206	2nd	316.8; C-315.8	324.6; D-323.6
I-301	3rd	316.6; E-315.6; K-307.8; L-312.2	J-320.9; H-335.6; G-332.1; F-327.4
I-302	3rd	316.6; E-315.6; K-307.8; L-312.2	J-320.0; H-335.6; G-332.1; F-327.4
I-303	3rd	321.1; E-320.1; K-312.3; L-316.7	J-325.4; H-340.1; G-336.6; F-331.9
I-304	3rd	321.1; E-320.1; K-312.3; L-316.7	J-324.4; H-340.1; G-336.6; F-331.9
I-305	3rd	326.6; E-324.6; K-316.8; L-321.2	J-329.9; H-344.6; G-341.1; F-336.4
I-306	3rd	326.6; E-324.6; K-316.8; L-321.2	J-329.9; H-344.6; G-341.1; F-336.4

UNIT NO.	FLOOR	FLOOR ELEVATION	CEILING ELEVATION
II-101	1st	314.0	322.8; B-321.8
II-102	1st	315.0; A-314.0	323.8; B-322.8
II-103	1st	319.5; A-318.5	327.3; B-326.3
II-104	1st	319.5; A-318.5	327.3; B-326.3
II-105	1st	324.0; A-323.0	331.8; B-330.8
II-106	1st	324.0; A-323.0	331.8; B-330.8
II-107	1st	328.5; A-327.5	336.3; B-335.3
II-108	1st	328.5; A-327.5	336.3; B-335.3
II-201	2nd	323.8; C-322.8	331.6; D-330.6
II-202	2nd	323.8; C-322.8	331.6; D-330.6
II-203	2nd	328.3; C-327.3	336.1; D-335.1
II-204	2nd	328.3; C-327.3	336.1; D-335.1
II-205	2nd	332.8; C-331.8	340.6; D-339.6
II-206	2nd	332.8; C-331.8	340.6; D-339.6
II-207	2nd	337.3; C-336.3	345.1; D-344.1
II-208	2nd	337.3; C-336.3	345.1; D-344.1
II-301	3rd	332.6; E-331.6; K-323.8; L-328.2	J-335.9; H-351.6; G-348.1; F-343.4
II-302	3rd	332.6; E-331.6; K-323.8; L-328.2	J-336.9; H-351.6; G-348.1; F-343.4
II-303	3rd	337.1; E-336.1; K-328.3; L-332.7	J-341.4; H-356.1; G-352.6; F-347.9
II-304	3rd	337.1; E-336.1; K-328.3; L-332.7	J-341.4; H-356.1; G-352.6; F-347.9
II-305	3rd	341.6; E-340.6; K-332.8; L-337.2	J-345.9; H-360.6; G-357.1; F-352.4
II-306	3rd	341.6; E-340.6; K-332.8; L-337.2	J-345.9; H-360.6; G-357.1; F-352.4
II-307	3rd	346.1; E-345.1; K-337.3; L-341.7	J-350.4; H-365.1; G-361.6; F-356.9
II-308	3rd	346.1; E-345.1; K-337.3; L-341.7	J-350.4; H-365.1; G-361.6; F-356.9

JAN 81 7807