

# QUEEN ANNE SQUARE

A CONDOMINIUM

FOR E 1/2, SECTION 25, TOWNSHIP 25 N., RANGE 3 E. W.M.

CITY OF SEATTLE, KING COUNTY, WASHINGTON

## DEDICATION

WE, THE UNDERSIGNED OWNER OR OWNERS 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. THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF ARE RESTRICTED BY LAW AND THE TERMS OF THE DECLARATION FILED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_ RECORDS OF KING COUNTY, WASHINGTON, UNDER RECORDING NO. \_\_\_\_\_

IN WITNESS WHEREOF WE HAVE SET OUR HAND AND SEAL.

DATED: \_\_\_\_\_

DAS RESIDENTIAL L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

BY SP-QAS MANAGER, INC. A WASHINGTON CORPORATION  
ITS MANAGER

BY: Michael G. Fulbright  
ITS: Executive Vice President

EPC FOUR LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY EXCHANGE STRUCTURES, INC. A NEVADA CORPORATION, ITS SOLE MEMBER

BY: Mary B. Foster  
ITS: Executive Vice President

## ACKNOWLEDGMENTS

STATE OF WASHINGTON } SS.  
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Michael G. Fulbright IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Executive Vice President OF SP-QAS MANAGER, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 29th DAY OF September 1999.

**DANIEL B. DUWE**  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 6-05-02

SIGNATURE OF NOTARY PUBLIC Daniel B. Duwe  
PRINTED NAME OF NOTARY PUBLIC Daniel B. Duwe  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Seattle  
MY APPOINTMENT EXPIRES 05-05-99

STATE OF WASHINGTON } SS.  
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Mary Foster IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Executive Vice President OF EXCHANGE STRUCTURES, INC., A NEVADA CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 30th DAY OF September 1999.

**DANIEL B. DUWE**  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 6-05-02

SIGNATURE OF NOTARY PUBLIC Daniel B. Duwe  
PRINTED NAME OF NOTARY PUBLIC Daniel B. Duwe  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Seattle  
MY APPOINTMENT EXPIRES 05-05-99

## LEGAL DESCRIPTION

LOTS 1 THROUGH 14 IN BLOCK 17 OF THE SUPPLEMENTAL PLAT OF G. KINNEAR'S ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 62, RECORDS OF KING COUNTY, SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

## GENERAL NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A 1 MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

## ASSESSOR'S CERTIFICATE

EXAMINED THIS 30th DAY OF Sept 1999

S. Noble Dianna Murdock  
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

## LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR QUEEN ANNE SQUARE, A CONDOMINIUM, ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREBY DESCRIBED, THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN, THAT ALL INFORMATION REQUIRED BY R.C.W. 64.34.232 IS SUPPLIED HEREIN, AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THE PLANS.



Walter V. Swanson  
WALTER V. SWANSON, P.L.S. CERTIFICATE NO. 15041  
TRIAD ASSOCIATES PHONE: (425) 821-8448  
1814 115TH AVE. NE.  
KIRKLAND, WA 98034

STATE OF WASHINGTON } SS.  
COUNTY OF KING

WALTER V. SWANSON, BEING FIRST DULY SWORN UPON OATH, DEPOSES AND SAYS: I AM THE ABOVE NAMED LAND SURVEYOR. I HAVE READ THE FOREGOING LAND SURVEYOR'S CERTIFICATE, KNOW THE CONTENTS THEREOF AND BELIEVE THE SAME TO BE TRUE.

Walter V. Swanson

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF September 1999

**DANIEL B. DUWE**  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 6-05-02

SIGNATURE OF NOTARY PUBLIC Daniel B. Duwe  
PRINTED NAME OF NOTARY PUBLIC Daniel B. Duwe  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Seattle  
MY APPOINTMENT EXPIRES 05-05-99

## RECORDING CERTIFICATE 19990930002420

FILED FOR RECORD AT THE REQUEST OF DAS Residential THIS 30 DAY OF SEPT 1999 AT 57 MINUTES PAST 9:00 P.M. AND RECORDED IN VOLUME 1397 OF CONDOMINIUMS, PAGES 27-31 THRU \_\_\_\_\_ RECORDS OF KING COUNTY, WASHINGTON, DEPARTMENT OF RECORDS AND ELECTIONS

Larry Alcantara Walt Washington  
MANAGER SUPERINTENDENT OF RECORDS

PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.



VOL/PG  
159 37

# QUEEN ANNE SQUARE

A CONDOMINIUM

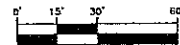
POR. E 1/2, SECTION 25, TOWNSHIP 25 N., RANGE 3 E. W.M.  
CITY OF SEATTLE, KING COUNTY, WASHINGTON

FOUND CONC. MON IN CASE W/ 1/2" BRASS DISC W/ PUNCH (9/99)  
BM-1

FOUND CONC. MON IN CASE W/ 1/2" BRASS DISC W/ PUNCH (9/99)  
BM-2



SCALE: 1" = 30'



GRAPHIC SCALE

BASIS OF BEARINGS:

ASSUMED A BEARING OF  $N00^{\circ}00'00''W$  ALONG THE CENTERLINE OF 3RD AVE. WEST BEING A LINE CONNECTING THE EXISTING MONUMENTS AS SHOWN.

DATUM:

CITY OF SEATTLE (NAVD 88)

ORIGINAL BENCHMARKS:

FOUND CHISELED SQUARE APPROXIMATELY 2' NORTH OF THE INTERSECTION OF BACK OF WALKS AT NORTHWEST CORNER OF 4TH AVE. WEST AND WEST REPUBLICAN ST. (SEATTLE FIELD BOOK FB #2701.)  
ELEVATION = 73.25

FOUND CHISELED SQUARE APPROXIMATELY 2' EAST OF EAST EDGE OF ALLEY EAST OF 2ND AVE. WEST AND APPROXIMATELY 2' NORTH OF NORTH FACE OF BUILDING ON SOUTH SIDE OF WEST MERCER ST. (SEATTLE FIELD BOOK FB #2505 TT)  
ELEVATION = 115.51

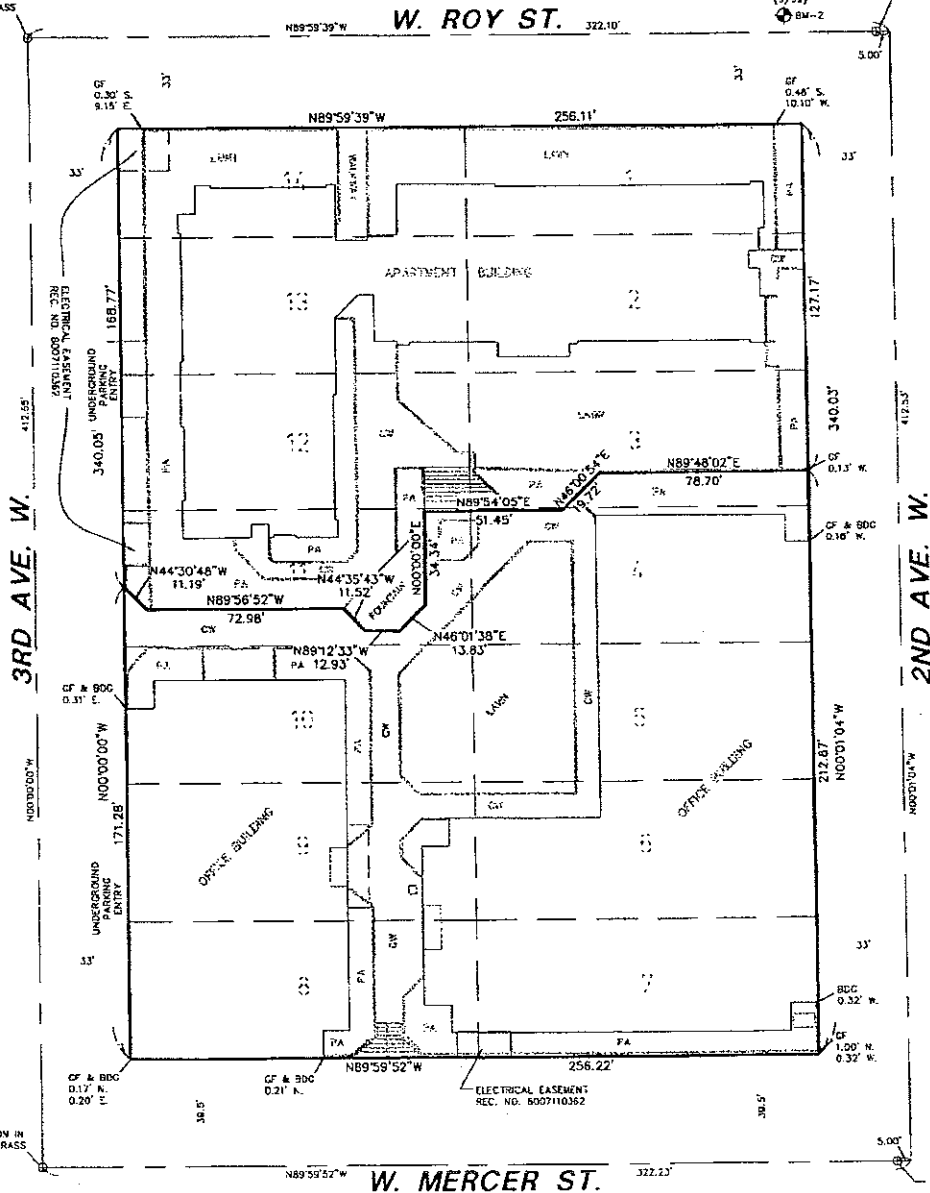
BENCH MARKS:

BM - 1: TOP OF CONCRETE MONUMENT IN CASE WITH 1/2" BRASS DISC WITH PUNCH.  
ELEVATION = 115.58

BM - 2: TOP OF CONCRETE MONUMENT IN CASE WITH 1/2" BRASS DISC WITH PUNCH.  
ELEVATION = 115.58

LEGEND

PA -- PLANTING AREA  
CW -- CONCRETE WALK  
CF -- GARAGE FOUNDATION  
BDC -- BUILDING CORNER



FOUND CONC. MON IN CASE W/ 1/2" BRASS DISC W/ PUNCH (9/99)

FOUND CONC. MON IN CASE W/ 1/2" BRASS DISC W/ PUNCH (9/99)

SURVEY MAP

**TRIAD ASSOCIATES**  
11014 115th AVENUE NE - KIRKLAND, WA 98034  
(425) 821-6440 • (425) 821-3481 FAX

JOB NO. 99-320  
SHEET 2 OF 5

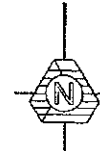


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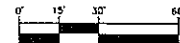
# QUEEN ANNE SQUARE

A CONDOMINIUM

FOR E 1/2, SECTION 25, TOWNSHIP 25 N., RANGE 3 E. W.M.  
CITY OF SEATTLE, KING COUNTY, WASHINGTON



SCALE: 1" = 30'

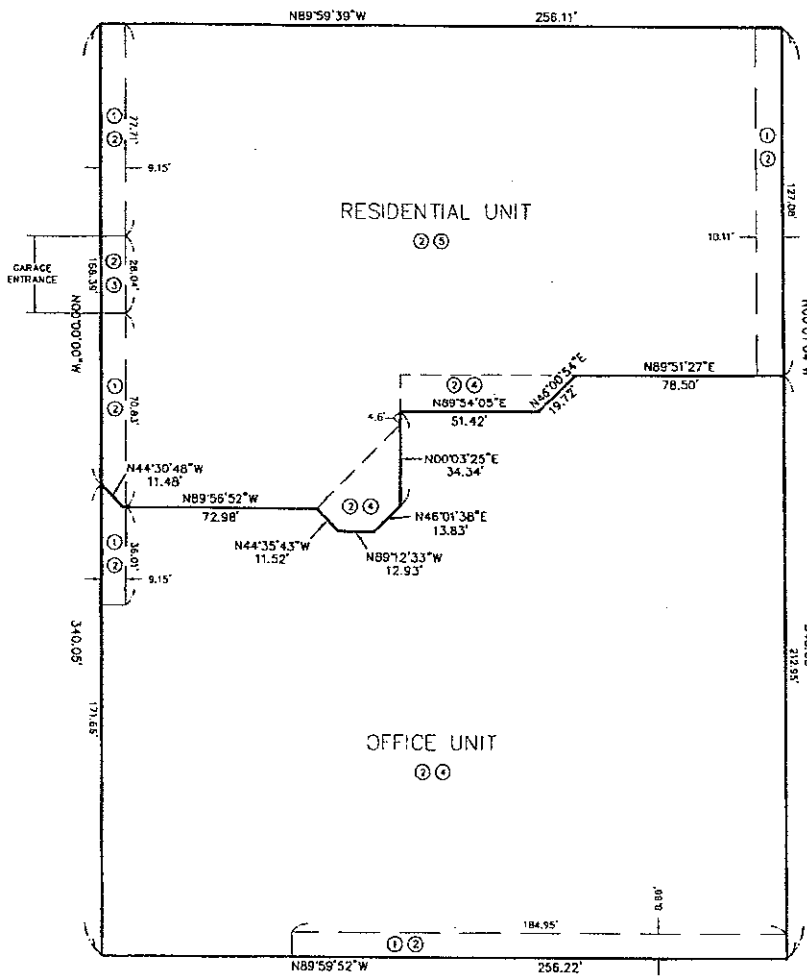


GRAPHIC SCALE

**LEGEND**

- ① THE LOWER LIMITS OF OWNERSHIP EXTEND TO THE LOWER LIMITS OF LEGAL OWNERSHIP
- ② THE UPPER LIMITS OF OWNERSHIP EXTEND TO THE UPPER LIMITS OF LEGAL OWNERSHIP
- ③ THE LOWER LIMITS OF OWNERSHIP IS ELEVATION 120.00 FEET
- ④ THE LOWER LIMITS OF OWNERSHIP IS THE TOP SURFACE OF THE CONCRETE DECKING OVER THE PARKING GARAGE, BEING APPROXIMATELY ELEVATION 112.50 FEET
- ⑤ THE LOWER LIMITS OF OWNERSHIP IS THE TOP SURFACE OF THE CONCRETE DECKING OVER THE PARKING GARAGE, BEING APPROXIMATELY ELEVATION 118.00 FEET

THE PERIMETER BOUNDARY OF THE BLOCK IS THE OUTER BOUNDARY OF THE UNITS



RESIDENTIAL AND OFFICE  
UNIT PLANS



JOB NO. 99-320  
SHEET 3 OF 5



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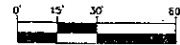
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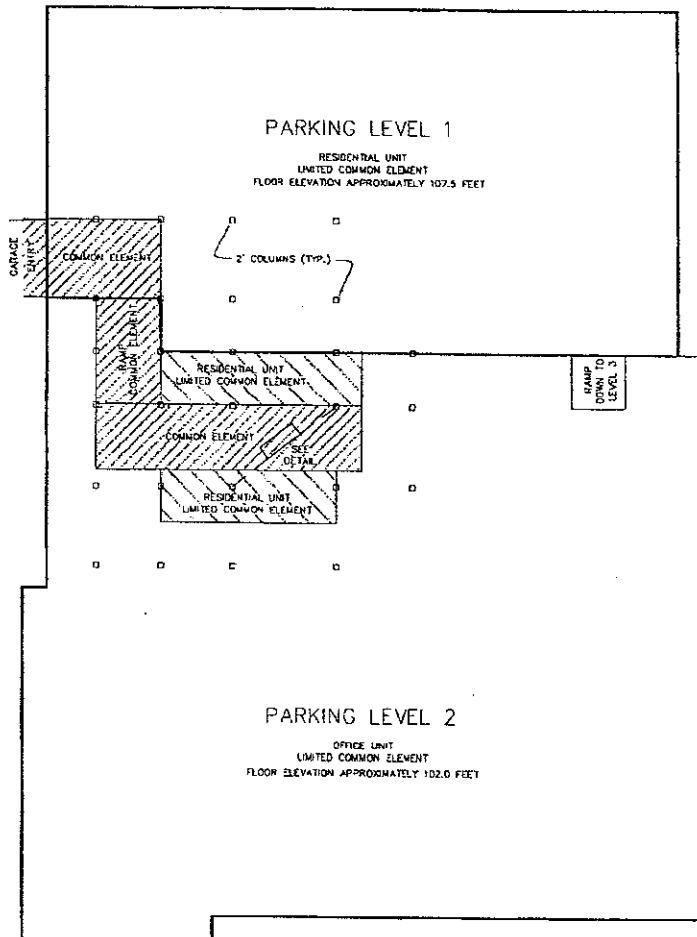
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CITY OF SEATTLE, KING COUNTY, WASHINGTON



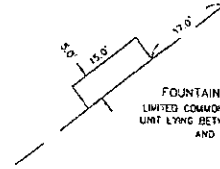
SCALE: 1" = 30'



GRAPHIC SCALE



DETAIL  
N.T.S.



FOUNTAIN MECHANICAL AREA  
LIMITED COMMON ELEMENT FOR RESIDENTIAL  
UNIT LYING BETWEEN ELEVATION 110.00 FEET  
AND ELEVATION 118 FEET

PARKING LEVELS 1 AND 2

**TRIAD ASSOCIATES**  
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JOB NO. 99-320  
SHEET 4 OF 5

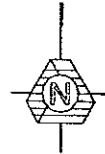


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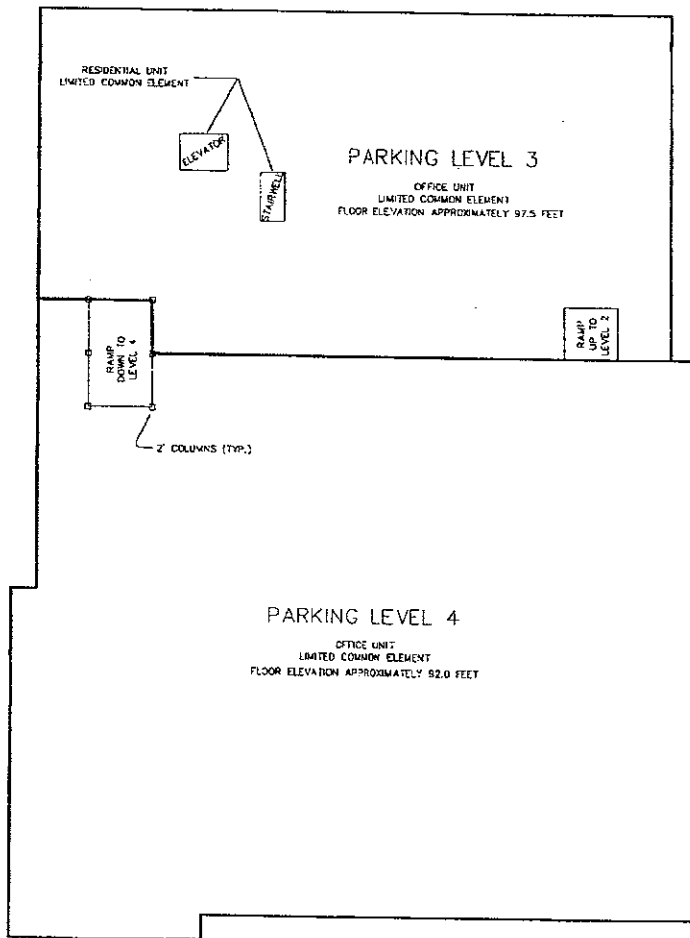
POR. E 1/2, SECTION 25, TOWNSHIP 25 N., RANGE 3 E. W.M.  
CITY OF SEATTLE, KING COUNTY, WASHINGTON



SCALE: 1" = 30'



GRAPHIC SCALE



PARKING LEVELS 3 AND 4



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JOB NO. 99-320

SHEET 5 OF 5



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