

First Amendment
To Survey Map and Plans For
STONEBRIDGE CONDOMINIUM

DESCRIPTION FOR STONEBRIDGE CONDOMINIUM

PARCEL "A"
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON FOR STREET PURPOSES BY DEED RECORDED AUGUST 7, 1968, UNDER AUDITOR'S FILE NO. 716720 AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE WEST ALONG THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 200 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 200 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 140 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 200 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

PARCEL "B"
THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21; THENCE NORTH 88°30'28" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 20 FEET; THENCE NORTH 0°37'10" EAST PARALLEL WITH THE WEST LINE OF SAID SOUTH/EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, A DISTANCE OF 50.00 FEET TO THE CENTERLINE OF SHADY LANE AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°30'28" EAST PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 90.00 FEET; THENCE SOUTH 0°37'10" WEST PARALLEL WITH SAID WEST LINE A DISTANCE OF 74.00 FEET; THENCE NORTH 88°30'28" WEST PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 90.00 FEET TO A POINT THAT IS SOUTH 0°37'10" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 0°37'10" EAST PARALLEL WITH SAID WEST LINE A DISTANCE OF 74.00 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, MINERAL RESERVATIONS AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EASEMENTS

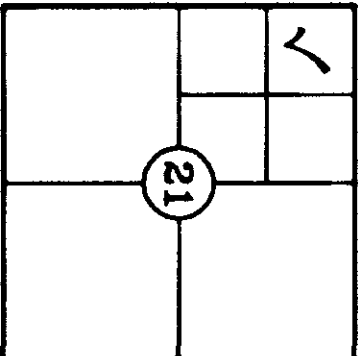
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, G.T.E., CASCADE NATURAL GAS CORP., AND TO CABLEVISION OF WASHINGTON, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE ROADWAYS AND UTILITIES 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 OR TO THE ASSOCIATION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

ALL COMMON ELEMENT AREAS ARE SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS SURVEY MAP AND PLANS, AS IT MAY BE AMENDED BY THE DECLARANT WITH THE APPROVAL OF THE CITY OF MOUNT VERNON, IN ACCORDANCE WITH THE STONEBRIDGE FINAL PLANNED UNIT DEVELOPMENT APPROVED AUGUST 9, 2000 BY THE CITY COUNCIL (PUD - MSC 00-03). UPON COMPLETION, THE IMPROVEMENTS ON THE LAND SHALL BE INCLUDED IN STONEBRIDGE CONDOMINIUM, IN WHICH THE OWNERS OF UNITS WILL ALL HAVE A MEMBERSHIP INTEREST. THIS SURVEY MAP AND PLANS SHALL BE BINDING UPON ALL NOW OR HEREFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.

APPROVAL

EXAMINED AND APPROVED THIS 18th DAY OF June, 2001.
PLANNING DIRECTOR: CITY OF MOUNT VERNON



VICINITY MAP

NOTES

- INDICATES REBAR SET AT CORNER AND CAPPED WITH YELLOW CAP
- INSTRUMENTATION LEICA TCA 1105 THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASES OF BEARING: EXISTING SURVEY MONUMENTS FOUND ALONG THE CENTERLINE OF LAVENTURE ROAD AND ALISON AVENUE
- FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE JOHNSON'S SECOND ADDITION, RECORDED IN VOLUME 7 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- DATUM: NGVD '29
- BENCH MARK = NORTHWEST BOLT ON TOP OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SHADY LANE AND STONEBRIDGE WAY. ELEVATION = 113.85
- ALL UNITS INCLUDE THE EXISTING BUILDING, OR BUILDINGS 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 AN ELEVATION OF 100.0 FEET NGVD '29.
- UTILITY LOCATIONS ARE SHOWN ON THE RECORDED PLAN OF STONEBRIDGE CONDOMINIUM, AS REFERENCED IN NOTE 6 ABOVE. SAID PLAN SHOWS THE STORM WATER DETENTION POND AND SAID POND ENROACHES IN 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.
- THE DESCRIPTION FOR THIS SURVEY IS FROM A LAND TITLE COMPANY, SUBDIVISION GUARANTEE ORDER NO. P-93225-E, DATED NOVEMBER 6, 2000.
- THIS SURVEY HAS SHOWN OCCUPANCIAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY 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.
- THE PROPERTY HEREIN DEDICATED IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE DOCUMENTS RECORDED UNDER AUDITOR'S NUMBER 200011030062, 200011030060 AND 200011060092.

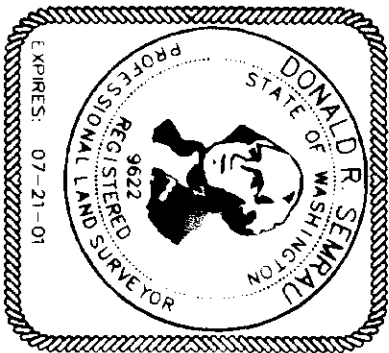
SURVEYOR'S CERTIFICATE

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 LANDED GENTRY DEVELOPMENT, INC., A WASHINGTON CORPORATION.

I HEREBY DECLARE THAT THIS SURVEY MAP AND PLANS FOR STONEBRIDGE 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, P.L.S. CERTIFICATE NO. 9622 DATE 6/13/01

JOHN B. SEMRAU, P.L.S. CERTIFICATE NO. 28626
2118 RIVERSIDE DRIVE, SUITE 104
MOUNT VERNON, WA 98273
Phone (360) 424-9566



TREASURER'S CERTIFICATE

I, KATE JUNGQUIST, TREASURER OF SKAGIT COUNTY, 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 2001.

John Jungquist for Kate Jungquist
SKAGIT COUNTY TREASURER

AUDITOR'S CERTIFICATE

200106220058
Skagit County Auditor
6/22/2001 Page 1 of 3 11:19:28AM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

Alma Brummett
SKAGIT COUNTY AUDITOR

Deputy Auditor

DEDICATION AND CONSENT

THE UNDERSIGNED OWNERS IN FEE SIMPLE, "DECLARANT", HEREBY DECLARES THIS SURVEY MAP AND DEDICATE THE SAME FOR CONDOMINIUM PURPOSES AND DEDICATE TO THE USE OF PUBLIC FOREVER, THE STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON. SAID OWNERS CONTRACT PURCHASERS AND MORTGAGE HOLDERS OR LEND HOLDERS FURTHER WAIVE ALL CLAIMS FOR DAMAGES WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION DRAINAGE AND MAINTENANCE OF SAID STREETS AND AVENUES. THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE FIRST AMENDMENT TO CONDOMINIUM DECLARATION FILED CONTEMPORANEOUSLY HERewith.

DECLARANT:

LANDED GENTRY DEVELOPMENT, INC., A WASHINGTON CORPORATION

BY: Brian D. Gentry, Vice President

WASHINGTON FEDERAL SAVINGS, A UNITED STATES CORPORATION

BY: Jerry Gentry

WILLIAM H. FLACK

JOYCE E. FLACK

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF Skagit

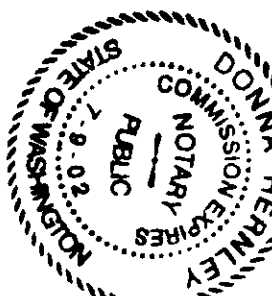
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRIAN D. GENTRY SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF LANDED GENTRY DEVELOPMENT INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT

DATED 6-18-01

SIGNATURE Jerry Gentry

TITLE Notary Public

MY APPOINTMENT EXPIRES 7-9-02



STATE OF WASHINGTON
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

Donal Herley

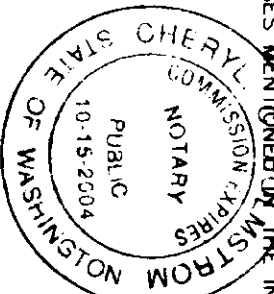
SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF LANDED GENTRY DEVELOPMENT INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT

DATED June 18, 2001

SIGNATURE Donal Herley

TITLE Notary Public

MY APPOINTMENT EXPIRES 10-15-2004



STATE OF WASHINGTON
COUNTY OF Skagit

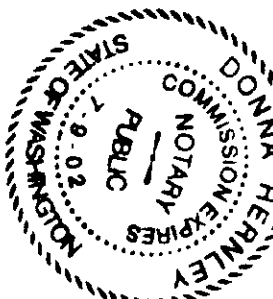
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM H. FLACK AND JOYCE E. FLACK HUSBAND AND WIFE, SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 6-18-01

SIGNATURE William H. Flack

TITLE Notary Public

MY APPOINTMENT EXPIRES 7-9-02



DECLARATION REFERENCE

THE CONDOMINIUM DECLARATION PREPARED PURSUANT TO THE WASHINGTON CONDOMINIUM ACT FOR THE CONDOMINIUM TO WHICH THIS SURVEY MAP SET OF PLANS REFERRED WAS RECORDED WITH THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, ON 6/22/2001, UNDER RECORDS OF SKAGIT COUNTY, WASHINGTON.

SEMRAU ENGINEERING & SURVEYING
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MOUNT VERNON, WA 98273
360-424-9566

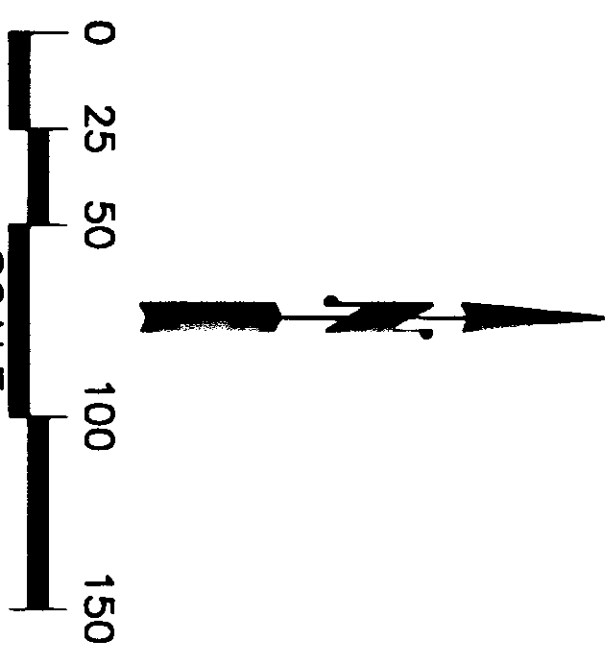
STONEBRIDGE P.L.D.
SHEET 1 OF 3

SECTION 21, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
SHEET 2 OF 3

SHEET 2 OF 3

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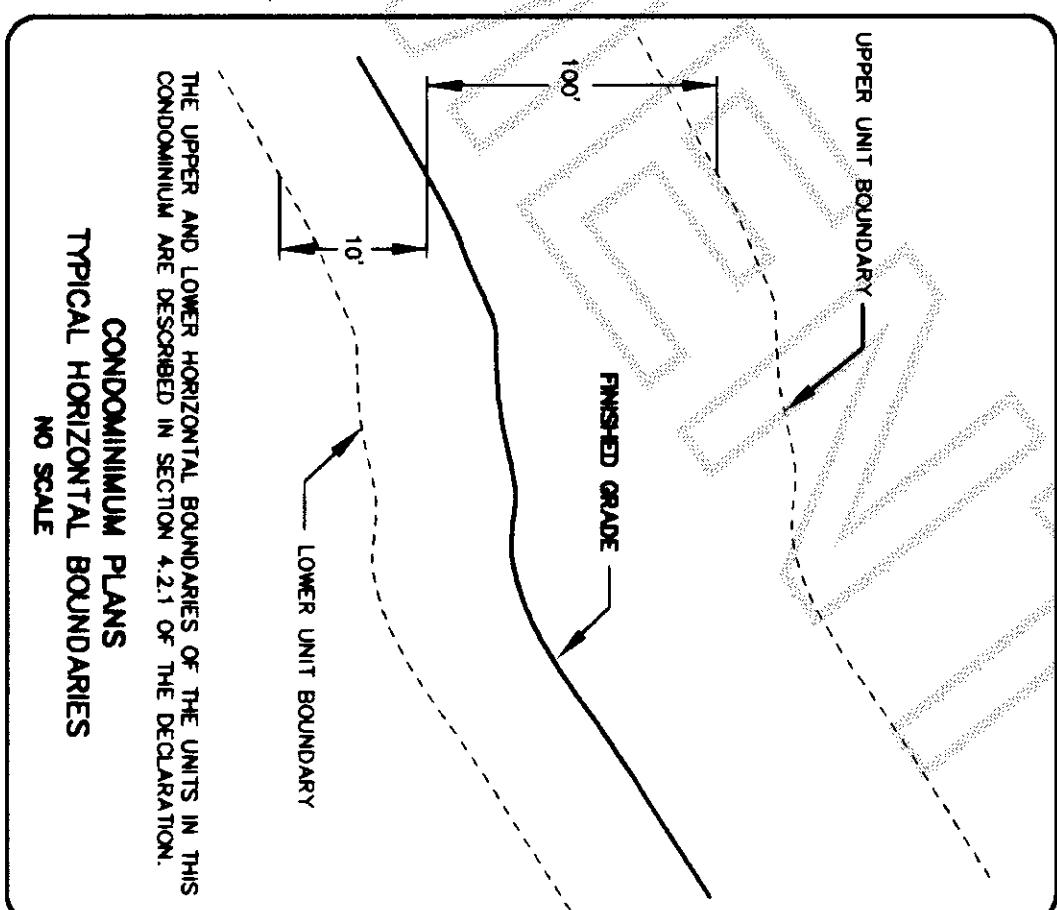
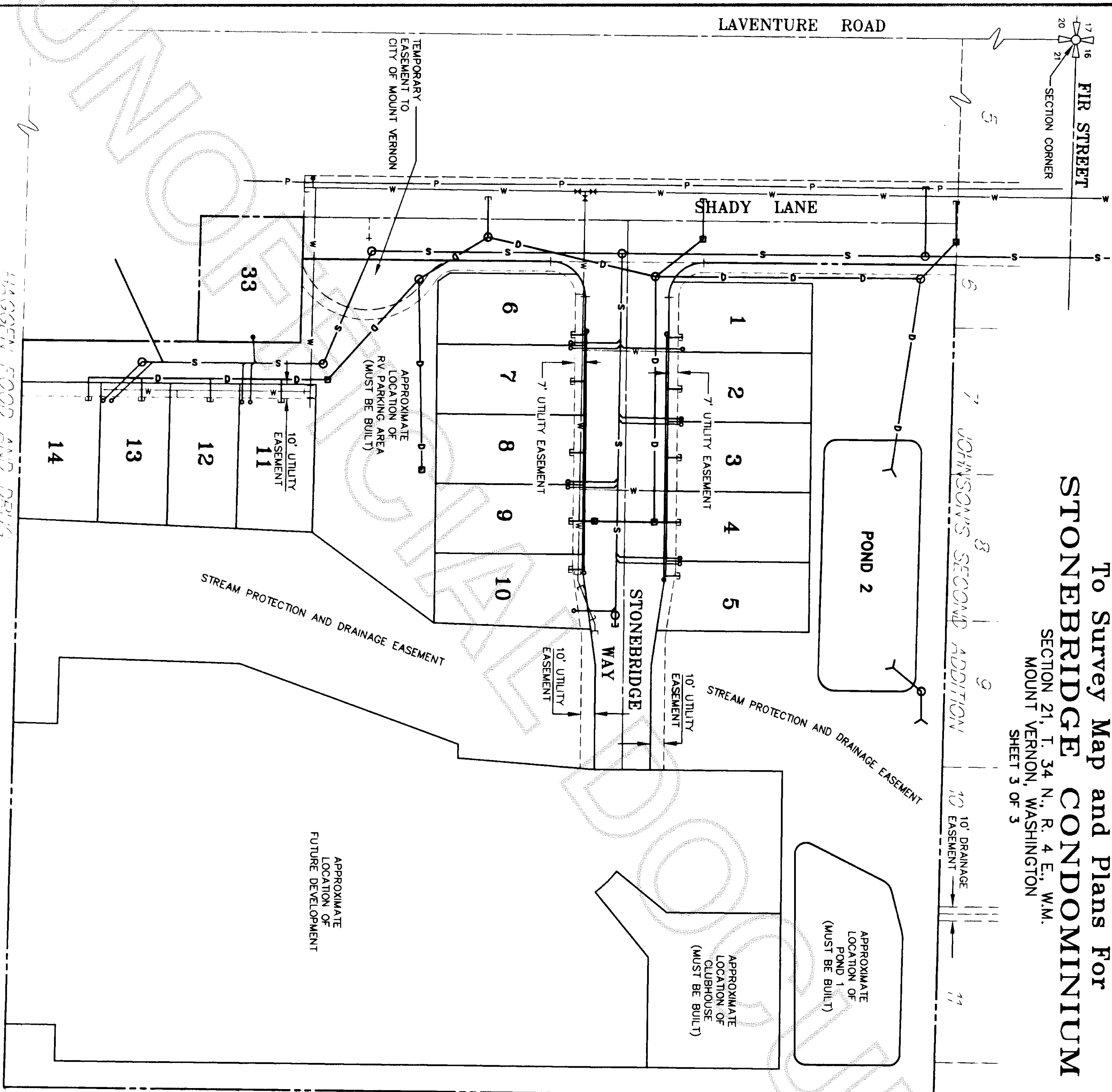
CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	25.00'	26.0614°	11.39'
C4	105.00'	11°35.08"	21.23'
C19	25.00'	39.47°31"	17.36'
C21	50.00'	127.04°55"	110.90'
C22	25.00'	58.40°04"	25.60'
C23	25.00'	63.53°46"	27.88'
C24	25.00'	5012°29"	21.91'



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DRAWING FILE: 4112S2-2.DWG 6/11/01

**First Amendment
To Survey Map and Plans For
STONEBRIDGE CONDOMINIUM**
SECTION 21, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
SHEET 3 OF 3



NOTE: THE AREA (S) CONTAINING THE DRAINAGE POND (S) DEPICTED HEREON MAY BE CONVEYED TO THE CITY OF MOUNT VERNON AND/OR ENCUMBERED BY EASEMENTS BENEFITING THE OWNER (S) OF ADJOINING LAND (S) UNDER DEVELOPMENT RIGHTS RESERVED IN THE DECLARATION.



**UTILITY LOCATIONS
AND MISCELLANEOUS**

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STONEBRIDGE P.U.D.
SHEET 3 OF 3