

# MALLARD VIEW CONDOMINIUM

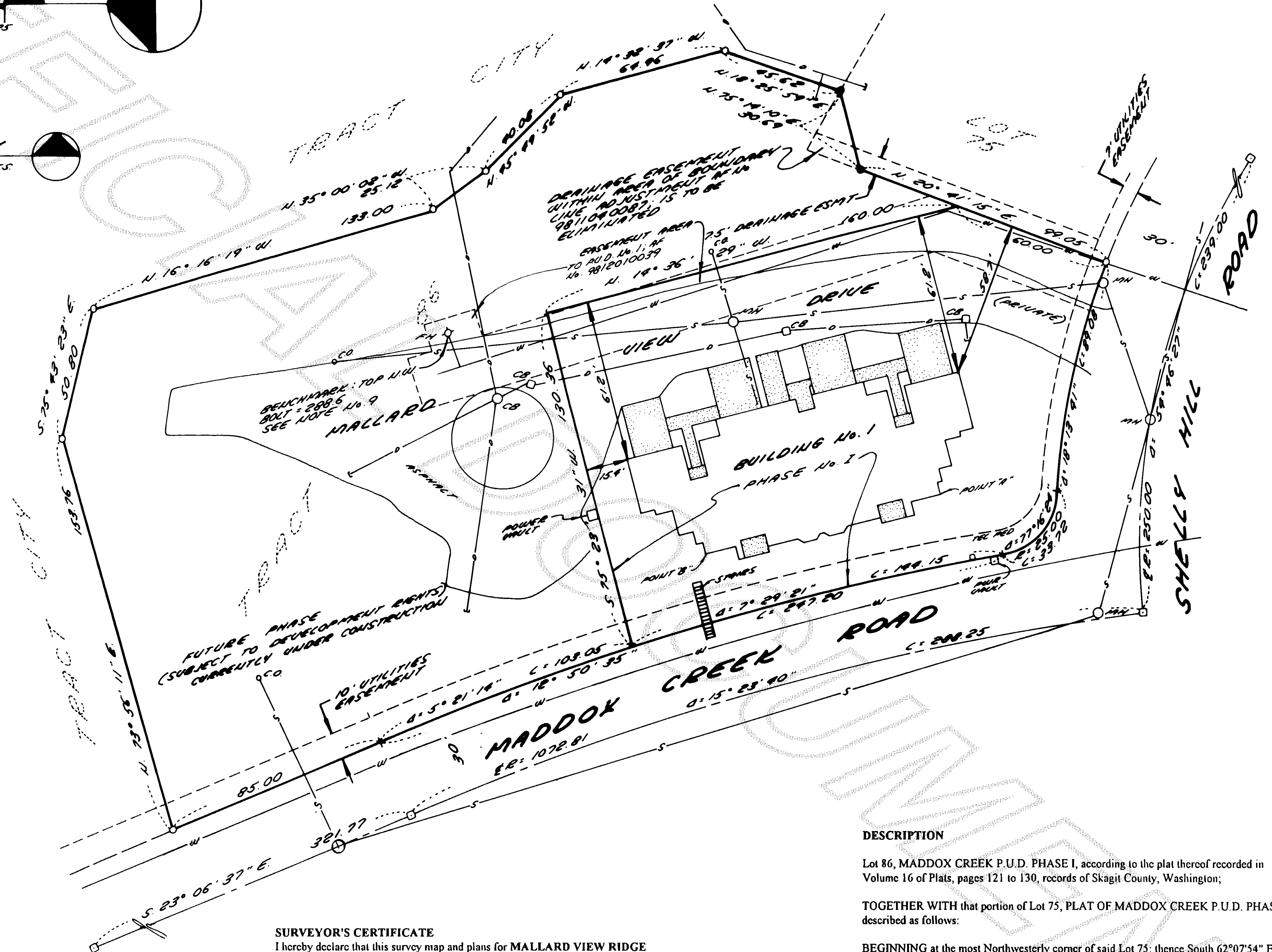
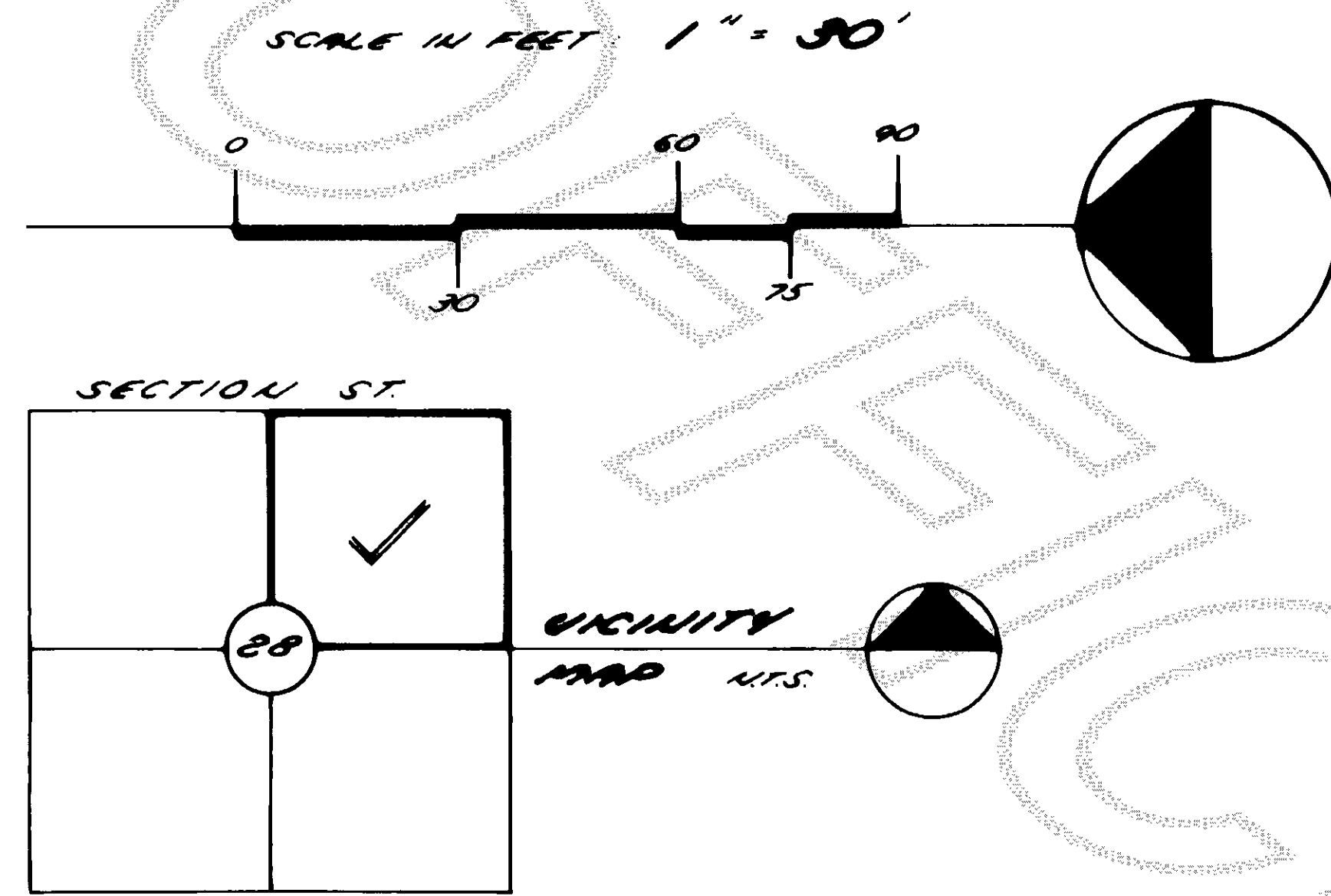
IN LOT 86, MADDOX CREEK P.U.D. PHASE I  
MOUNT VERNON, WASHINGTON

SHEET 1 OF 4

SKAGIT COUNTY KATHY HILL FOR

98 DEC -9 AIO 58

FILED  
RECORD



**AUDITOR'S CERTIFICATE**  
Filed for record this 9 day of Dec 1998 at Mount Vernon in Volume 17  
of Plats on pages 34-37 at the request of SEMRAU & LISSER.  
Auditor's File No. 9812090059

Kathy Hill  
County Auditor

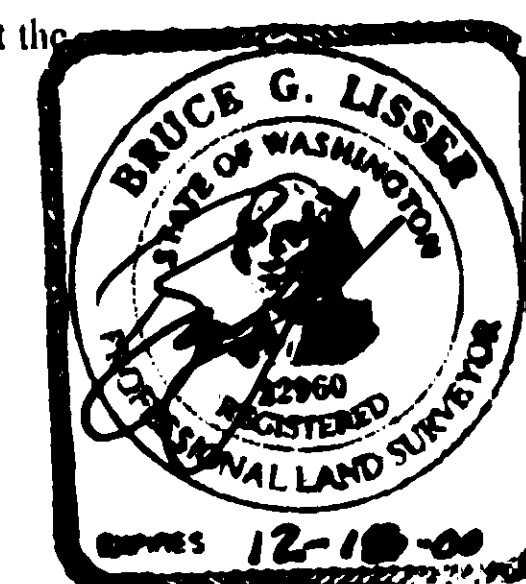
Clay J. Jorgensen  
Deputy

## SURVEYOR'S CERTIFICATE

I hereby declare that this survey map and plans for MALLARD VIEW RIDGE CONDOMINIUM are based upon an actual survey of the property herein described; that the bearings and distances of property lines and horizontal and vertical unit boundaries are correctly shown; and that information required by RCW 64.34.232 is supplied herein.

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

Date: DEC 8, 1998



## DESCRIPTION

Lot 86, MADDOX CREEK P.U.D. PHASE I, according to the plat thereof recorded in Volume 16 of Plats, pages 121 to 130, records of Skagit County, Washington;

TOGETHER WITH that portion of Lot 75, PLAT OF MADDOX CREEK P.U.D. PHASE I, described as follows:

BEGINNING at the most Northwestern corner of said Lot 75; thence South 62°07'54" East a distance of 25.20 feet along the Northerly line of said Lot 75 to a contiguous corner with Tract 86, said plat; thence South 75°14'10" West a distance of 30.69 feet, more or less, to a point on the Westerly line of Lot 75; thence North 20°41'15" East a distance of 20.95 feet along said Westerly line to the POINT OF BEGINNING.

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

Situate in the County of Skagit, State of Washington.

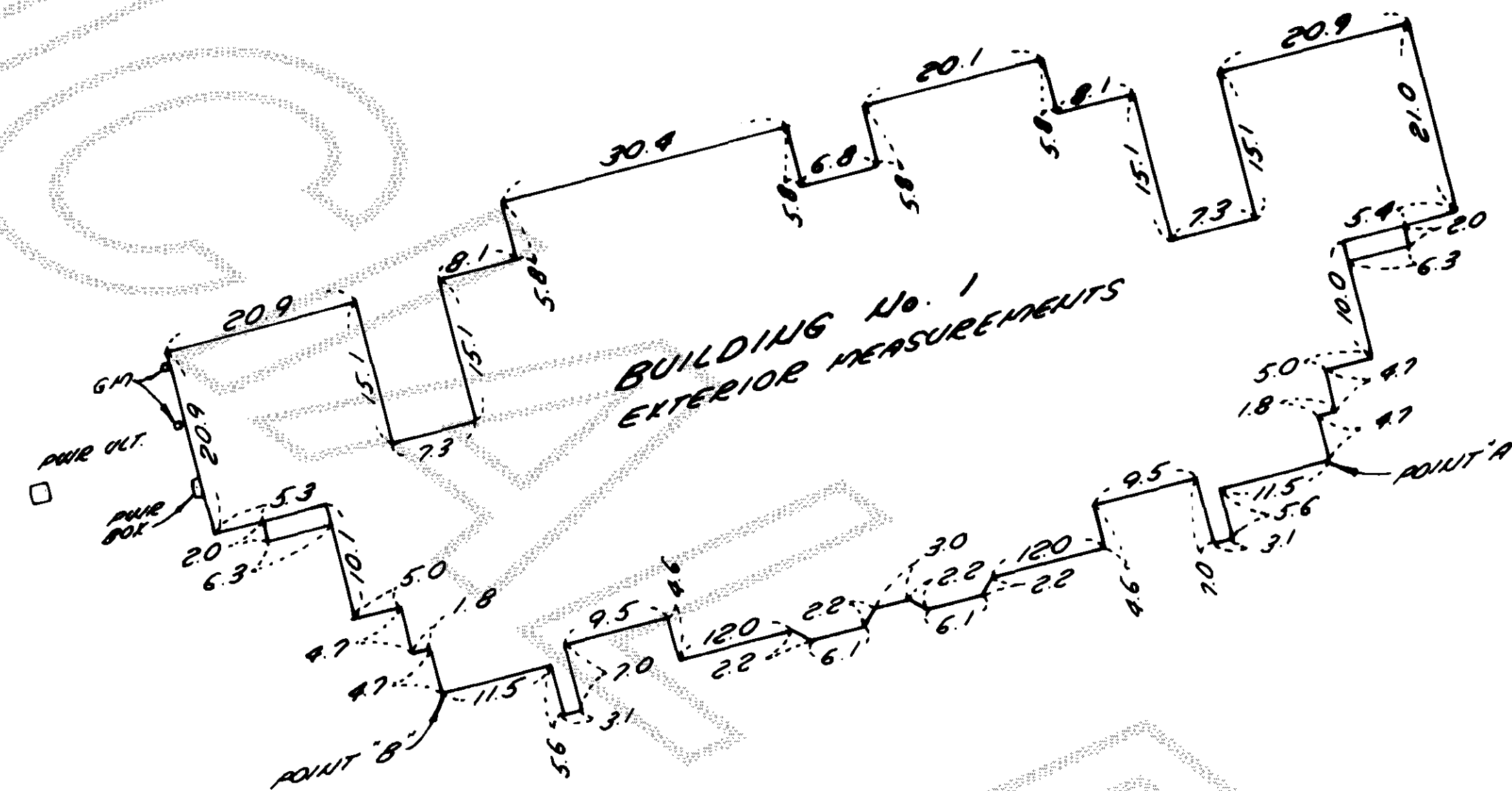
# MALLARD VIEW CONDOMINIUM

IN LOT 86, MADDOX CREEK P.U.D. PHASE I  
MOUNT VERNON, WASHINGTON

SHEET 2 OF 4

**KEY**  
N = North  
S = South  
W = West  
E = East  
LCE = Limited Common Element

C.O. = Clean out  
CB = Catch Basin  
CONC = Concrete  
F/P = Fireplace



## NOTES

1. □ - Indicates monument in case with yellow cap inscribed Lissner 22960.  
● - Indicates rebar set at corner and capped with yellow cap inscribed Lissner 22960.  
○ - Indicates existing rebar or iron pipe found
2. Description for this survey is from Chicago Title Insurance Company, Title Report, SB-13643 dated October 12, 1998.
3. Instrumentation: Lietz Set 4A Theodolite Distance Meter
4. Survey Procedure: Standard field traverse
5. Meridian: Assumed
6. Basis of Bearing: Monumented centerline of East Section Street - North line of the Northeast 1/4 of Section 28, T. 34 N., R. 4 E., W.M.  
Bearing = North 88° 27' 57" East.
7. For additional meridian and survey information see Plat of Maddox Creek Phase I recorded in Volume 16 of Plats, pages 121 - 130, inclusive, records of Skagit County, Washington.
8. Datum: NGVD '29.
9. Bench Mark = Top Northwest lid bolt to fire hydrant  
Elevation = 288.6, NGVD '29
10. Building locations and dimensions refer to exterior walls and are shown in feet and tenths of feet.
11. Floor and ceiling elevations are shown in feet and tenths of feet. Interior to bottom of finished ceilings and top of constructed sub floors.
12. Interior dimensions are shown in feet and tenths of feet and represent interior measurements to face of sheet rock.
13. Boundary of interior units extend to back of sheet rock (walls and ceilings) and top of subfloor.
14. 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.
15. 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 9609090083, 9609200055, 9609200054, and those notes and easements which affect the property as shown on the face of Maddox Creek P.U.D. Phase I, as represented in Note 7 above.
16. Utility locations are per field locations and/or City and contractor "as-builts" provided by the owner. Locations are representational only, utility companies should be contacted to verify specific locations.

## 17. Unit floor and ceiling elevations

<b>Building 1</b>			
1415-A Mallard View Drive			
Unit 1	Garage	Floor = 289.0	Ceiling = 298.3
	Living area	Floor = 289.5	Ceiling = 298.3
1415-B Mallard View Drive			
Unit 2	Garage	Floor = 289.0	Ceiling = 298.3
	Living area	Floor = 289.5	Ceiling = 298.3
1415-C Mallard View Drive			
Unit 3	Garage	Floor = 289.0	Ceiling = 298.3
	Living area	Floor = 299.3	Ceiling = 307.2
	Living Room		Vaulted Ceiling = 310.7
	Bedroom		Vaulted Ceiling = 309.2
1415-D Mallard View Drive			
Unit 4	Garage	Floor = 289.0	Ceiling = 298.3
	Living area	Floor = 299.3	Ceiling = 307.2
	Living Room		Vaulted Ceiling = 310.7
	Bedroom		Vaulted Ceiling = 309.2
1415-E Mallard View Drive			
Unit 5	Garage	Floor = 289.0	Ceiling = 298.3
	Living area	Floor = 299.3	Ceiling = 307.2
	Living Room		Vaulted Ceiling = 310.7
	Bedroom		Vaulted Ceiling = 308.6

## 18. Approximate Unit and Garage Areas

<b>Building 1</b>	
Unit 1 =	1370 ± sq. ft.
Unit 1 Garage =	386 ± sq. ft.
Unit 2 =	1370 ± sq. ft.
Unit 2 Garage =	388 ± sq. ft.
Unit 3 =	1430 ± sq. ft.
Unit 3 Garage =	372 ± sq. ft.
Unit 4 =	1420 ± sq. ft.
Unit 4 Garage =	372 ± sq. ft.
Unit 5 =	1230 ± sq. ft.
Unit 5 Garage =	200 ± sq. ft.



12-18-00

## DECLARATION REFERENCE

The Condominium Declaration prepared pursuant to the Washington Condominium Act for the condominium to which this survey and set of plans refer, was recorded with the Auditor of Skagit County, Washington, on 12-9-98 under Auditor's File No. 9812090054 in Volume 1910 of Official Records at Pages 342 records of Skagit County, Washington.

## DEDICATION

The undersigned owner in fee simple, "Declarant", hereby declares this survey map and dedicate the same for condominium purposes. This survey map and plans and any portion thereof shall be restricted by the terms of the Condominium Declaration filed contemporaneously herewith, this dedication is not for any other use than to meet the requirements of the Washington Condominium Act for a survey and plans to submit the property to the Act as provided in the Declaration.

Nord Northwest, Corp.  
a Washington Corporation

By: Richard J. Lissner Pres.

## ACKNOWLEDGMENTS

State of Washington )  
County of Skagit )

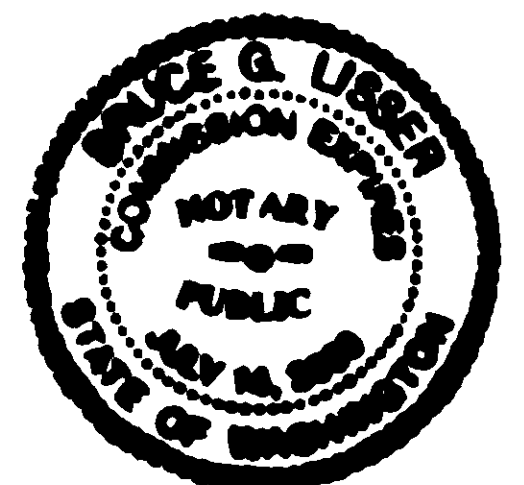
I certify that I know or have satisfactory evidence that Bruce G. Lissner, SR. signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute the instrument and acknowledged it as the Professional of **NORD NORTHWEST, CORP.**, a Washington Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 8, 1998

Signature: [Signature]

Title: Surveyor

My appointment expires 7-14-00



## 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 1998.

Judy Menish  
Skagit County Treasurer

3028

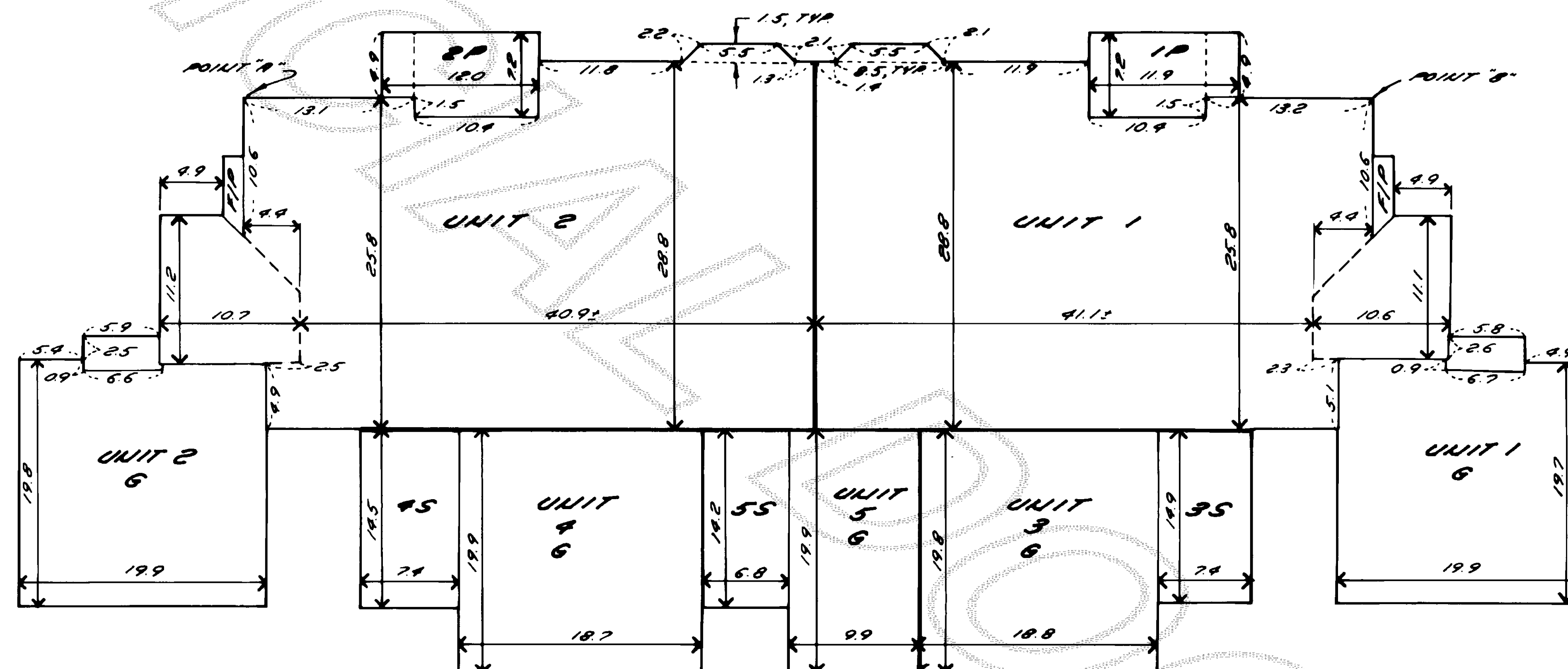
V-17 Plats P935



# MALLARD VIEW CONDOMINIUM

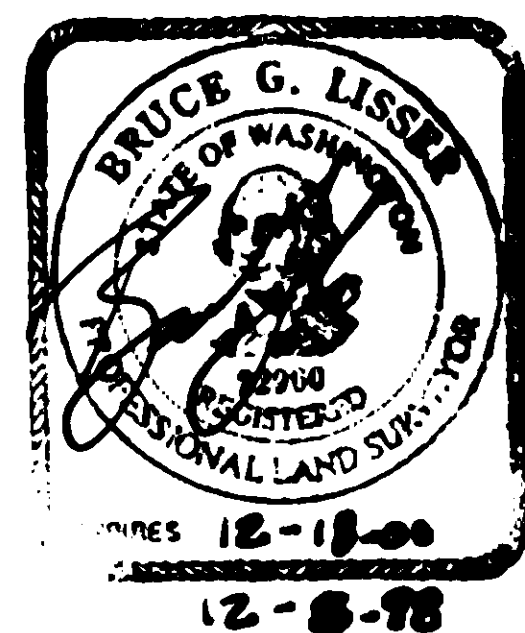
IN LOT 86, MADDOX CREEK P.U.D. PHASE I  
MOUNT VERNON, WASHINGTON

SHEET 3 OF 4



**BUILDING No. 1** SCALE: 1" = 10'  
GROUND FLOOR UNITS (INTERIOR)

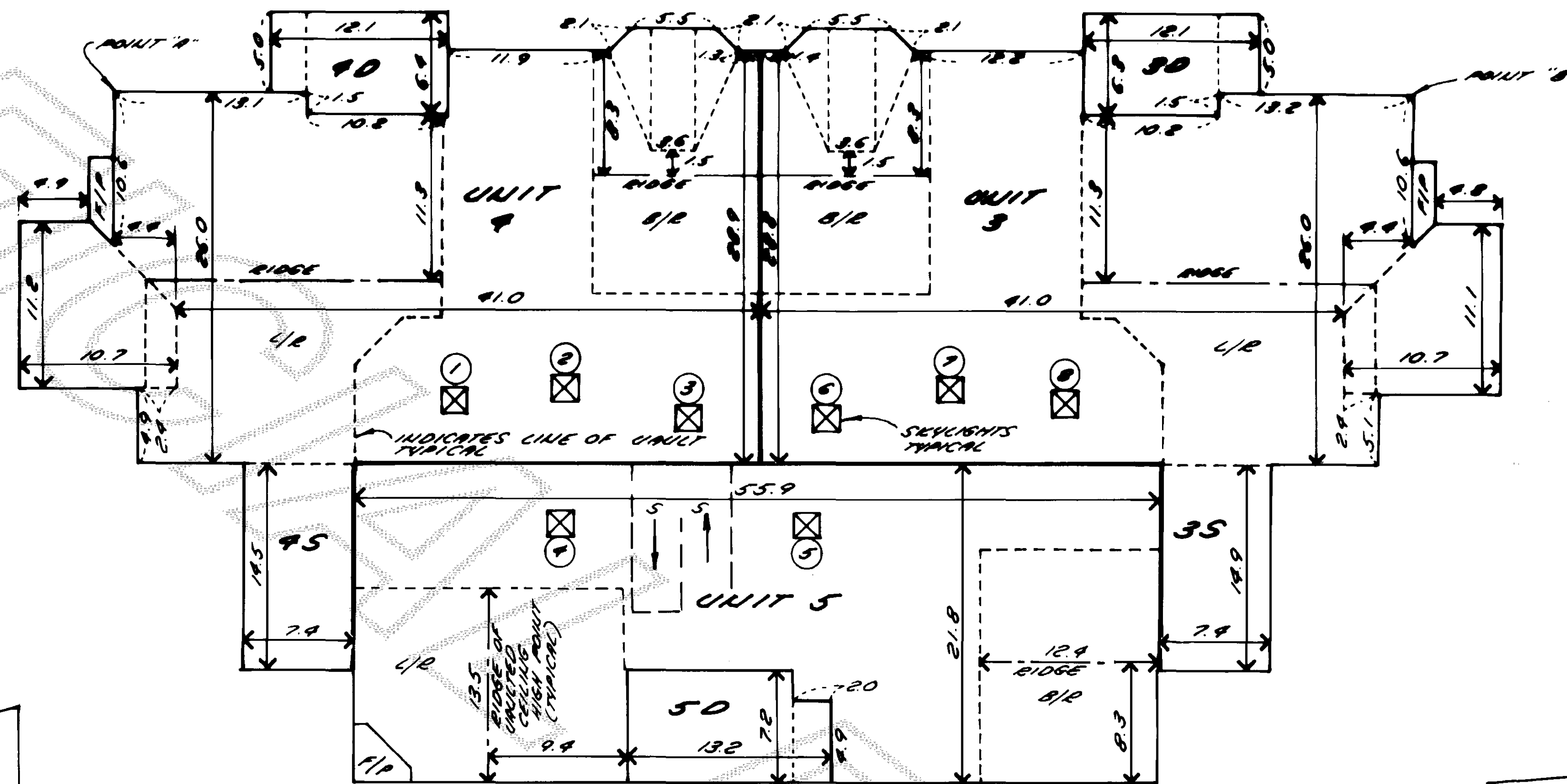
G = GARAGE  
S = STAIRWELL  
P = PATIO  
F/P = FIREPLACE



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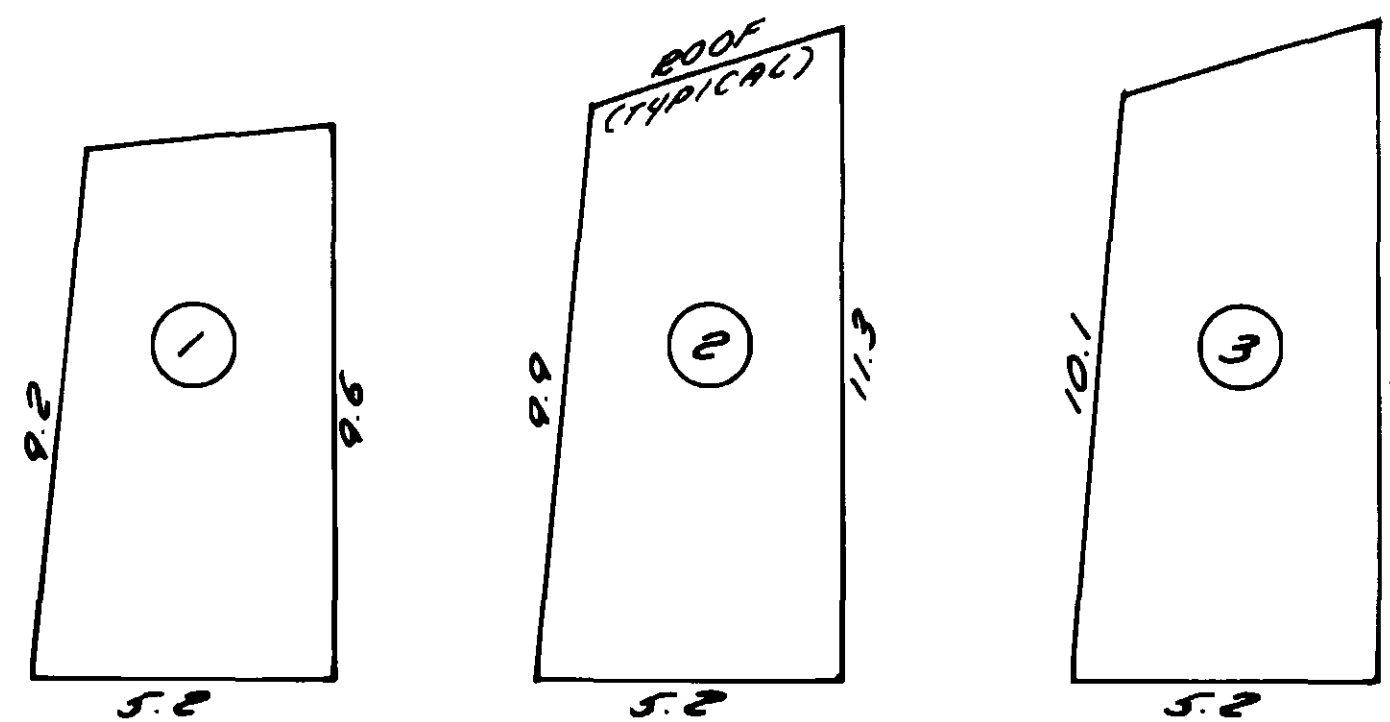
SHEET 4 OF 4



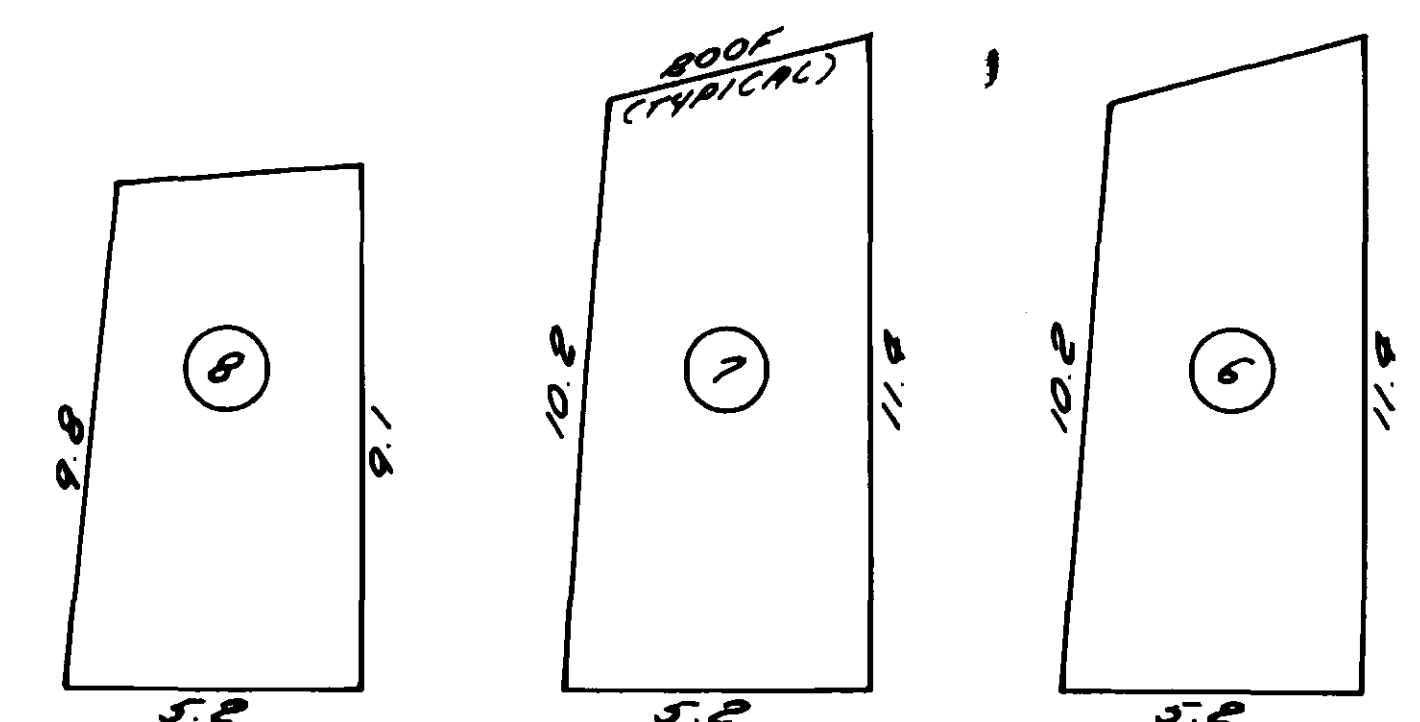
**BUILDING NO. 1** SCALE: 1"=10'

SECOND FLOOR UNITS (INTERIOR)

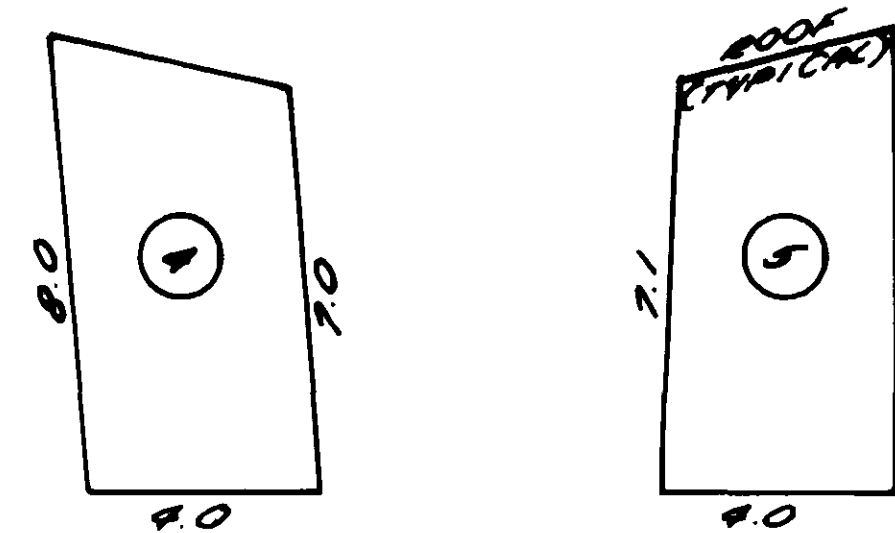
S = STAIRWELL  
D = DECK  
F/P = FIREPLACE  
B/R = BEDROOM  
L/R = LIVING ROOM



**UNIT 4 SKYLIGHTS**  
SCALE: 1"=5'  
(ALL SKYLIGHTS 1.8' WIDE)



**UNIT 3 SKYLIGHTS**  
SCALE: 1"=5'  
(ALL SKYLIGHTS 1.8' WIDE)



**UNIT 5 SKYLIGHTS**  
SCALE: 1"=5'  
(ALL SKYLIGHTS 1.8' WIDE)



12-8-98