

# SURVEY MAP AND PLANS FOR BUCHAN BEACH CONDOMINIUM

9904140088

\$68

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF BUCHAN BEACH CONDOMINIUM IN FEE SIMPLE AND/OR MORTGAGEE HOLDERS OF THE PROPERTY HEREIN DESCRIBED, HEREBY DECLARE THIS SURVEY MAP AND PLANS 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 (RCW 64.34) FOR A SURVEY AND PLANS, AND TO SUBMIT THE PROPERTY TO THE ACT AS PROVIDED IN THE DECLARATION.

Alan G. Buchan Ian D. Buchan  
ALAN G. BUCHAN IAN D. BUCHAN  
Mary E. Kitts Robin G. Buchan  
MARY E. KITTS ROBIN G. BUCHAN  
George C. Buchan  
GEORGE C. BUCHAN

## LEGAL DESCRIPTION

### PARCEL A

LOTS 48 THROUGH 51 AND THE NORTHERLY 50 FEET OF LOT 52, ANACO BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

### PARCEL B

THAT PORTION OF TRACT 2, SECTION 34, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, PLATE 2, ANACORTES TIDE LANDS, LYING BETWEEN THE NORTHERLY LINE OF TRACT 48 AND THE SOUTHERLY LINE OF THE NORTH 50 FEET OF TRACT 52 OF THE PLAT OF ANACO BEACH PRODUCED WESTERLY, SAID TRACT 2 BEING AS SHOWN ON THE OFFICIAL MAP OF SAID TIDELANDS ON FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS AT OLYMPIA, WASHINGTON.

(DESCRIPTION FROM ISLAND TITLE COMPANY NOV. 17, 1997 GUARANTEE, ORDER NO. SA-17056)

## TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LAND DESCRIBED HEREIN, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR THIS 14 DAY OF April, 1998. 1999.

Jeffrey A. Skodje  
SKAGIT COUNTY TREASURER DEPUTY TREASURER

## ACKNOWLEDGEMENT FOR SURVEYOR

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JEFFREY A. SKODJE, P.L.S. IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, AND HAS ACKNOWLEDGED IT TO BE A FREE AND VOLUNTARY ACT OF SUCH PERSON FOR THE USES AND PURPOSES IN THIS INSTRUMENT AND IN THE WASHINGTON CONDOMINIUM ACT.

Jeffrey A. Skodje  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES: 11-1-99  
RESIDING AT Sedro-Woolley, WA.  
DATE: March 5, 1999

## LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ALAN BUCHAN.

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR BUCHAN BEACH CONDOMINIUM ARE BASED ON AN ACTUAL SURVEY OF THE DESCRIBED PROPERTY; THAT THE COURSES AND DISTANCES OF BOUNDARY LINES AND ALL HORIZONTAL AND VERTICAL UNIT BOUNDARIES ARE CORRECTLY SHOWN; AND THAT ALL INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED HEREIN.

Jeffrey A. Skodje  
JEFFREY A. SKODJE, P.L.S.  
CERTIFICATE NO. 19845 DATE 3-5-99

## ACKNOWLEDGMENT FOR DECLARANT

STATE OF Washington } SS.  
COUNTY OF King

ON THIS DAY PERSONALLY APPEARED BEFORE ME ALAN G. BUCHAN TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 6<sup>th</sup> DAY OF March, 1999  
Linda M. Tardif  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON. MY COMMISSION EXPIRES 5-28-01



## ACKNOWLEDGMENT FOR DECLARANT

STATE OF Washington } SS.  
COUNTY OF King

ON THIS DAY PERSONALLY APPEARED BEFORE ME MARY E. KITTS TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 6<sup>th</sup> DAY OF March, 1999  
Linda M. Tardif  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON. MY COMMISSION EXPIRES 5-28-01



## NOTES

1. PARCEL "A" IS SUBJECT TO EASEMENT CONTAINED IN DEDICATION OF ANACO BEACH PLAT FOR ALL NECESSARY SLOPES FOR CUTS AND FILLS ON ANY PORTION OF SAID PREMISES WHICH ABUT UPON STREETS, AVENUES, ALLEYS, AND ROADS
2. PER DEED RECORDED UNDER AUDITOR'S FILE NO. 552848 THE STATE OF WASHINGTON "EXCEPTS AND RESERVES ALL OIL, GASES, COAL, ORES, MINERALS..." AND RESERVES THE RIGHT TO "ACQUIRE RIGHTS OF WAY FOR PRIVATE RAILROADS, SKID ROADS, FLUMES, CANALS, WATER COURSES OR OTHER EASEMENTS FOR TRANSPORTING AND MOVING TIMBER, STONE, MINERALS..." IN PARCEL "B"
3. REFER TO THE DECLARATION REGARDING DRAINFIELD ISSUES. EXISTING DRAINFIELDS WERE NOT LOCATED FOR THIS SURVEY.

## ACKNOWLEDGMENT FOR DECLARANT

STATE OF Washington } SS.  
COUNTY OF King

ON THIS DAY PERSONALLY APPEARED BEFORE ME GEORGE C. BUCHAN TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 6<sup>th</sup> DAY OF March, 1999  
Linda M. Tardif  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON. MY COMMISSION EXPIRES 5-28-01



## ACKNOWLEDGMENT FOR DECLARANT

STATE OF Washington } SS.  
COUNTY OF King

ON THIS DAY PERSONALLY APPEARED BEFORE ME IAN D. BUCHAN TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 6<sup>th</sup> DAY OF March, 1999  
Linda M. Tardif  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON. MY COMMISSION EXPIRES 5-28-01



## ACKNOWLEDGMENT FOR DECLARANT

STATE OF Washington } SS.  
COUNTY OF King

ON THIS DAY PERSONALLY APPEARED BEFORE ME ROBIN G. BUCHAN TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 6<sup>th</sup> DAY OF March, 1999  
Linda M. Tardif  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON. MY COMMISSION EXPIRES 5-28-01



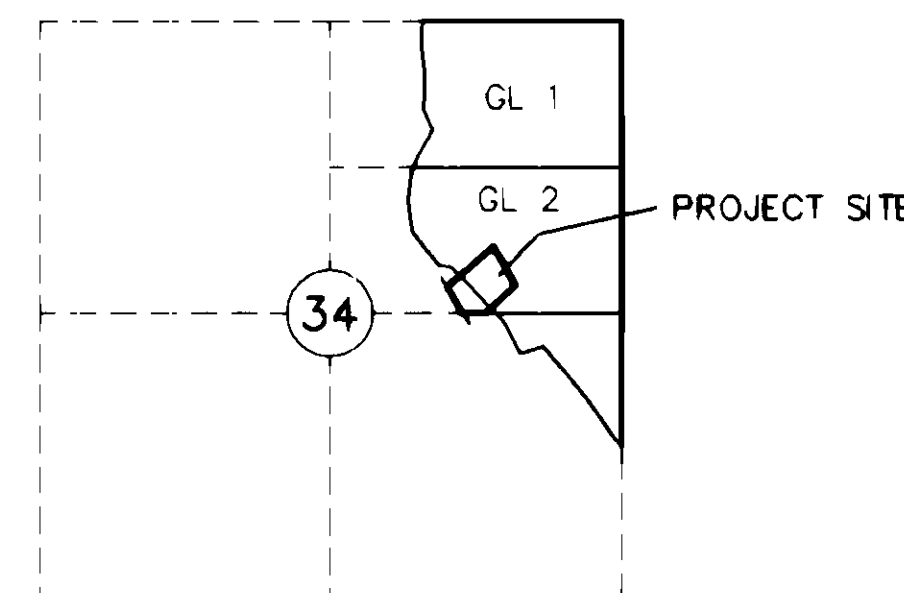
## DECLARATION REFERENCE

THE CONDOMINIUM DECLARATION PREPARED UNDER THE WASHINGTON CONDOMINIUM ACT FOR THE CONDOMINIUM, TO WHICH THIS SURVEY AND SET OF PLANS REFER, WAS RECORDED WITH AUDITOR OF SKAGIT COUNTY, WASHINGTON ON April 14, 1999, UNDER AUDITOR'S FILE NO. 9904140088 IN VOLUME OF CONDOMINIUMS, PAGES RECORDS OF SKAGIT COUNTY, WASHINGTON.

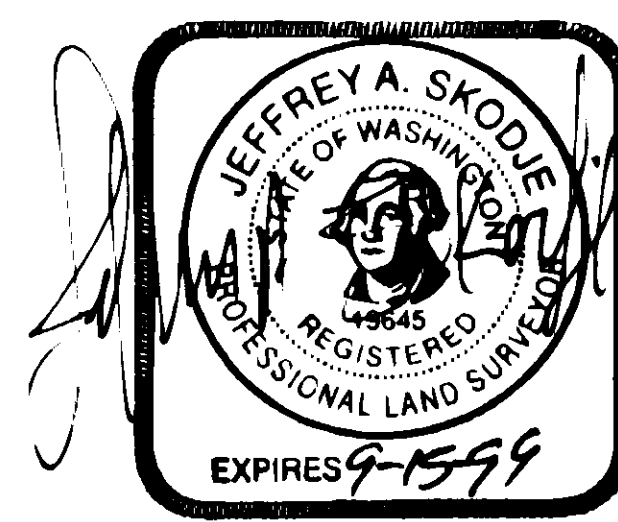
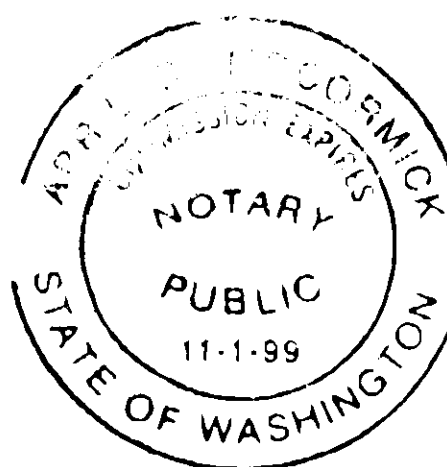
## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14 DAY OF April, 1999, AT 1:37 O'CLOCK P.M. IN BOOK 17 OF PLATS AT PAGES 59, 60, 61 AT THE REQUEST OF LEONARD BOUDINOT, AND SKODJE, INC., RECORDS OF SKAGIT COUNTY, WASHINGTON.

Leonard Boudinot Samuel J. Granger  
SKAGIT COUNTY AUDITOR DEPUTY AUDITOR



VICINITY MAP  
SECTION 34, TWP. 35 N., RGE. 1 E. W.M.



## SURVEY MAP AND PLANS

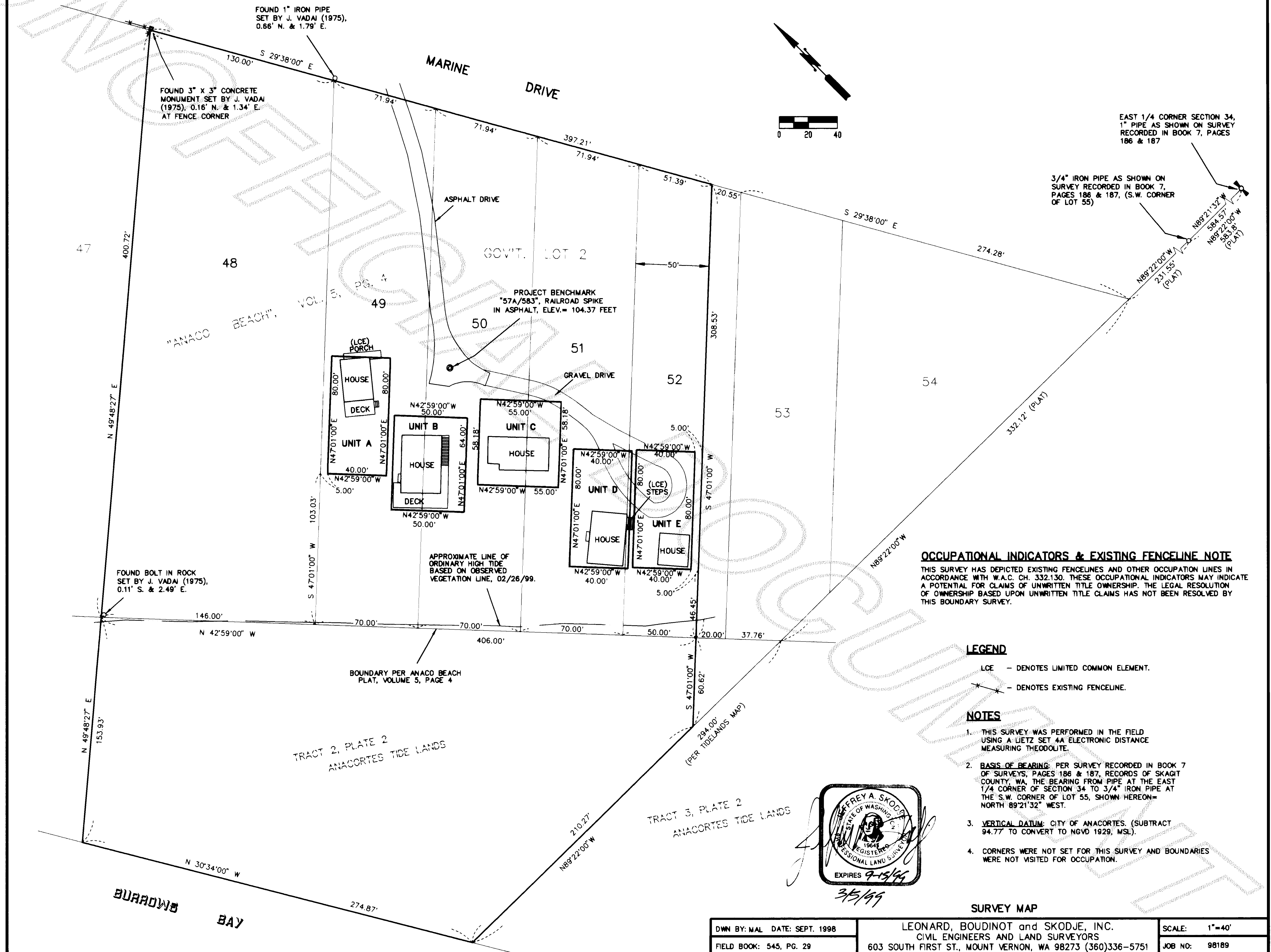
DWN BY: MAL DATE: SEPT. 1998  
FIELD BOOK: 545, PG. 29

LEONARD, BOUDINOT and SKODJE, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

SCALE: -  
JOB NO: 98189

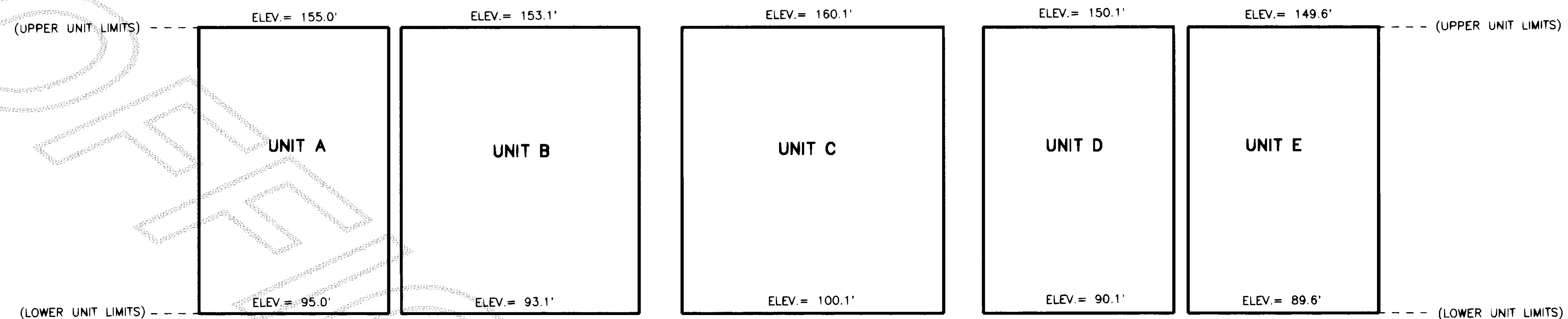
use 17 Plats pg 59

## SURVEY MAP AND PLANS FOR BUCHAN BEACH CONDOMINIUM

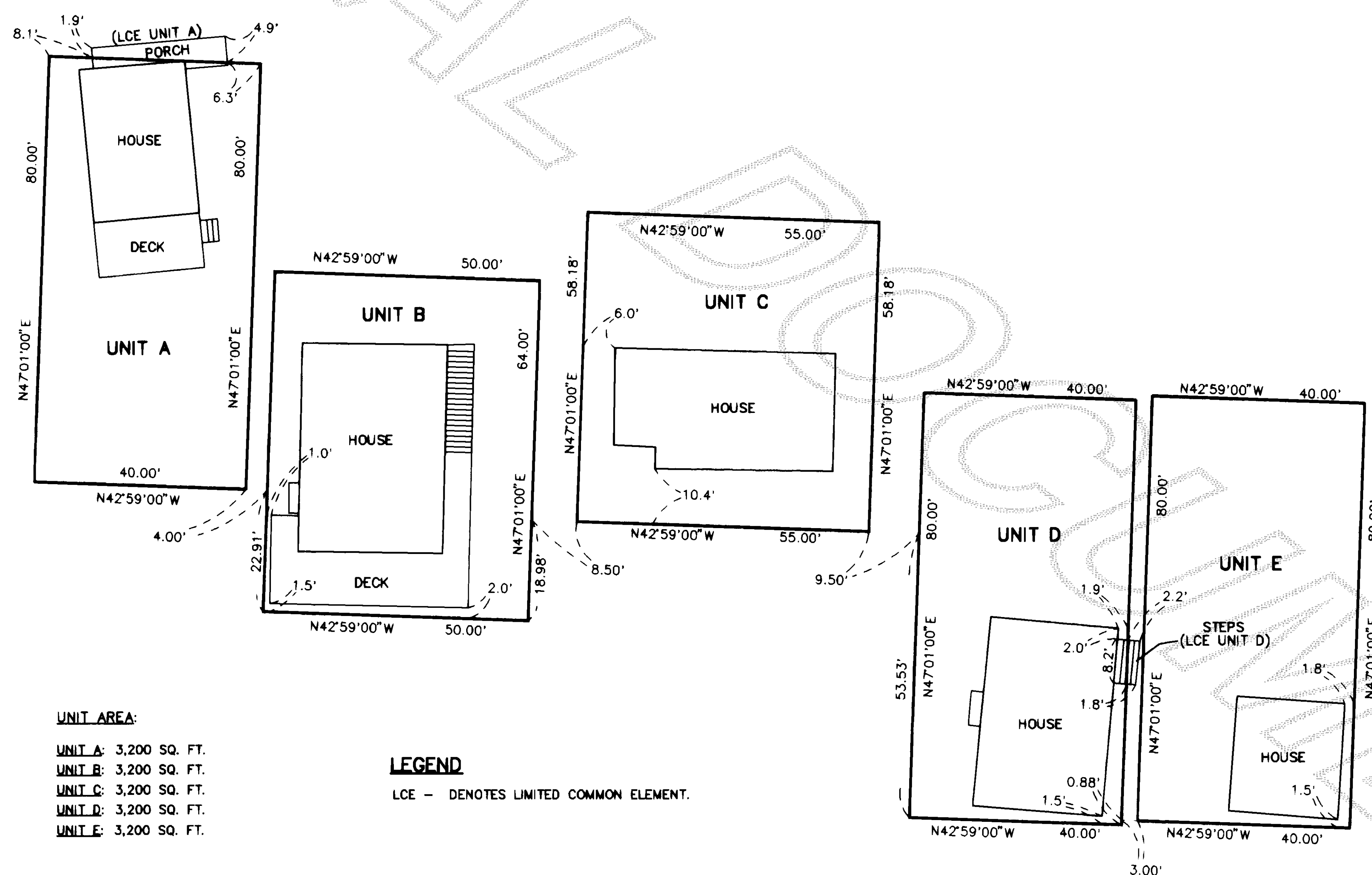




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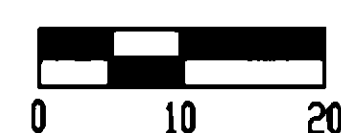
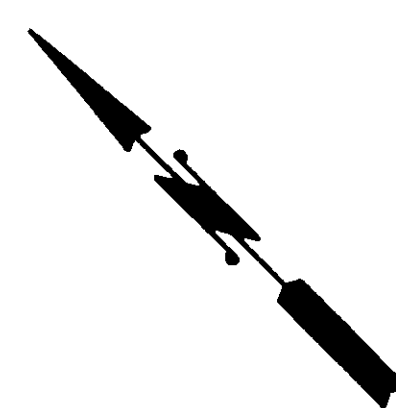


VIEW FROM THE SOUTHWEST

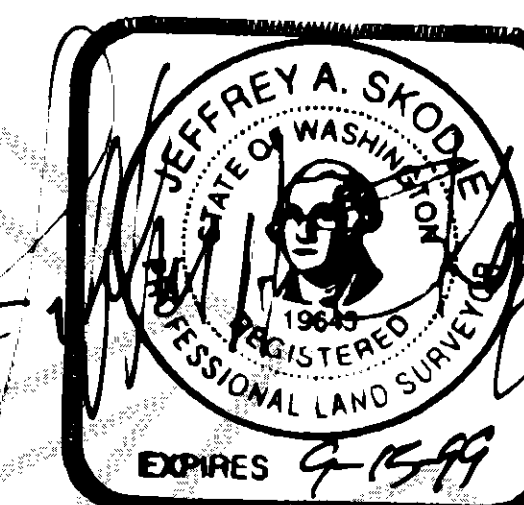


**UNIT AREA:**  
 UNIT A: 3,200 SQ. FT.  
 UNIT B: 3,200 SQ. FT.  
 UNIT C: 3,200 SQ. FT.  
 UNIT D: 3,200 SQ. FT.  
 UNIT E: 3,200 SQ. FT.

**LEGEND**  
 LCE - DENOTES LIMITED COMMON ELEMENT.



**VERTICAL DATUM:** CITY OF ANACORTES. (SUBTRACT 94.77' TO CONVERT TO NGVD 1929, MSL).



3/5/99

## CONDOMINIUM PLANS

DWN BY: NAL DATE: SEPT. 1998	LEONARD, BOUDINOT and SKODJE, INC. CIVIL ENGINEERS AND LAND SURVEYORS 603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751	SCALE: 1"=20'
FIELD BOOK: 545, PG. 29	JOB NO: 98189	