

# FIDALGO MARINA CONDOMINIUM

In the NE 1/4 of the NW 1/4 of Section 30, T35N, R2E, W.M.

City of Anacortes, County of Skagit, State of Washington

RECORDING

93 FEB 25 P1:00

REQUIREMENTS Jerald Hansen

37  
26  
65

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that FIDALGO MARINA PARTNERSHIP, a Washington General Partnership, owner in fee simple of the real property described herein, hereby declares this Survey Map and these Plans and dedicates 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.

FIDALGO MARINA PARTNERSHIP further certifies 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 by the terms of the Declaration for FIDALGO MARINA CONDOMINIUM filed under Recording Number 9302250060, records of Skagit County, Washington.

Executed as of the 24<sup>th</sup> day of Feb, 1993.

FIDALGO MARINA PARTNERSHIP,  
a Washington General Partnership

By: DEVELOPMENT VENTURES, INC.,  
a Washington corporation,  
its General Partner

By: B. C. INVESTMENTS CORP.,  
its General Partner

By: Jerald D. Hansen  
its President

By: William Taylor  
its Executive Vice President  
and General Manager

### PROPERTY DESCRIPTION

Lot 1 of ANACORTES SHORT PLAT NO. ANA-92-005 as approved January 6, 1993, and recorded January 11, 1993, in Volume 10 of Short Plats, page 165, under Auditor's File No. 9301110152, records of Skagit County, Washington; being a portion of Tracts 3 and 4 of Plate 11, Anacortes Tide and Shore Lands, according to the official map thereof in the office of the State Land Commissioner at Olympia, Washington;

TOGETHER WITH an easement for access, egress and utilities over, under and across a 60 foot strip of land lying 30 feet on each side of the following described centerline:

Commencing at the intersection of "T" Avenue and 30th Street, as shown on the plat of Anacortes Industrial Park Addition, according to the plat thereof recorded in Volume 10 of Plats, pages 19, 20 and 21, records of Skagit County, Washington; thence South 89° 59' 40" East along the centerline of said 30th Street a distance of 419.58 feet to the East line of the Burlington Northern Railroad; thence South 23° 55' 10" East along the East line of said Burlington Northern Railroad, as shown on said Anacortes Industrial Park Addition, a distance of 482.07 feet to the intersection with the Westerly projection of the South line of said Tract 3; thence South 89° 56' 05" East along the South line of said Tract 3 a distance of 326.19 feet; thence North a distance of 219.21 feet to the South line of 30th Street, being the True Point of Beginning of said centerline; thence South a distance of 387.11 feet to the terminus of said centerline;

AND TOGETHER WITH AND SUBJECT TO easements for ingress and egress, parking, storm drainage, power, sewer and utilities delineated on the face of said short plat;

AND SUBJECT TO easements created and described in the declaration for FIDALGO MARINA CONDOMINIUM referenced hereon and/or depicted on the face of the survey map herein;

AND SUBJECT TO an easement for underground distribution and electric lines and appurtenances thereto recorded under Skagit County Recording No. 9211160117;

AND EXCEPTING any and all improvements now or hereafter located east of the top of rip rap as shown on sheet 2 herein;

Situate in Skagit County, Washington.

### ACKNOWLEDGMENTS TO DEDICATION

STATE OF WASHINGTON )  
COUNTY OF Whatcom ) ss

On this 24 day of Feb, 1993, before me, a Notary Public in and for the State of Washington, personally appeared Jerald D. Hansen, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the dedication hereon, on oath stated that he was authorized to execute this instrument, and acknowledged it as the President of Development Ventures, Inc., general partner of Fidalgo Marina Partnership, to be the free and voluntary act and deed of said partnership for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Jina Dallen  
Notary Public in and for the State of  
Washington, residing at Furudale  
My appointment expires: 5/1/95

STATE OF WASHINGTON )  
COUNTY OF Whatcom ) ss

On this 24 day of Feb, 1993, before me, a Notary Public in and for the State of Washington, personally appeared William Taylor, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the dedication hereon, on oath stated that he was authorized to execute this instrument, and acknowledged it as the Executive Vice President and General Manager of B. C. Investments Corp., general partner of Fidalgo Marina Partnership, to be the free and voluntary act and deed of said partnership for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Jina Dallen  
Notary Public in and for the State of  
Washington, residing at Furudale  
My appointment expires: 5/1/95

### TREASURER'S CERTIFICATE

#### 1) SKAGIT COUNTY:

I hereby certify that all taxes heretofore levied and which have become a lien upon the land described hereon have been fully paid and discharged according to the records of my office up to and including the year 1993.

Dated this 24 day of February, 1993.

Judith Mennel  
Skagit County Treasurer

Kate Jungquist  
By: Deputy Treasurer

#### 2) CITY OF ANACORTES:

I hereby certify that there are no delinquent special assessments, and that all special assessments on any of the property herein contained and dedicated as streets, alleys or for other public use, are paid in full.

Dated this 24 day of February, 1993.

George K. Stearn  
Treasurer, City Of Anacortes

### SURVEY MAP ACCURACY

Property dimensions shown hereon were derived from measurements made in January 1993 between the corner monuments set in the short plat. Angular relationships and distances were measured with a Topcon GTS-4B total station supplemented with a 100 foot steel tape, both last calibrated 22 October 1992 at the Sand Point baseline in Seattle, Washington. Building location and dimensions are displayed within 0.1 feet of measured value.

### PLAN DIMENSION ACCURACY

Horizontal and vertical dimensions shown herein are displayed within 0.1 feet of measured value. The dimensions of the units depicted herein are to the finished surface of the floor, walls and ceilings. Windows and doors are not depicted, but are shown as a continuation of the plane of adjoining walls. The areas shown herein are based on these described dimensions.

### VERTICAL DATUM

Elevations shown hereon refer to Mean Lower Low Water datum and are based on Bench Mark elevation 20.38, a PK nail at the southwest corner of the concrete boat ramp within the property adjoining Fidalgo Marina Condominium on the north and about 20 feet north of the north line thereof, as established by John E. Leonard, Jr., PE, PLS.

### TITLE AND EASEMENTS

Full reliance has been placed in Island Title Company Guarantee No. SA-12128 dated 19 January 1993 for proper description and revelation of easements. No further search of the record has been made.

### SURVEYOR'S CERTIFICATE

The map on sheet 2 hereof correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act, at the request of FIDALGO MARINA PARTNERSHIP, in February 1993.

Albert J. Hebrank  
Albert J. Hebrank, P.L.S. Certificate #7589  
19 February 1993

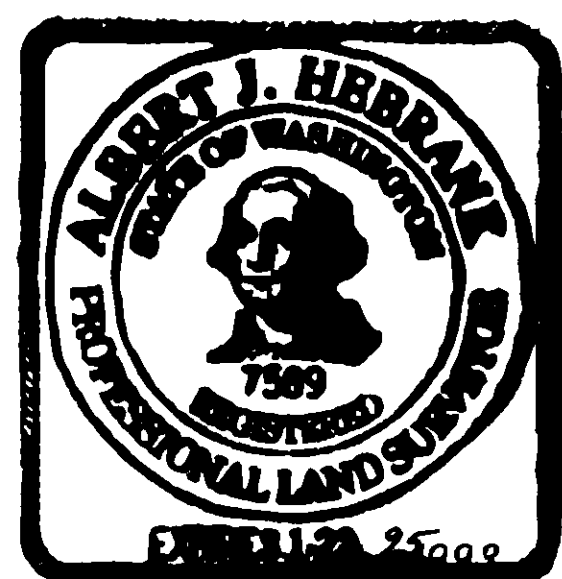


HEBRANK  
AND  
ASSOCIATES

### SURVEYOR'S CERTIFICATE

I hereby certify that this Survey Map and these plans for FIDALGO MARINA CONDOMINIUM are based upon an actual survey of the property described hereon; 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.

Albert J. Hebrank 19 Feb, 1993  
Albert J. Hebrank, PLS - Certificate No. 7589



### AUDITOR'S CERTIFICATE

Filed for record at the request of FIDALGO MARINA PARTNERSHIP on this 25 day of Feb, 1993, at 00 minutes past 1 P.M. and recorded in Volume 15 of Plats at pages 15-17, under Auditor's File No. 9302250059, records of Skagit County, Washington.

Jerry McIntuff Skagit County Auditor  
Cheryl Jungquist Deputy County Auditor

3101 V Avenue Anacortes, Washington	12 Feb. 1993
Lot 1, Anacortes Short Plat No. ANA-92-005, Volume 10 of Short Plats, page 165 in NE 1/4 of the NW 1/4 of Sec. 30, T35N, R2E, W.M.	Drawn: LPH Checked: AJH F.B. 92/2-14 File Number: 93006 P2 F4 32
SHEET 1 OF 3	

COMMENTS

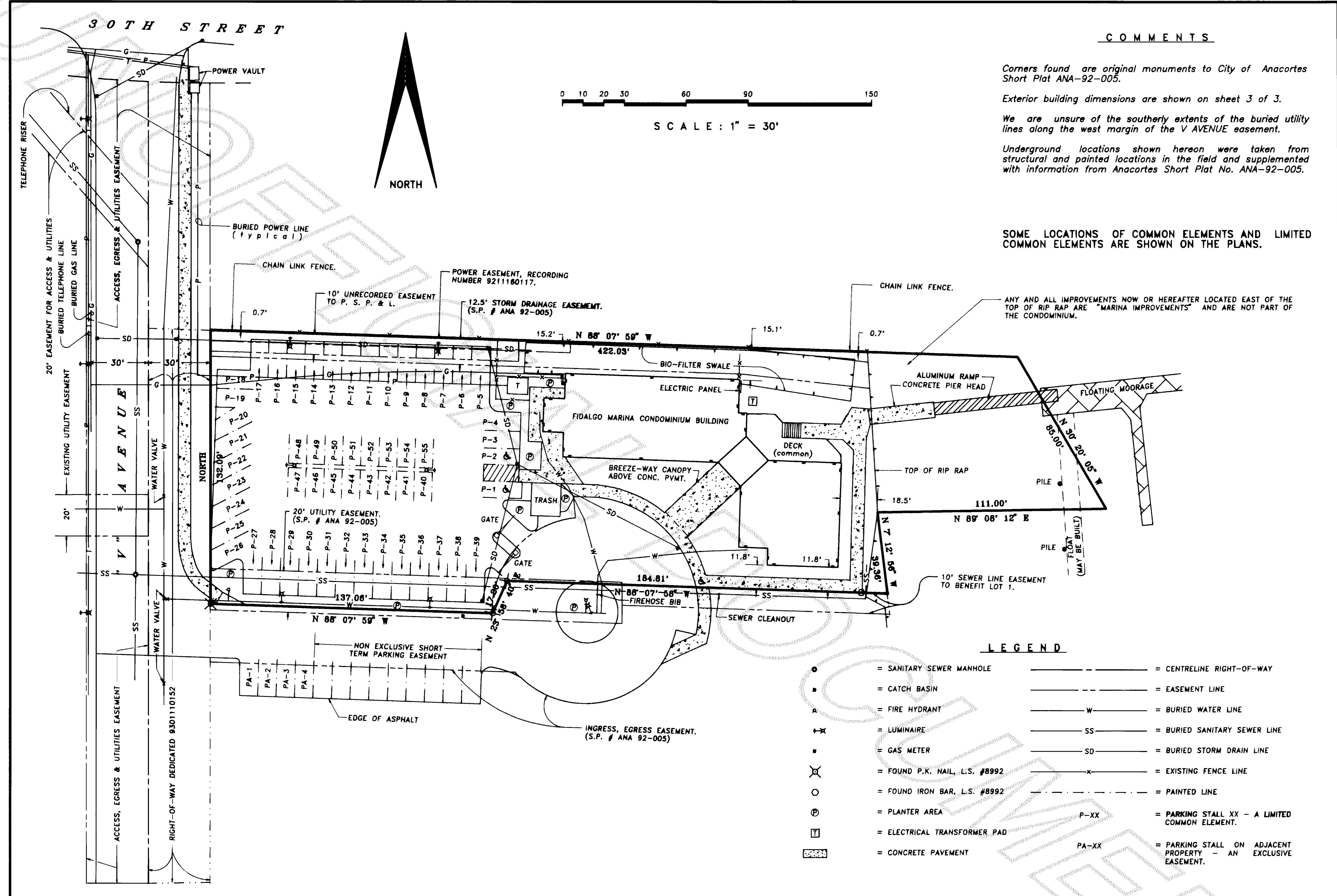
Corners found are original monuments to City of Anacortes Short Plat ANA-92-005.

Exterior building dimensions are shown on sheet 3 of 3.

We are unsure of the southerly extents of the buried utility lines along the west margin of the V AVENUE easement.

Underground locations shown hereon were taken from structural and painted locations in the field and supplemented with information from Anacortes Short Plat No. ANA-92-005.

SOME LOCATIONS OF COMMON ELEMENTS AND LIMITED COMMON ELEMENTS ARE SHOWN ON THE PLANS.



LEGEND

- = SANITARY SEWER MANHOLE
- = CATCH BASIN
- ⊕ = FIRE HYDRANT
- ⊗ = LUMINAIRE
- = GAS METER
- ⊗ = FOUND P.K. NAIL, L.S. #8992
- = FOUND IRON BAR, L.S. #8992
- ⊕ = PLANTER AREA
- ⊞ = ELECTRICAL TRANSFORMER PAD
- ▒ = CONCRETE PAVEMENT
- = CENTRELINE RIGHT-OF-WAY
- = EASEMENT LINE
- W — = BURIED WATER LINE
- SS — = BURIED SANITARY SEWER LINE
- SD — = BURIED STORM DRAIN LINE
- x — = EXISTING FENCE LINE
- · — = PAINTED LINE
- P-XX = PARKING STALL XX - A LIMITED COMMON ELEMENT.
- PA-XX = PARKING STALL ON ADJACENT PROPERTY - AN EXCLUSIVE EASEMENT.

**HEBRANK AND ASSOCIATES**

**FIDALGO MARINA CONDOMINIUM**  
*In the NE 1/4 of the NW 1/4 of Sec. 30, T35N, R2E, W.M. City of Anacortes, County of Skagit, State of Washington*

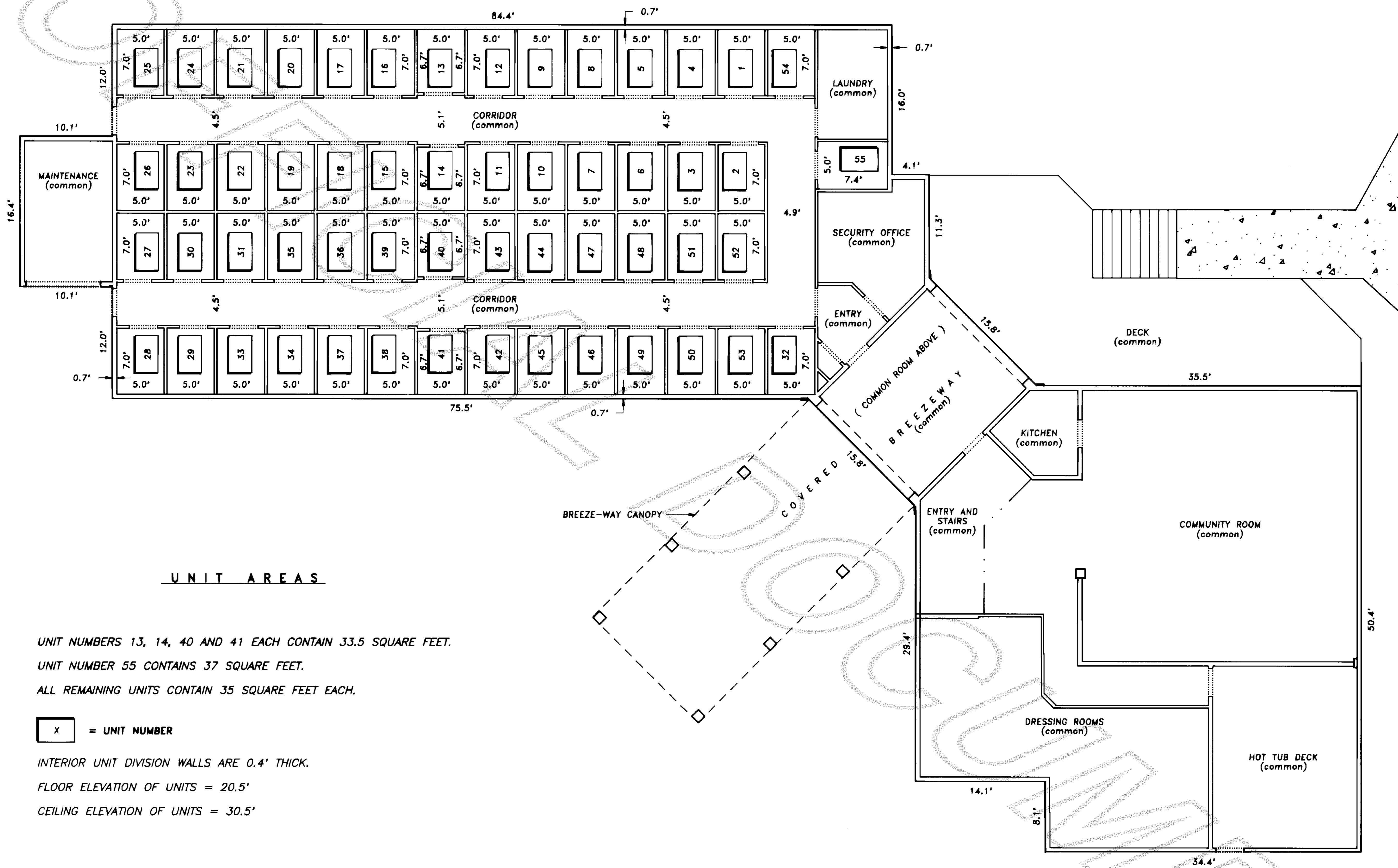


Albert J. Hebrank, PLS  
 Certificate Number 7589  
 19 February 1993

Recording No. 9302250059  
 Condominiums Vol. \_\_\_\_ Pg. \_\_\_\_

12 Feb. 1993  
 Drawn: LPH  
 Checked: AJH  
 F.B. 92/2-14  
 File Number:  
 93006  
 P2 F4 32

SCALE : 1" = 8'



**UNIT AREAS**

UNIT NUMBERS 13, 14, 40 AND 41 EACH CONTAIN 33.5 SQUARE FEET.

UNIT NUMBER 55 CONTAINS 37 SQUARE FEET.

ALL REMAINING UNITS CONTAIN 35 SQUARE FEET EACH.

X = UNIT NUMBER

INTERIOR UNIT DIVISION WALLS ARE 0.4' THICK.

FLOOR ELEVATION OF UNITS = 20.5'

CEILING ELEVATION OF UNITS = 30.5'

**HEBRANK  
AND  
ASSOCIATES**

**F I D A L G O M A R I N A  
C O N D O M I N I U M**  
*In the NE 1/4 of the NW 1/4 of Sec. 30, T35N, R2E, W.M.  
City of Anacortes, County of Skagit, State of Washington*



*Albert J. Hebrank*  
Albert J. Hebrank, PLS  
Certificate Number 7589  
19 February 1993

Recording No. 9302250059  
Condominiums Vol. \_\_\_\_ Pg. \_\_\_\_

SHEET 3 OF 3

12 Feb. 1993  
Drawn: LPH  
Checked: AJH  
F.B. 92/2-14  
File Number:  
93006  
P2 F4 32