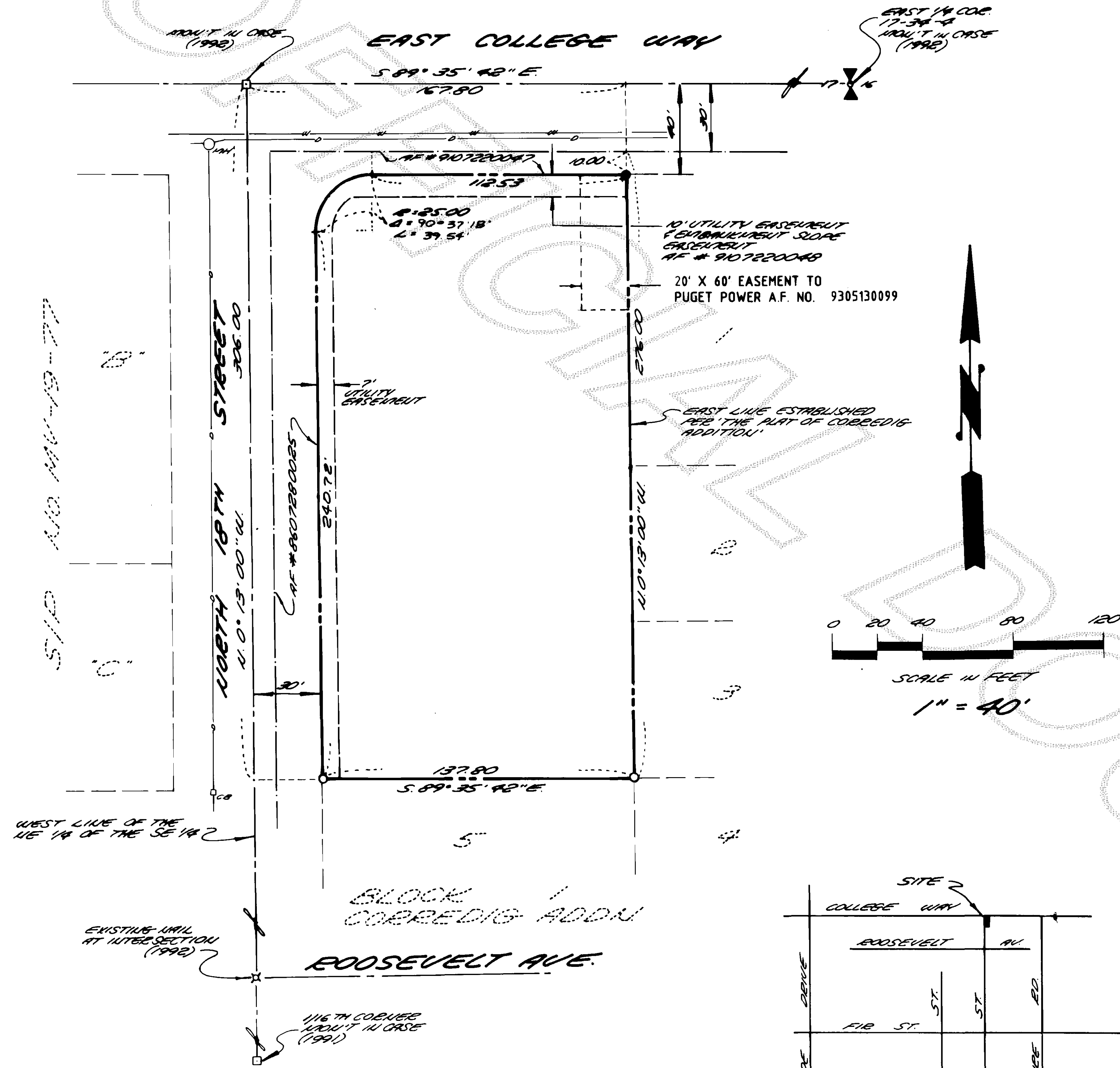


25  
2/6/93  
53-  
of  
93 JUN-3 P248

Ronald  
Worham

**COLLEGE WAY OFFICE COMPLEX CONDOMINIUM**  
SECTION 17, T. 34 N., R. 4 E., W.M.  
MOUNT VERNON, WASHINGTON  
MAY 1993  
SHEET 1 OF 3



**DESCRIPTION**

That portion of the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

**BEGINNING** at a point on the South line of the County Road 1164.3 feet West and 30 feet South of the Northeast corner of the Southeast 1/4 of said Section; thence South at right angles to said County Road a distance of 276 feet; thence West parallel with the County Road 157.8 feet, more or less, to a point 10 feet East of the West line of the said Northeast 1/4 of the Southeast 1/4; thence North parallel with the West line of the Northeast 1/4 of the Southeast 1/4, 276 feet to the South line of the County Road; thence East along the South line of the County Road to the **POINT OF BEGINNING**.

**EXCEPT** that portion deeded to the City of Mount Vernon by deed recorded July 28, 1986, under Auditor's File No. 8607280025, and **ALSO EXCEPT** that portion thereof deeded to the State of Washington for road purposes by deed recorded July 22, 1991 under Auditor's File No. 9107220047, records of Skagit County, Washington.

**SUBJECT TO** and **TOGETHER WITH** easements reservations, restrictions, covenants and other instruments of record.

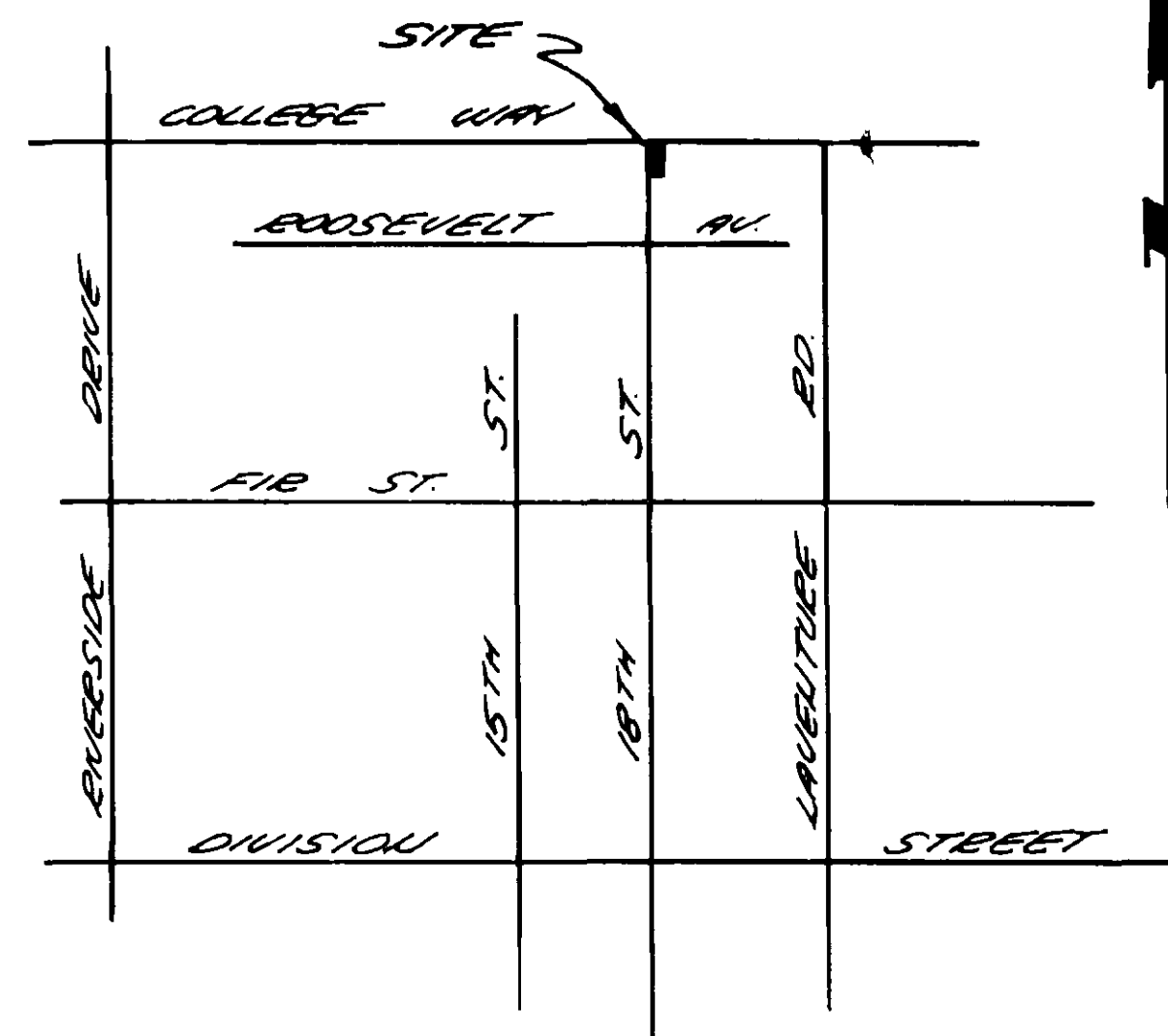
Situate in the County of Skagit, State of Washington.

**SURVEYOR'S CERTIFICATE**

I hereby declare that this survey map and plans are based on an actual survey of the described property, that the courses and distances shown are correct, and that all information required by RCW 64.34.232 is shown, stated, or supplied herein. I **FURTHER DECLARE** that the horizontal and vertical boundaries of the units in this condominium are based upon framed building construction. The site plan as shown is based upon approved construction plans, not as built locations.

*Bruce G. Lisser*  
Date: JUNE 2, 1993

Bruce G. Lisser, PLS., Certificate No. 22960  
SEMRAU & LISSER  
2118 RIVERSIDE DRIVE SUITE 104  
MOUNT VERNON, WA 98273



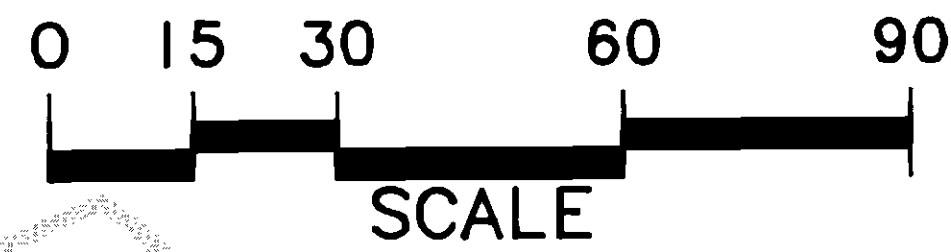
**VICINITY MAP**  
NOT TO SCALE

**AUDITOR'S CERTIFICATE**

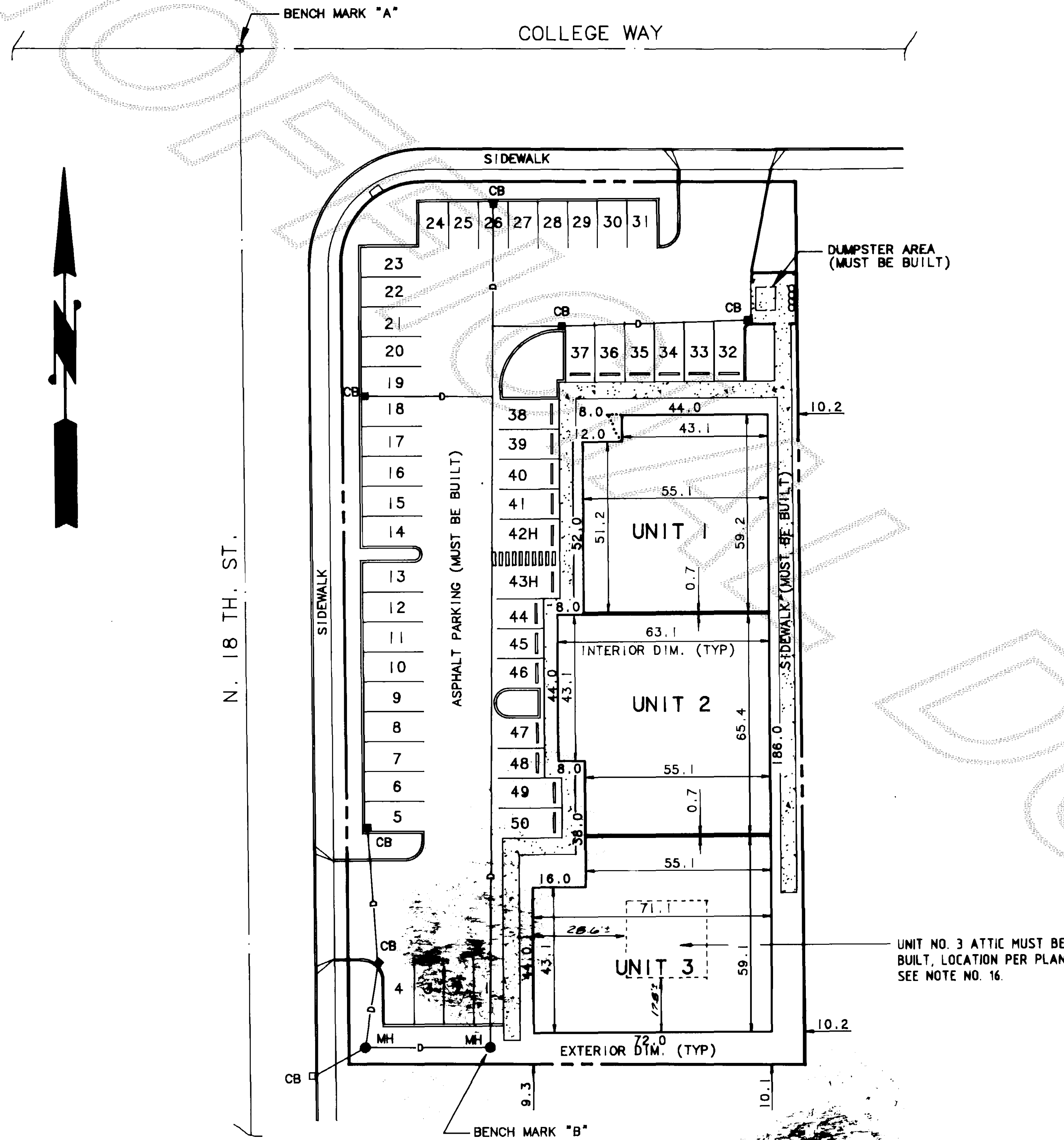
Filed for record this 3 day of June, 1993 at 2:48 PM  
in Book 15 of Plats on pages 86-88 at the request of SEMRAU & LISSER.  
Auditor's File No. 9306030080

*Jerry Walcott*  
County Auditor

*Clayton J. Jorgensen*  
Deputy



**COLLEGE WAY OFFICE COMPLEX CONDOMINIUM**  
**SECTION 17, T. 34 N., R. 4 E., W.M.**  
**MOUNT VERNON, WASHINGTON**  
**MAY 1993**  
**SHEET 2 OF 3**



**NOTES**

- - Indicates 1/2" iron rebar set with yellow cap inscribed LISSER 22960.  
○ - Indicates existing rebar or iron pipe found
- Description for this survey is from First American Title Company of Skagit County Order No. 36869, dated December 8, 1992.
- Instrumentation: Lietz Set 4A Theodolite Distance Meter
- Survey Procedure: Standard field traverse
- Meridian: Assumed
- Basis of Bearing: Existing monuments found in North 18th Street marking the West line of the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., = North 0° 13' 00" West.
- For additional Meridian and Subdivision information see Record of Survey map recorded in Book 12 of Surveys, Page 49, records of Skagit County, Washington.
- Datum: Mean Sea Level
- Building locations and dimensions refer to exterior walls and are shown in feet and tenths of feet.
- Floor and ceiling elevations are shown in feet and tenths of feet. Interior to top of proposed finished ceilings and top of constructed sub floors.
- Interior dimensions are shown in feet and tenths of feet and represent interior measurements prior to sheet rock.
- Bench Mark "A" = North rim of monument case at intersection of College Way and 18th Street.  
Elevation = 45.16 Mean Sea Level  
Bench Mark "B" = North rim of storm sewer manhole cover  
Elevation = 47.08 Mean Sea Level
- Unit floor and ceiling elevations  
Unit 1 floor = 47.2 (top of concrete slab) ceiling = 56.2 (must be built)  
Unit 2 floor = 47.2 " " " " ceiling = 56.2 " " "  
Unit 3 floor = 47.2 " " " " ceiling = 56.2 " " "
- Unit areas = Unit 1 = 3,166 sq. ft.  
Unit 2 = 3,948 sq. ft.  
Unit 3 = 3,946 sq. ft.
- All parking spaces with the exception of spaces 42H and 43H are Limited Common Elements allocated to units as indicated on Exhibit "C" to the declaration, filed under Auditor's File Number as indicated on Sheet 3 of 3 under Dedication.
- Attic must be built in unit No. 3 and will be a Limited Common Area allocated to Unit No. 3.
- Surveyors Note - The point referred to as "point on the South line of the County Road 1164.3 feet West and 30 feet South of the Northeast corner of the Southeast 1/4 of said Section" (17) in the Statutory Warranty Deed filed as Auditor's File No. 866477 is assumed to be the Northwest corner of Lot 1, Block 1, CORREDIG ADDITION, as per plat thereof recorded in Volume 7 of Plats, page 14, records of Skagit County, Washington.

**KEY**

- N = North
- S = South
- W = West
- E = East
- H = Handicap
- D = Storm Drain
- MH = Manhole
- CB = Catch Basin
- LCE = Limited Common Element

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**SEMRAU & LISSER**  
 SURVEYING • ENGINEERING • PLANNING  
 2118 RIVERSIDE DRIVE - SUITE 104  
 MOUNT VERNON, WA 98273  
 206-424-9566



JOB NO. 92-100

U-15 Plats Pg 87



COLLEGE WAY OFFICE COMPLEX CONDOMINIUM  
SECTION 17, T. 34 N., R. 4 E., W.M.  
MOUNT VERNON, WASHINGTON  
MAY 1993  
SHEET 3 OF 3

DEDICATION

Know all men by these presents that we, the undersigned owners of "College Way Office Complex Condominium", in fee simple and/or mortgagee of the property herein described, hereby declare this survey map and plat and dedicate the same for condominium purposes. This plat shall be restricted to the terms of the declaration filed under Skagit County Auditor's File No. 9306030081

Mark A. Gubrud  
Mark A. Gubrud (husband)

Judy A. Gubrud  
Judy A. Gubrud (wife)

Ronald L. Wortham  
Ronald L. Wortham (husband)

Lee Ann Wortham  
Lee Ann Wortham (wife)

Donald G. Wortham  
Donald G. Wortham (husband)

Margo J. Wortham  
Margo J. Wortham (wife)

Duane M. Gilliland  
Duane M. Gilliland (husband)

Patricia L. Gilliland  
Patricia L. Gilliland (wife)

Skagit Escrow Automated Systems, Inc.  
Skagit Escrow Automated Systems, Inc., A Washington Corporation

ACKNOWLEDGMENTS

State of Washington  
County of SKAGIT  
I certify that I know or have satisfactory evidence MARK A. GUBRUD and JUDY A. GUBRUD, husband and wife, signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument and in the Washington Condominium Act.

Dated May 20 1993  
Signature Marcie K. Paluch  
Title Escrow Officer

My appointment expires October 30 1996



State of Washington  
County of SKAGIT  
I certify that I know or have satisfactory evidence RONALD L. WORTHAM and LEE ANN WORTHAM, husband and wife, signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument and in the Washington Condominium Act.

Dated JUNE 1 1993  
Signature Bevile Kipton  
Title \_\_\_\_\_

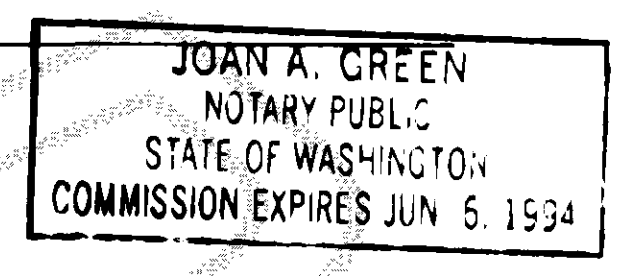
My appointment expires 4-15-97



State of Washington  
County of Skagit  
I certify that I know or have satisfactory evidence DONALD G. WORTHAM and MARGO J. WORTHAM, husband and wife, signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument and in the Washington Condominium Act.  
Dated May 24, 1993  
Signature Karen Irene Poirier  
Title C.S. Mgr.  
My appointment expires Jan 1, 1994

KAREN IRENE POIRIER  
NOTARY PUBLIC

State of Washington  
County of Skagit  
I certify that I know or have satisfactory evidence DUANE M. GILLILAND and PATRICIA L. GILLILAND, husband and wife, signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument and in the Washington Condominium Act.  
Dated May 24 1993  
Signature Joan A. Green  
Title \_\_\_\_\_  
My appointment expires 6-6-94



State of Washington  
County of SKAGIT  
I certify that I know or have satisfactory evidence that Gale A. Hickok signed this instrument, on oath stated that he (he/she/they) (was/are) authorized to execute the instrument and acknowledged it as the PRESIDENT

of SKAGIT ESCROW AUTOMATED SYSTEMS, INC., a Washington Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument and in the Washington Condominium Act.  
Dated May 20, 1993  
Signature Marcie K. Paluch  
Title Escrow Officer  
My appointment expires October 30 1996

TREASURER'S CERTIFICATE

I, Judy Menish, Treasurer of Skagit County, Washington hereby certify that all taxes due and/or deposits required to cover anticipated taxes on the property embraced in this plat have been paid, up to and including the year 1993.

Judy Menish  
Skagit County Treasurer

