

9607170028

THE RIDGE CONDOMINIUM PHASES 1 AND 2

SECTION 25, T.35N., R.1E., W.1W.

CITY OF ANACORTES, WASHINGTON

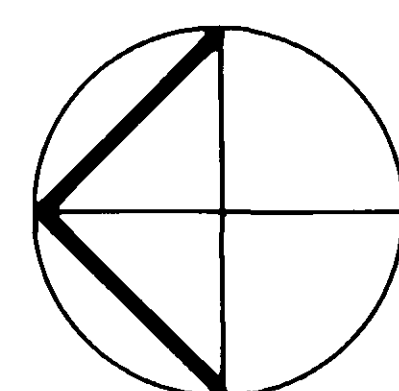
JUNE 1996

SHEET NO. 1 OF 4

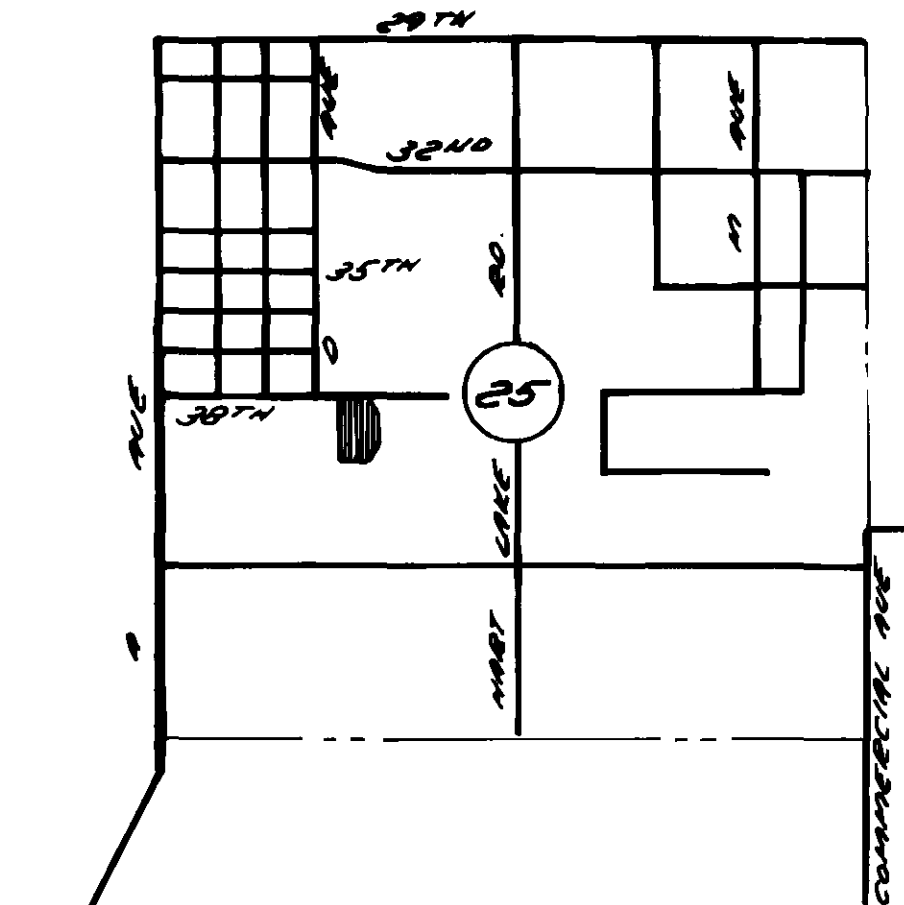
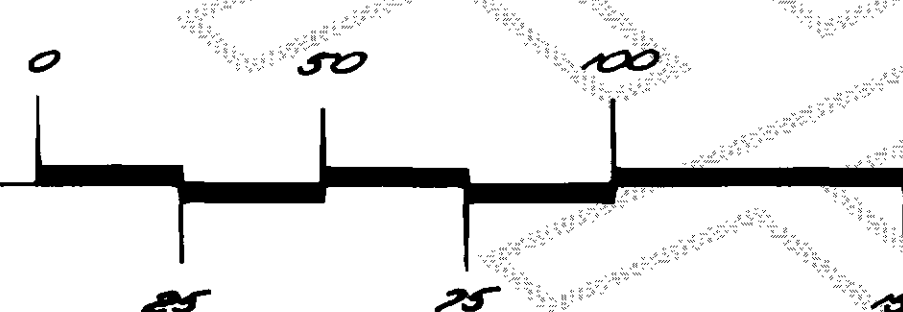
KATHY HILL
SKAC

96 JUL 17 10 59

RECORDED
REQUEST OF



SCALE 1"=50'

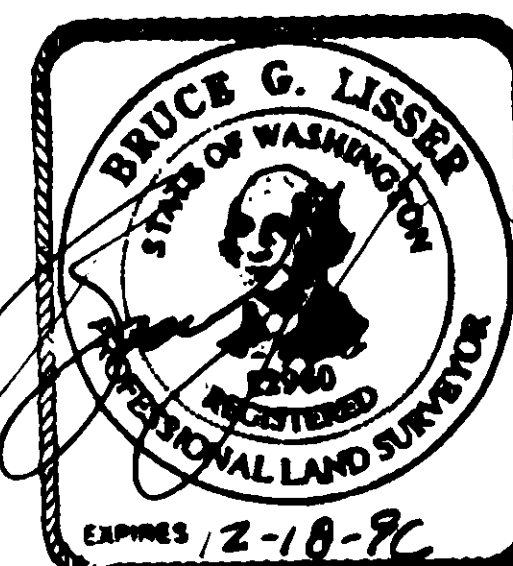


VICINITY MAP
N.T.S.

44' WIDE ACCESS UTILITY
EASEMENT, PER R.O.S. VOL 17,
PGS. 173 & 174.

E: 65° 21' 52" (NAD)
S: 65° 21' 48" (CMC)
E: 65° 21' 55" (NAD)
S: 65° 21' 52" (CMC)

50' PROPOSED FOR RIGHT-
OF-WAY TO CITY OF
ANACORTES, SUBJECT TO
EASEMENTS SHOWN ON
TWO CERTAIN DOCUMENTS
RECORDED UNDER SURVIT
COUNTY A.F. 16 7510100105



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 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 substantially completed in accordance with the plans contained herein.

Date: July 16, 1996

Bruce G. Lisser, PLS., Certificate No. 22960
SEMRAU & LISSER
2118 RIVERSIDE DRIVE SUITE 104
MOUNTAIN VERNON, WA 98273
Phone (360) 424-9566 FAX: (360) 424-6222

AUDITOR'S CERTIFICATE

Filed for record this 17 day of July, 1996 at 10:59A.M. in
Book 16 of Plats on pages 111-114 at the request of SEMRAU & LISSER.
Auditor's File No. 9607170028

Kathy Hill
County Auditor

Cheryl Jungquist
Deputy

96-020

V.16 Plats Pg 111

THE RIDGE CONDOMINIUM PHASES 1 AND 2

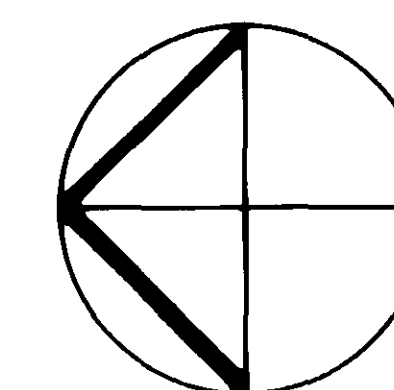
SECTION 25, T.35N., R.1E., W.M.

CITY OF ANACORTES, WASHINGTON

JUNE 1996

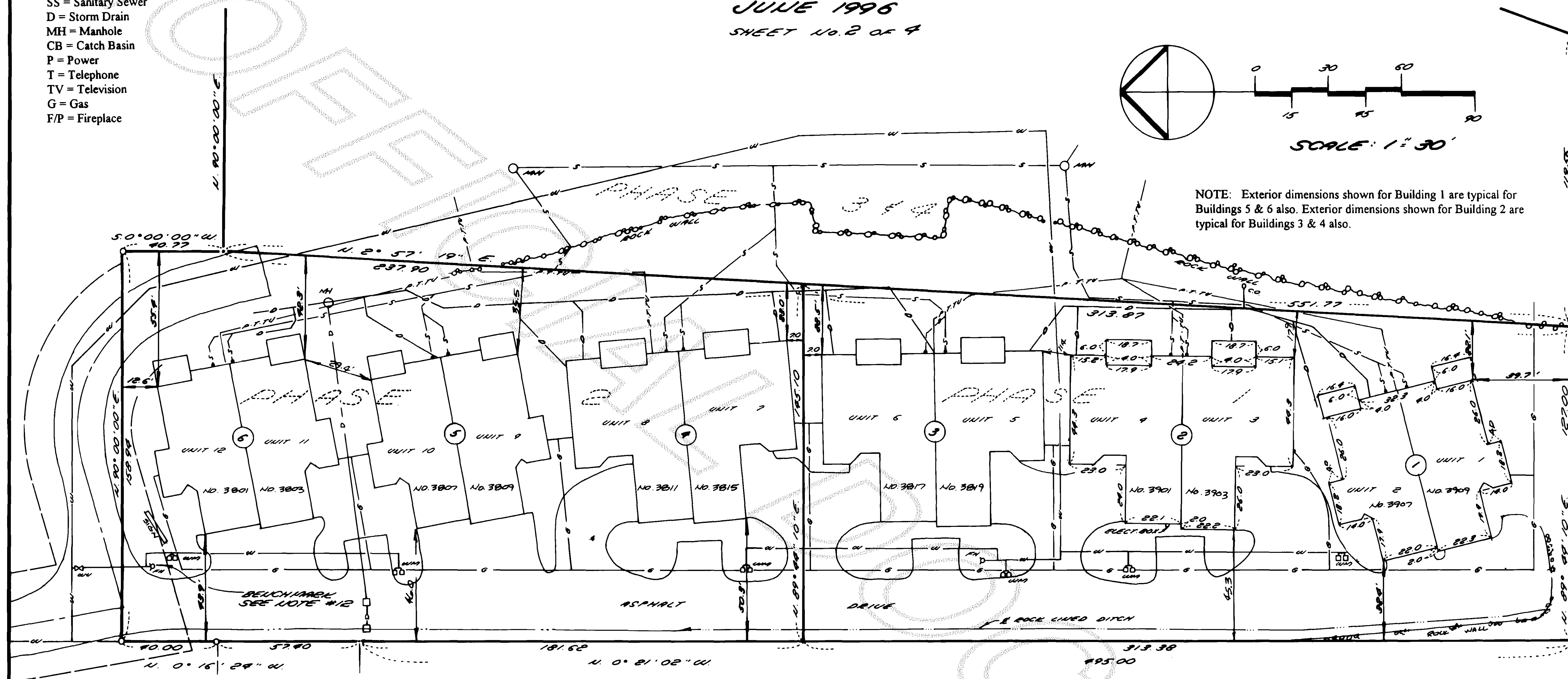
SHEET NO. 2 OF 4

KEY
 N = North
 S = South
 W = West or Water
 E = East
 SS = Sanitary Sewer
 D = Storm Drain
 MH = Manhole
 CB = Catch Basin
 P = Power
 T = Telephone
 TV = Television
 G = Gas
 F/P = Fireplace



SCALE: 1" = 30'

NOTE: Exterior dimensions shown for Building 1 are typical for Buildings 5 & 6 also. Exterior dimensions shown for Building 2 are typical for Buildings 3 & 4 also.



DESCRIPTION

Parcel A:

That portion of the West 880.00 feet of the North 495.00 feet of the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 35 North, Range 1 East, W.M., lying Westerly of Division 1, "Horizon Heights Addition," according to the Plat thereof recorded in Volume 11 of Plats, Page 90, records of Skagit County, Washington;

EXCEPT all that portion, if any, lying within that tract of land conveyed to Pat Douglas Mooney and Betty A. Mooney, husband and wife, in deed recorded July 19, 1967, under Auditor's File No. 702164, records of Skagit County, Washington;

Parcel B:

All that portion of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

BEGINNING at the Southwest corner of said subdivision; thence North 0° 16' 24" West along the West line thereof for 97.40 feet; thence East for 158.94 feet; thence South for 40.77 feet; thence East for 124.84 feet; thence South 55.32 feet to the South line of the Northwest 1/4 of said Section 25; thence South 89° 44' 10" West along the South line thereof for 283.32 feet to the POINT OF BEGINNING.

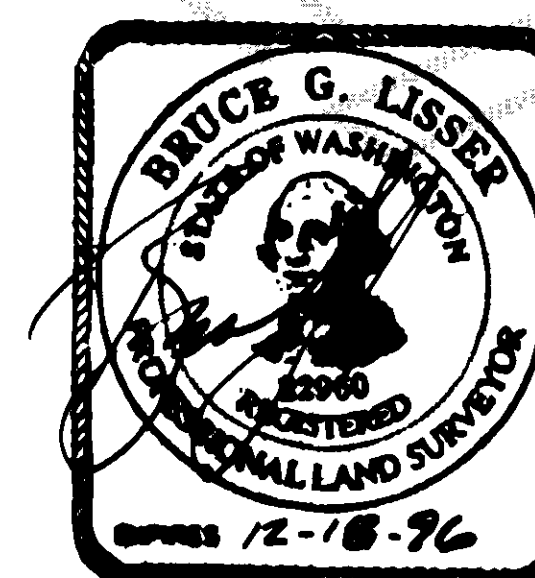
Parcel C: Easement for access and utilities benefitting the above-described Parcels A and B

All those portions of Block 36 and vacated alley therein, "Kellogg and Ford's Addition to Anacortes," according to the Plat thereof recorded in Volume 1 of Plats, Page 41, and that portion of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 25, Township 35 North, Range 1 East, W.M., lying within a strip of land 44.00 feet wide, being 22.00 feet on each side of the following described centerline:

COMMENCING at the Southeast corner of said Block 36; thence North 0° 16' 24" West along the East line thereof, a distance of 153.88 feet to the Southeast corner of a 50.00 foot wide street right-of-way as recorded under Auditor's File Number 9510100106, records of Skagit County, Washington; thence North 89° 52' 32" West along the South line thereof a distance of 13.44 feet to the BEGINNING of said centerline, said point being on a non-tangent curve concave to the Southwest whose radius point bears South 54° 13' 01" West a distance of 66.50 feet; thence Southeasterly along the arc of said curve through a central angle of 25° 15' 39" for an arc distance of 29.32 feet; thence South 10° 31' 20" East a distance of 89.26 feet; thence North 73° 29' 10" East a distance of 60.26 feet to the beginning of a tangent curve to the right, said curve having a radius of 55.00 feet; thence Easterly and Southerly along the arc of said curve through a central angle of 65° 21' 52" for an arc distance of 62.75 feet to the North line of Lot 4 as described hereon and the terminus of said centerline, said point being 128.58 feet East and 40.00 feet North 0° 16' 24" West of the Southeast corner of said Block 36.

The Northerly and Easterly margin of said strip shall be lengthened or shortened to intersect with the North line of the herein described Parcel B and the West line of the Southeast 1/4 of the Northwest 1/4 of said Section 25, the Westerly and Southerly margin of said strip shall be lengthened or shortened to intersect with the South line of said Street right-of-way and the West line of said Parcel B.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements reservations, restrictions, covenants, liens and other instruments of record.
 Situate in the County of Skagit, State of Washington.



7-15-96

96-020

THE RIDGE CONDOMINIUM

PHASES 1 AND 2

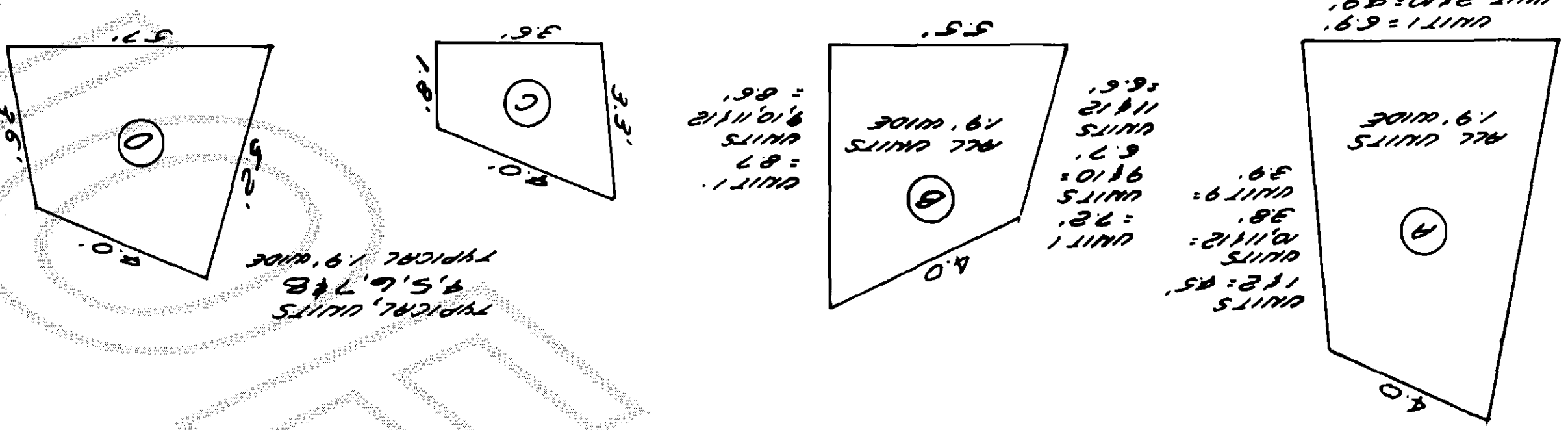
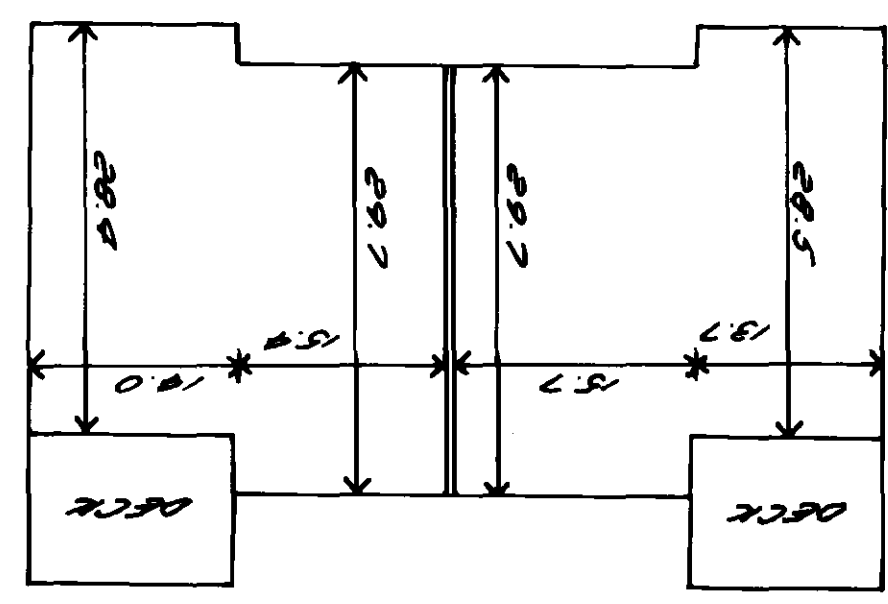
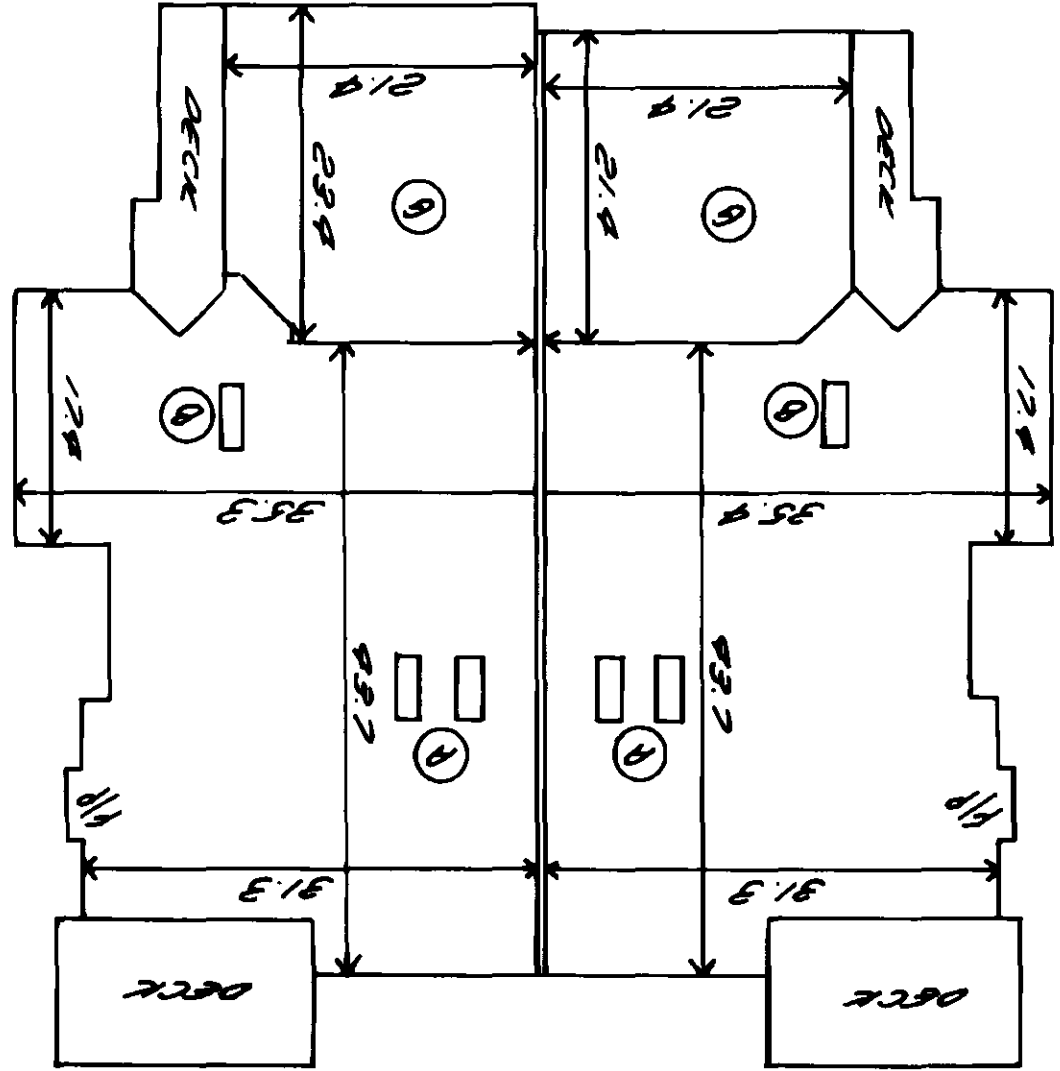
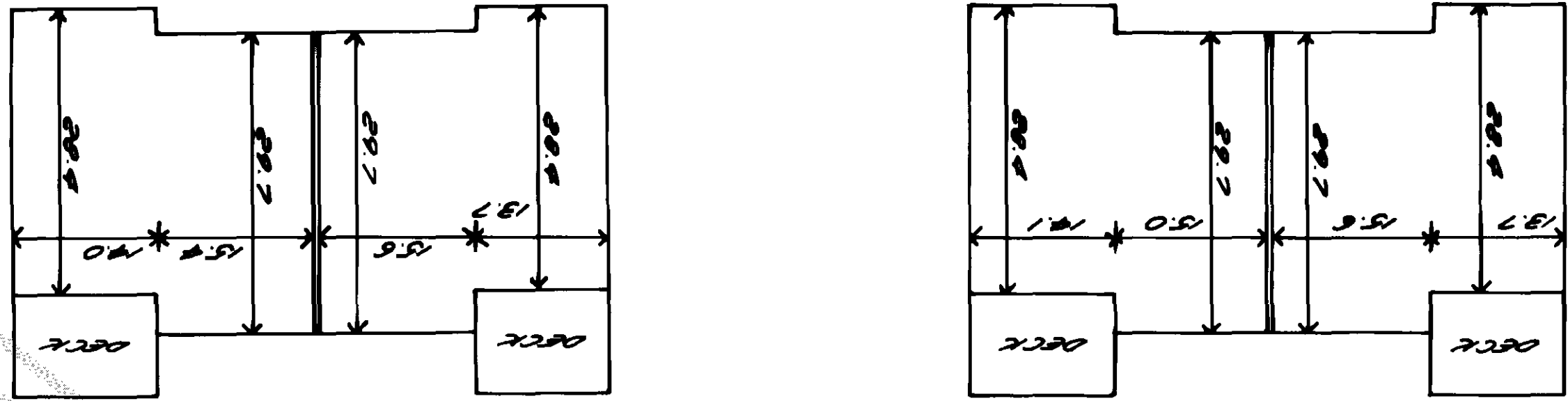
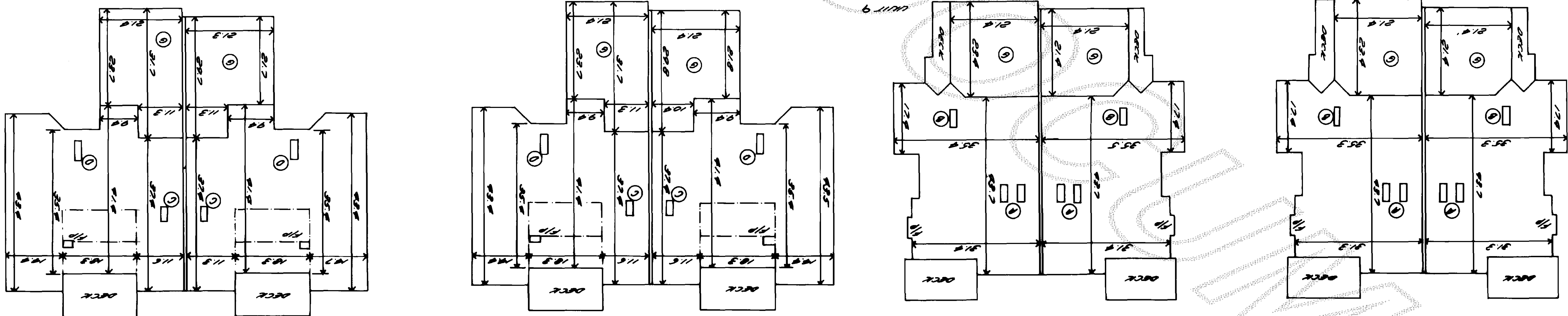
SECTION 25, T.35N, R.1E, WM.

CITY OF ALACORTES, WASHINGTON

JUNE 1996

SHEET NO. 3 OF 4

INTERIOR UNIT MEASUREMENTS



7-15-96

V.16 Plats Pg113

THE RIDGE CONDOMINIUM
PHASES 1 AND 2
SECTION 25, T.35N., R.1E., W.1W.
CITY OF ANACORTES, WASHINGTON
JUNE 1996
SHEET NO. 9 OF 9

NOTES

1. ☐ - Indicates existing corner per survey mentioned under Note 7.
☐ - Indicates existing monument found.
2. Description for this survey is from Chicago Title Insurance Company, Title Report No. SA-15748 dated June 20, 1996.
3. Instrumentation: Lietz Set 4A Theodolite Distance Meter
Nikon Level AE5
4. Survey Procedure: Standard field traverse
5. Meridian: Assumed
6. Basis of Bearing: Existing survey monuments found along the centerline of Spruce Street per previous survey mentioned in Note No. 7.
Bearing = North 0° 15' 50" West.
7. For additional Meridian and Survey information see Record of Survey Map as recorded in Volume 17 of Surveys, Pages 173 and 174, and Plat of "Horizon Heights Addition" as per Plat recorded in Volume 11 of Plats, Page 90, records of Skagit County, Washington.
8. Datum: City of Anacortes, per sanitary sewer plans for Plat of Parkside Div. No. 1, 1989, Sheet 3 of 20.
9. Building locations and dimensions refer to exterior walls and are shown in feet and tenths of feet.
10. Floor and ceiling elevations are shown in feet and tenths of feet. Interior to top of finished ceilings and top of constructed sub floors.
11. Interior dimensions are shown in feet and tenths of feet and represent interior measurements to back of sheet rock.
12. Bench Mark = Northwestern top lid bolt of fire hydrant at the East side of the entrance drive to the Ridge Condominium site.
Elevation = 412.3
13. Unless otherwise indicated hereon, each deck, porch, or patio is a Limited Common Element (LCE) allocated to the Unit to which it is immediately adjacent, as described in Articles of Declaration.
14. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens and other instruments of record including but not limited to those mentioned on that certain title report described in Note 2 above. Said report includes documents recorded under Skagit County Auditor's File Numbers 737329, 9403250014, 9403250105, 9502170047, 9509150104, 9508140083, 9510260073, 9510260074, 9509260054, 9509260055, 9509260056, 9509260057, 9509260058, 9509260059, 9509260060, 9509260061, 9509260062, 9509260063, 9509260064, 9509260065, 9512080072, 9512080073, 9512080074, 9512080075, 9512080076, 9512080077, 9604030070 and 9510100106.
15. Utility locations are per field locations and/or field "as-builts" provided by the owner's representative, Boyd Lucas, in June 1996. Locations are representational only, utility companies should be contacted to verify specific locations.
16. Unit floor and ceiling elevations

Building 1	Unit 1	Garage	Floor = 435.5	Ceiling = 445.6
		2nd Floor	Floor = 436.5	Ceiling = 445.6
		1st Floor	Floor = 426.3	Ceiling = 435.4
	Unit 2	Garage	Floor = 435.3	Ceiling = 445.6
		2nd Floor	Floor = 436.5	Ceiling = 445.6
		1st Floor	Floor = 436.3	Ceiling = 435.4
Building 2	Unit 3	Garage	Floor = 431.7	Ceiling = 441.0
		Unit	Floor = 431.8	Ceiling = 441.0
			Vaulted Ceiling = 443.2	
	Unit 4	Garage	Floor = 429.7	Ceiling = 439.0
		Unit	Floor = 429.8	Ceiling = 439.0
			Vaulted Ceiling = 441.2	
Building 3	Unit 5	Garage	Floor = 427.5	Ceiling = 436.8
		Unit	Floor = 427.6	Ceiling = 436.8
			Vaulted Ceiling = 439.0	
	Unit 6	Garage	Floor = 425.5	Ceiling = 434.8
		Unit	Floor = 425.6	Ceiling = 434.8
			Vaulted Ceiling = 437.0	
Building 4	Unit 7	Garage	Floor = 423.5	Ceiling = 432.7
		Unit	Floor = 423.6	Ceiling = 432.7
			Vaulted Ceiling = 434.9	
	Unit 8	Garage	Floor = 421.3	Ceiling = 430.5
		Unit	Floor = 421.4	Ceiling = 430.5
			Vaulted Ceiling = 432.7	

Building 5	Unit 9	Garage	Floor = 420.1	Ceiling = 430.4
		2nd Floor	Floor = 421.3	Ceiling = 430.4
		1st Floor	Floor = 411.1	Ceiling = 420.2
	Unit 10	Garage	Floor = 420.1	Ceiling = 430.4
		2nd Floor	Floor = 421.3	Ceiling = 430.4
		1st Floor	Floor = 411.1	Ceiling = 420.2
Building 6	Unit 11	Garage	Floor = 418.1	Ceiling = 428.4
		2nd Floor	Floor = 419.3	Ceiling = 428.4
		1st Floor	Floor = 409.1	Ceiling = 418.2
	Unit 12	Garage	Floor = 418.1	Ceiling = 428.4
		2nd Floor	Floor = 419.3	Ceiling = 428.4
		1st Floor	Floor = 409.1	Ceiling = 418.2

17. Approximate Unit Areas Inclusive of Garages

Building 1	Unit 1 =	2281 sq. ft.
	Unit 2 =	2238 sq. ft.
Building 2	Unit 3 =	2355 sq. ft.
	Unit 4 =	2312 sq. ft.
Building 3	Unit 5 =	2355 sq. ft.
	Unit 6 =	2312 sq. ft.
Building 4	Unit 7 =	2355 sq. ft.
	Unit 8 =	2312 sq. ft.
Building 5	Unit 9 =	2281 sq. ft.
	Unit 10 =	2238 sq. ft.
Building 6	Unit 11 =	2281 sq. ft.
	Unit 12 =	2238 sq. ft.

18. This survey has shown occupational indicators (fence line) as per W.A.C. Chapter 332.130. Lines of occupation may indicate areas for potential claims of unwritten ownership. This survey has only shown the relationship of lines of occupation to the deeded lines of record. No resolution of ownership based on unwritten rights has been made or implied by this survey.

DEDICATION

Know all men by these presents that we, the undersigned owners 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. 960717 0029

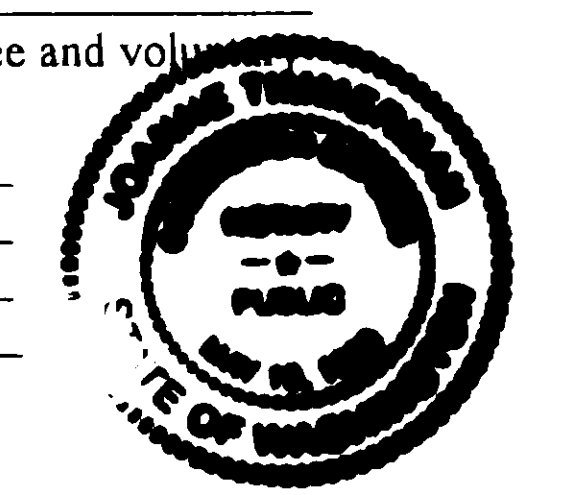
Ronald A. Woolworth
Ronald A. Woolworth, Husband

Phyllis A. Woolworth
Phyllis A. Woolworth, Wife of Ronald A. Woolworth
all interest.

Creekside Village Development Co., Inc.
Creekside Village Development Co., Inc.

ACKNOWLEDGMENTS

State of Washington
County of Skagit
I certify that I know or have satisfactory evidence that Ronald A. Woolworth signed this instrument, on oath stated that he/she/they/ (was/are) authorized to execute the instrument and acknowledged it as the President of CREEKSIDE VILLAGE DEVELOPMENT CO., INC., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Dated July 12, 1996
Signature Joanna Immuman
Title Notary
My appointment expires 5/19/99



State of Washington
County of Skagit
On this 12th day of July, 1996, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared RONALD A. WOOLWORTH, to me known to be the individual described in, and who executed the within instrument for himself and also as the Attorney in Fact for PHYLLIS A. WOOLWORTH, and acknowledged to me that he signed and sealed the same as his own free and voluntary act and deed for himself, and also as his free and voluntary act and deed as Attorney in Fact for said PHYLLIS A. WOOLWORTH, in the capacity and for the uses and purposes therein mentioned, and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written,

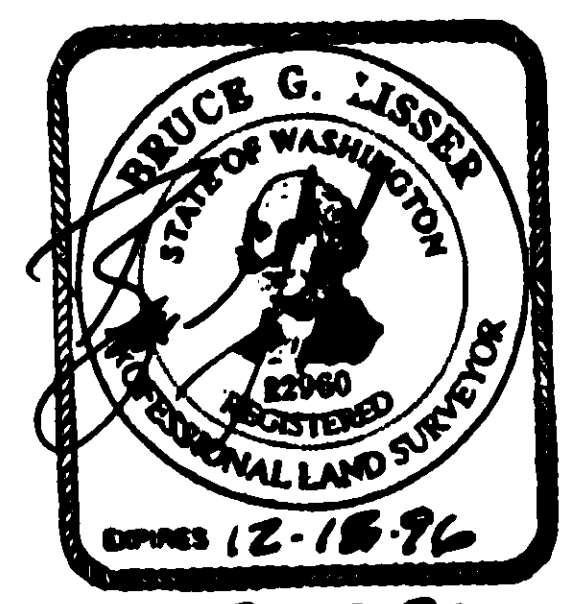
Dated July 12, 1996
Signature Joanna Immuman
Title Notary
My appointment expires 5/19/99



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 1996.

Judy Ann Menish
Skagit County Treasurer
Kelli Ferguson
Chris DePinto



7-15-96