

THIRD AMENDMENT TO THE CEDARS
A CONDOMINIUM
IN THE SOUTHEAST 1/4 OF SECTION 5, T. 34 N., R. 4 E., W.M.
BURLINGTON, WASHINGTON
SHEET 1 OF 3

199909170115
Kathy Hill, Skagit County Auditor
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DESCRIPTION FOR THIRD AMENDMENT TO THE CEDARS,
A CONDOMINIUM

That portion of areas identified as Common Element (C.E.) Phase 1 and Future Phases on the "FIRST AMENDMENT TO THE CEDARS, A CONDOMINIUM", per plans recorded in Volume 16 of Plats, Pages 214-219, under Auditor's File Number 9802050053, and the "SECOND AMENDMENT TO THE CEDARS, A CONDOMINIUM", per plans recorded in Volume 17 of Plats, Pages 81-85, under Auditor's File Number 9907130111, Records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Northeast corner of said Future Phases on the FIRST AMENDMENT TO THE CEDARS, A CONDOMINIUM; thence South 0°39'17" East 407.86 feet along the East line of said Future Phases; thence North 89°56'00" West 226.96 feet; thence North 0°04'00" East 28.82 feet to a point of curvature; thence along the arc of said curve to the left having a radius of 20.00 feet, through a central angle of 90°00'00", an arc distance of 31.42 feet to a point of tangency; thence North 89°56'00" West 60.00 feet; thence North 0°04'00" East 40.00 feet; thence Westerly along the arc of a curve concave to the North, having a radius of 142.23 feet and an initial tangent bearing of North 89°56'00" West, through a central angle of 4°01'55", an arc distance of 10.01 feet; thence North 0°04'00" East 103.65 feet; thence South 89°56'00" East 90.00 feet; thence North 0°04'00" East 7.18 feet; thence North 89°56'00" West 90.00 feet; thence North 0°04'00" East 204.00 feet; thence South 89°56'00" East 90.00 feet; thence North 0°04'00" East 5.00 feet; to a point that is North 89°37'43" West from the point of Beginning; thence South 89°37'43" East 221.82 feet to the point of Beginning.

Situate in the County of Skagit, State of Washington.

NOTES

1. ● - Indicates rebar set at corner and capped with yellow cap inscribed SEMRAU 9622
2. Instrumentation LEICA TCA 1105 Theodolite Distance Meter
3. Survey Procedure: Standard field traverse
4. Meridian: Assumed
5. Basis of Bearing: Existing survey monuments found along the centerline of Gilkey Road per previous survey mentioned in Note No. 6.
Bearing = South 89°37'43" East.
6. For additional Meridian and Survey information see FIRST AMENDMENT TO CEDARS, A CONDOMINIUM, recorded in Volume 16 of Plats, Pages 214-219, and the SECOND AMENDMENT TO THE CEDARS, A CONDOMINIUM, recorded in Volume 17 of Plats, Pages 81-85, Records of Skagit County, Washington.
7. Datum: NGVD '29.
8. Bench Mark = Top lid bolt to fire hydrant at the southwest corner of the intersection of the Fidalgo Drive and Cypress Court.
Elevation = 36.0, NVGD '29
9. All units included the Existing building, or building to be built, as referenced in the Declaration, together with the surroundings land shown hereon. The vertical limits of each unit extend from an elevation of 20.0 feet NGVD '29 (Mean Sea Level) up to and elevation of 100.0 feet NGVD '29.
10. Utility locations are shown on the recorded plan of FIRST AMENDMENT TO THE CEDARS, A CONDOMINIUM and the SECOND AMENDMENT TO THE CEDARS, A CONDOMINIUM, as referenced in Note 6 above. Said plan shows the storm water detention pond and said pond encroaches in the the unit boundaries. The pond is to be reshaped in the future phases to accommodate for any loss of volume caused by construction within the units of the First and Second Amendment.

DEDICATION

The under signed 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.

Declarant: HOMESTEAD NW DEV. CO., a Washington Corporation

By: James A Wynstra
James A Wynstra, President

ACKNOWLEDGMENTS

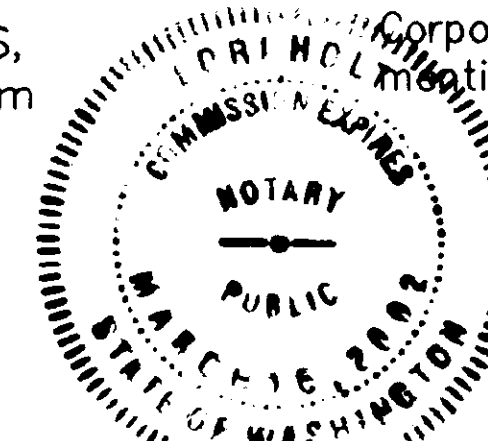
State of Washington
County of WHATCOM
I certify that I know or have satisfactory evidence that JAMES A. WYNSTRA signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of, HOMESTEAD NW DEV. CO., a Washington Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

Dated SEPTEMBER 2, 1999

Signature [Signature]

Title NOTARY PUBLIC

My appointment expires 3/16/2002



UNIT ADDRESS AND AREA INFORMATION

51	1086	Sinclair Way	2834	SQ.FT.
52	1103	Sinclair Way	3371	SQ.FT.
53	1122	Sinclair Way	3371	SQ.FT.
54	1143	Sinclair Way	3371	SQ.FT.
55	1162	Sinclair Way	3371	SQ.FT.
56	1082	Sinclair Way	2843	SQ.FT.
57	1099	Sinclair Way	3371	SQ.FT.
58	1118	Sinclair Way	3371	SQ.FT.
59	1139	Sinclair Way	3371	SQ.FT.
60	1158	Sinclair Way	3371	SQ.FT.
61	1074	Sinclair Way	2851	SQ.FT.
62	1095	Sinclair Way	3371	SQ.FT.
63	1114	Sinclair Way	3371	SQ.FT.
64	1135	Sinclair Way	3371	SQ.FT.
65	1154	Sinclair Way	3371	SQ.FT.
66	1070	Sinclair Way	2860	SQ.FT.
67	1091	Sinclair Way	3371	SQ.FT.
68	1110	Sinclair Way	3371	SQ.FT.
69	1131	Sinclair Way	3371	SQ.FT.
70	1150	Sinclair Way	3371	SQ.FT.
71	1132	Sinclair Way	4682	SQ.FT.
72	1126	Sinclair Way	4590	SQ.FT.
73	1108	Sinclair Way	4590	SQ.FT.
74	1100	Sinclair Way	4590	SQ.FT.
75	1092	Sinclair Way	4590	SQ.FT.
76	1066	Sinclair Way	4590	SQ.FT.

EASEMENTS

An easement is hereby reserved for and granted to CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO.1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, G.T.E., CASCADE NATURAL GAS CORP., AND TCI CABLEVISION OF WASHINGTON, INC. and their respective successors and assigns under and upon the private roadways and utilities easements shown hereon, and along the routes of the as built or yet to be built utility alignments, in which to install, lay, construct, renew operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the condominium and other property as may be developed in association with expansions to this condominium, together with the right to enter upon the units (Lots) at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the condominium by the exercise of rights and privileges herein granted.

PRIVATE ROADWAY NOTE

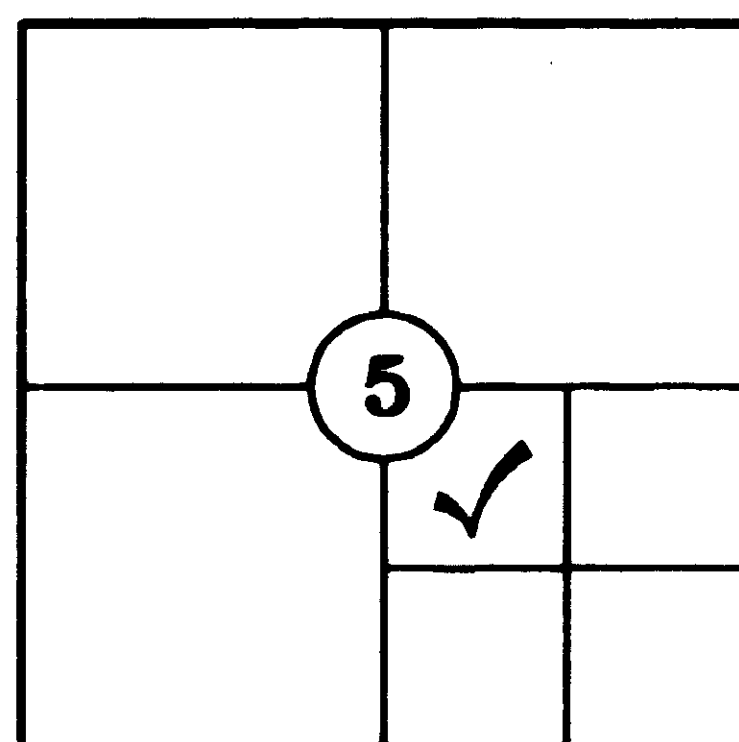
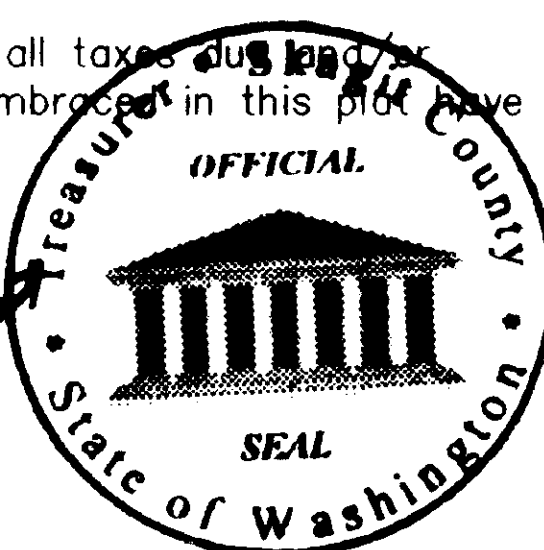
All road rights of way shown hereon, Sinclair Way, Cypress Court, Lopez Lane and Fidalgo Drive (including the access roadway to the west) are private and are to be maintained by the Condominium Association, (Common Elements). The road rights of way shown hereon are subject to the future development rights with respect to Future Phases as well as any additional development rights which may be done within the bounds of the property described hereon which may not be a part of the condominium.

THIS PLAN IS AN AMENDMENT TO THAT CERTAIN DOCUMENT RECORDED IN VOLUME 16 OF PLATS, PAGES 198-208, RECORDS OF SKAGIT COUNTY, WASHINGTON AND REFLECTS ADDITIONAL INFORMATION WITH RESPECT TO LOTS, ACCESS EASEMENTS, COMMON ELEMENTS, MODIFIED FUTURE PHASING AND VERTICAL UNIT LIMITS.

TREASURER'S CERTIFICATE

I, Judy Menish, Treasurer of Skagit County, hereby certify that all taxes due and deposits required to cover anticipated taxes on the property embraced in this plat have been paid, up to and including the year 1999.

Judy Menish
Skagit County Treasurer



VICINITY MAP

COPYRIGHT 1999
SEMRAU ENGINEERING & SURVEYING
SURVEYING • ENGINEERING • PLANNING
2118 RIVERSIDE DRIVE - SUITE 104
MOUNT VERNON, WA 98273
360-424-9566

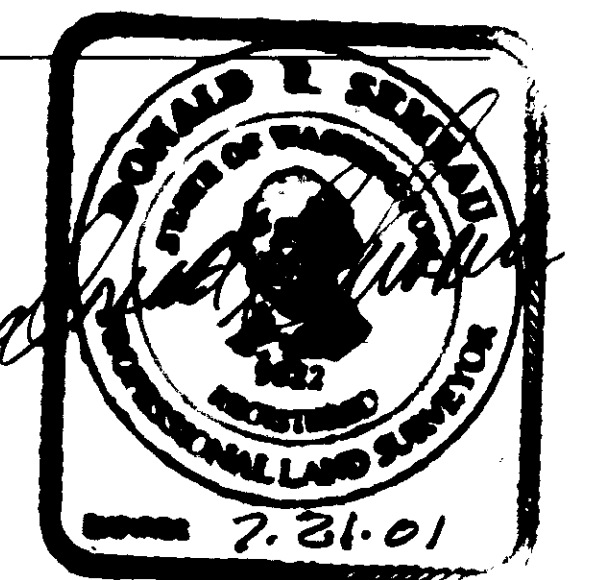
SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of Survey Recording Act at the request of HOMESTEAD NW DEV. CO.

I hereby declare that this survey map and plans for THIRD AMENDMENT TO THE CEDARS, A 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.

Donald R. Semrau Date: 9-7-99

DONALD R. SEMRAU, PLS, CERTIFICATE NO. 9622
SEMRAU ENGINEERING & SURVEYING, PLLC.
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273
Phone (360) 424-9566



APPROVAL

Examined and approved this 7 day of SEPT., 1999.

Paul D. Starnett
City Engineer, City of Burlington

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 Sept 17, 1999 under Auditors File No. 199909170115 in Volume 16 of Plats at Pages 198-208 Records of Skagit County, Washington.

AUDITOR'S CERTIFICATE

Filed for record this 17 day of Sept, 1999 at 3:08 P.M. in Volume 16 of Plats on pages 198-208 at the request of Semrau Engineering & Surveying.

Auditor's File No. 199909170115
Kathy Hill
County Auditor

Cheryl Jensen
Deputy

THIRD AMENDMENT TO THE CEDARS

A CONDOMINIUM

IN THE SOUTHEAST 1/4 OF SECTION 5, T. 34 N., R. 4 E., W.M.
BURLINGTON, WASHINGTON

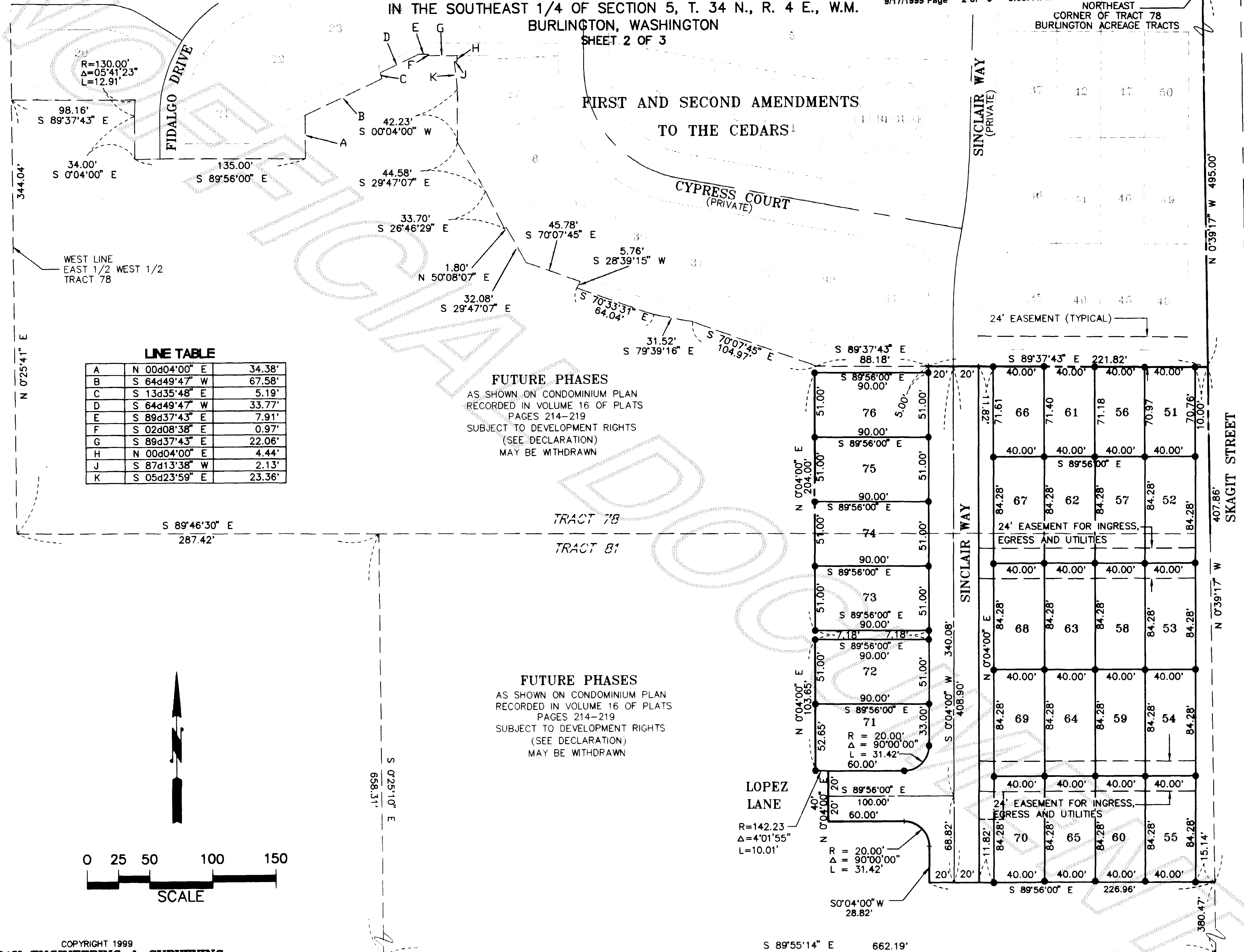
SHEET 2 OF 3



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GILKEY ROAD

NORTHEAST
CORNER OF TRACT 78
BURLINGTON ACREAGE TRACTS



LINE TABLE

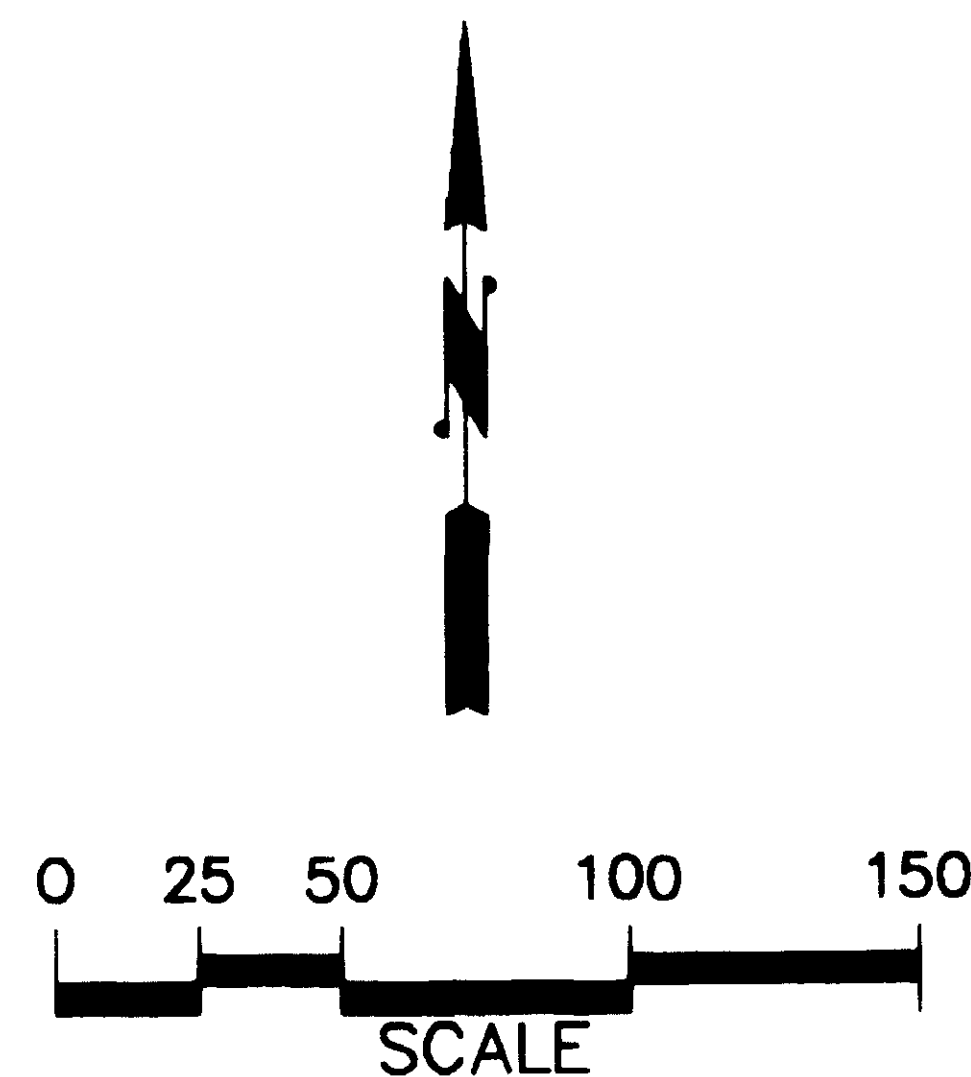
A	N 00d04'00" E	34.38'
B	S 64d49'47" W	67.58'
C	S 13d35'48" E	5.19'
D	S 64d49'47" W	33.77'
E	S 89d37'43" E	7.91'
F	S 02d08'38" E	0.97'
G	S 89d37'43" E	22.06'
H	N 00d04'00" E	4.44'
J	S 87d13'38" W	2.13'
K	S 05d23'59" E	23.36'

FUTURE PHASES

AS SHOWN ON CONDOMINIUM PLAN
RECORDED IN VOLUME 16 OF PLATS
PAGES 214-219
SUBJECT TO DEVELOPMENT RIGHTS
(SEE DECLARATION)
MAY BE WITHDRAWN

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