

SURVEY MAP AND PLANS FOR "THE COVE ON FIDALGO BAY", A CONDOMINIUM, PHASE

IN PORTIONS OF GOV'T. LOT 5, SECTION 30, GOV'T. 6, SECTION 31, TWP. 35 N., RGE. 2 E., W.M., AND TRACT 13, PLATE 11, ANACORTES TIDELANDS

200209120078
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LEGAL DESCRIPTION

A) TRACT "D" AS SHOWN ON SURVEY RECORDED DECEMBER 14, 1976, AS AUDITOR'S FILE NO. 847463, IN VOLUME 2 OF SURVEYS, PAGE 18, EXCEPT THAT PORTION, IF ANY, LYING WITHIN THAT CERTAIN TRACT CONVEYED TO SEATTLE AND NORTHERN RAILWAY COMPANY, BY DEED RECORDED JANUARY 10, 1890, IN VOLUME 9 OF DEEDS, PAGE 278, ALSO EXCEPT THAT PORTION, IF ANY, LYING WITHIN THAT CERTAIN TRACT OF LAND CONVEYED TO GREAT NORTHERN RAILWAY COMPANY, BY DEED RECORDED NOVEMBER 13, 1953, UNDER AUDITOR'S FILE NO. 485092.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BY MOTOR VEHICLES AND OTHER VEHICLES AND BY PERSONS ON FOOT OVER, ACROSS AND UPON THE SOUTHEASTERLY 98 FEET OF THE 35 FOOT UTILITY EASEMENT OF TRACT "A," DESIGNATED IN THE SURVEY REFERRED TO ABOVE, AND OVER AND ACROSS AND UPON THE 35 FOOT UTILITY EASEMENT OF TRACTS "B" AND "C," DESIGNATED IN THE SURVEY REFERRED TO ABOVE.

ALL OF THE ABOVE BEING A PORTION OF GOVERNMENT LOT 5, OF SECTION 30, AND OF GOVERNMENT LOT 6, OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., AND TRACT 13, PLATE NO. 11 OF ANACORTES TIDELANDS.

B) THE NORTHWESTERLY 12 FEET OF THAT PORTION OF THE FOLLOWING DESCRIBED TRACT, LYING SOUTHWESTERLY OF THE BURLINGTON NORTHERN RIGHT-OF-WAY:

THOSE PORTIONS OF GOVERNMENT LOT 5, OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.; GOVERNMENT LOT 6, IN SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.; AND A PORTION OF TRACT 13, PLATE NO. 11 OF ANACORTES TIDELANDS IN SAID SECTION 30, WHICH ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., SITUATED IN SKAGIT COUNTY, WASHINGTON; THENCE WESTERLY IN GOVERNMENT LOT 5, SECTION 30, ON THE SECTION LINE BETWEEN SECTIONS 30 AND 31, A DISTANCE OF 301.149 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING; THENCE NORTH 40 DEGREES 57'37" EAST, 147.129 FEET TO THE HIGH TIDE LINE; THENCE NORTH 65 DEGREES 05'48" WEST, A DISTANCE OF 289.00 (MORE OR LESS) TO A POINT WHICH IS THE NORTHEAST CORNER OF THE UPLAND TRACT OF TRACT "D"; OF A SURVEY RECORDED UNDER AUDITOR'S FILE NO. 847463, IN VOLUME 2 OF SURVEYS, PAGE 18; THENCE SOUTHWEST ALONG THE EAST LINE OF SAID LOT "D", CROSSING THE CITY LIMITS LINE INTO GOVERNMENT LOT 6, SECTION 31, TO THE EAST BOUNDARY OF FIDALGO BAY ROAD; THENCE FOLLOWING SOUTHEASTERLY ALONG THE CURVE OF THE EAST BOUNDARY OF FIDALGO BAY ROAD, A DISTANCE OF 291.808 FEET TO THE CENTERLINE OF THE PRIVATE DRIVEWAY AS SHOWN ON THE ABOVE DESCRIBED SURVEY; THENCE NORTH 40 DEGREES 57'37" EAST, A DISTANCE OF 324.922 FEET TO THE SOUTH BOUNDARY OF THE BURLINGTON NORTHERN RIGHT-OF-WAY; THENCE CONTINUING ON SAID BEARING, 75 FEET TO THE NORTH BOUNDARY OF THE BURLINGTON NORTHERN RIGHT-OF-WAY; THENCE CONTINUING 5,548 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THE BURLINGTON NORTHERN RIGHT-OF-WAY, AS CONVEYED BY DEED RECORDED IN VOLUME 9 OF DEEDS, PAGE 278, AND BY DEED RECORDED UNDER AUDITOR'S FILE NO. 485092, RECORDS OF SKAGIT COUNTY, WASHINGTON.

C) A NON-EXCLUSIVE EASEMENT FOR THE CONSTRUCTION, USE, MAINTENANCE AND REPAIR OF AN ENTRY TO BE CONSTRUCTED PURSUANT TO AUDITOR'S FILE NO. 9808070026, OVER AND ACROSS THOSE PORTIONS OF GOVERNMENT LOT 5 IN SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., AND GOVERNMENT LOT 6 IN SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED TRACT "D"; THENCE 12.27 FEET SOUTHEASTERLY ALONG A CURVE, SAID CURVE BEING THE NORTHEASTERLY MARGIN OF FIDALGO BAY ROAD, HAVING A RADIUS OF 531.44 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREE 19'21" TO THE SOUTHWEST CORNER OF SAID NORTHWESTERLY 12 FEET AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 42 DEGREES 29'19" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID NORTHWESTERLY 12 FEET, 75.96 FEET; THENCE SOUTH 10 DEGREES 59'17" WEST 107.74 FEET TO THE NORTHEASTERLY MARGIN OF FIDALGO BAY ROAD, HAVING A RADIUS OF 531.44 FEET ALONG A CURVE, SAID CURVE BEING THE NORTHEASTERLY MARGIN OF FIDALGO BAY ROAD, HAVING A RADIUS OF 531.44 FEET THROUGH A CENTRAL ANGLE OF 08 DEGREES 00'21" TO THE TRUE POINT OF BEGINNING.

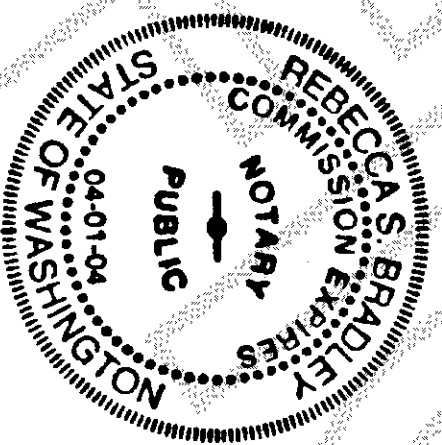
ACKNOWLEDGMENT FOR SURVEYOR

STATE OF WASHINGTON)
COUNTY OF SKAGIT) SS

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 THE 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

RESIDING AT Burlington, WA.
MY COMMISSION EXPIRES: 4-1-04
DATE: 9-12-02



COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 20 ____.

THIS ____ DAY OF _____, 20 ____

SKAGIT COUNTY TREASURER

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF "THE COVE ON FIDALGO BAY", A CONDOMINIUM, IN FEE SIMPLE AND/OR MORTGAGE 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS
THIS 9th DAY OF September, 20 02

Kenneth E. Knight
PEOPLES BANK

Kenneth E. Knight
KENNETH E. KNIGHT, MANAGEMENT MEMBER
THE COVE ON FIDALGO BAY, L.L.C.

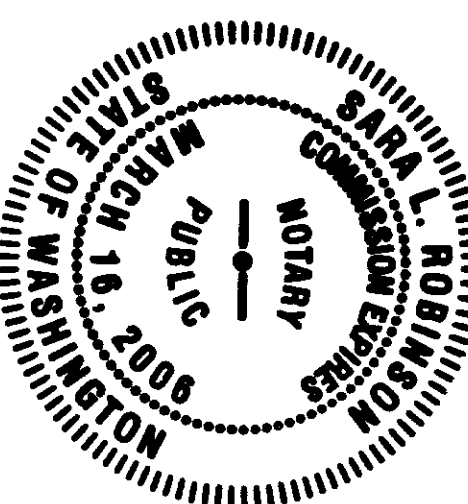
ACKNOWLEDGMENT

STATE OF Washington
COUNTY OF Skagit) SS

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Kenneth E. Knight IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President of Peoples Bank TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED September 9, 2002.

Sara L. Robinson
NOTARY PUBLIC
RESIDING AT Schobal Valley WA



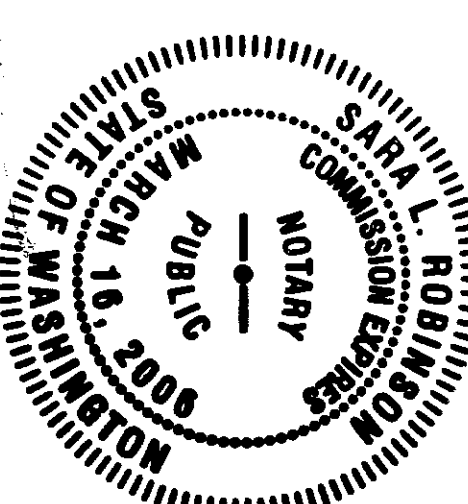
ACKNOWLEDGMENT

STATE OF Washington
COUNTY OF Skagit) SS

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Kenneth E. Knight IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President of Peoples Bank TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED September 9, 2002.

Dana S. Robinson
NOTARY PUBLIC
RESIDING AT Schobal Valley WA



DECLARATION REFERENCE

THE FOURTH AMENDMENT DECLARATION PREPARED UNDER THE WASHINGTON CONDOMINIUM ACT FOR THE CONDOMINIUM, TO WHICH THIS SURVEY MAP AND PLANS REFER, WAS RECORDED WITH THE AUDITOR OF SKAGIT COUNTY, WASHINGTON ON 20020912 UNDER AUDITOR'S FILE NO. 200209120077

AUDITOR'S CERTIFICATE

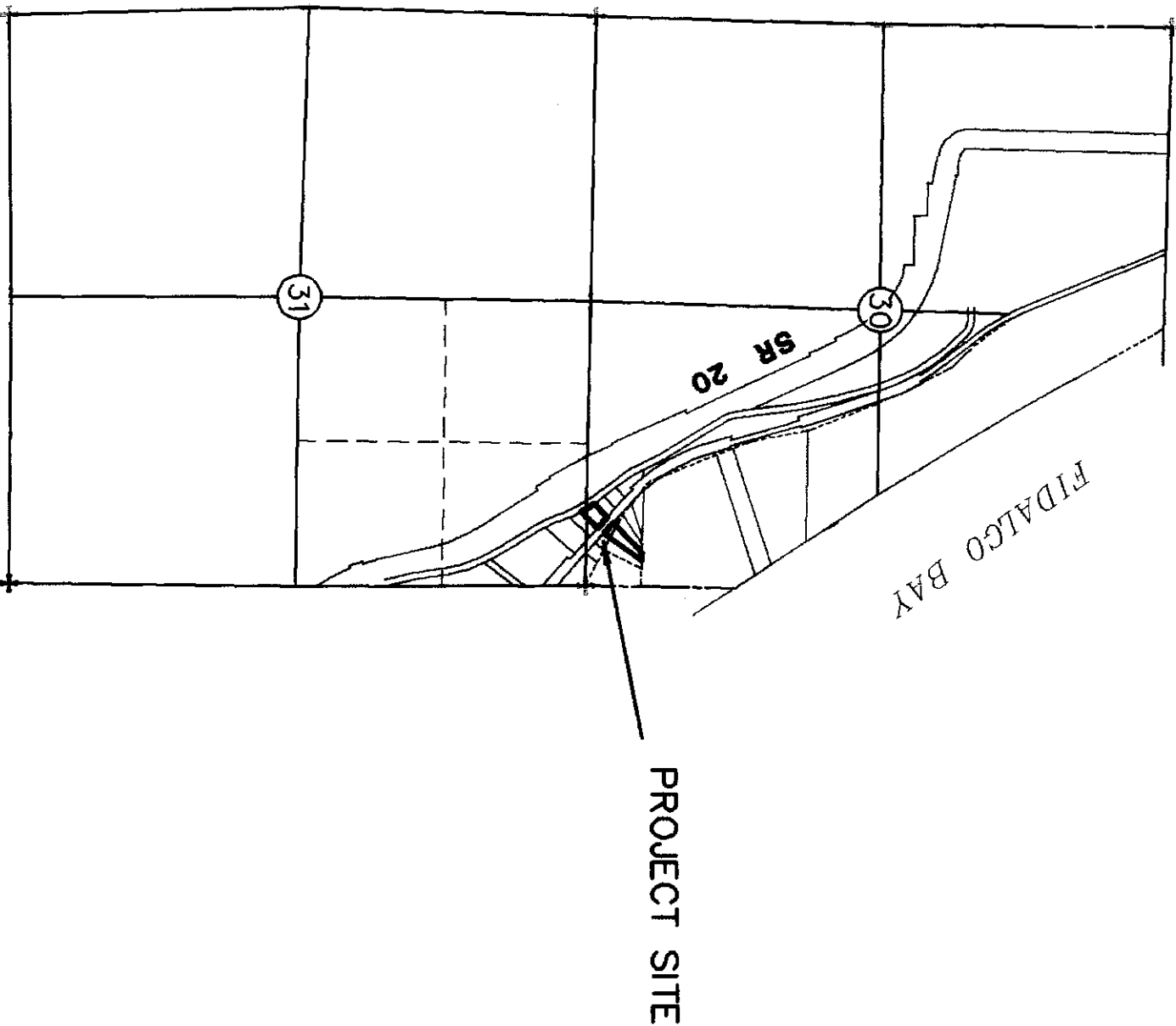
FILED FOR RECORD AT THE REQUEST OF LEONARD, BOUDINOT & SKODJE, INC.
THIS 12 DAY OF September, 20 02, AND RECORDED UNDER
AUDITORS FILE NO. 200209120078 RECORDS OF SKAGIT COUNTY, WA.

Norma Burnett by Audrey Egnola

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS IS BASED ON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED, THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT INFORMATION REQUIRED BY RCW 64.34.232 IS SHOWN 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.

Jeffrey A. Skodje
JEFFREY A. SKODJE, P.L.S.
CERTIFICATE NO. 19645
DATE 9-12-02



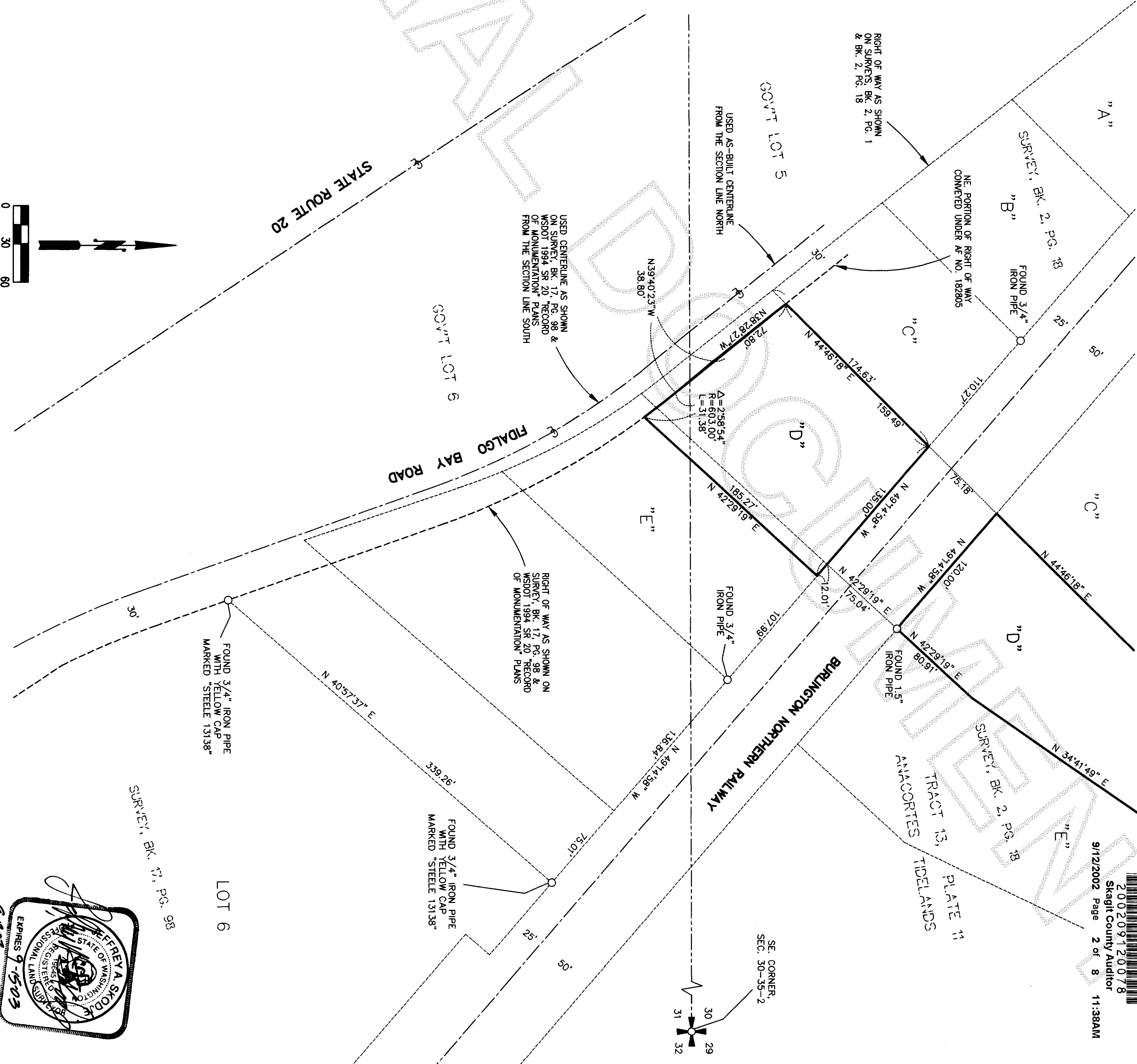
VICINITY MAP

SURVEY MAP AND PLANS FOR "THE COVE ON FIDALGO BAY", A CONDOMINIUM, PHASE I
IN PORTIONS OF GOV'T. LOT 5, SECTION 30, GOV'T. 6, SECTION 31, TWP. 35 N., RGE. 2 E., W.M., AND TRACT 13, ANACORTES TIDELANDS

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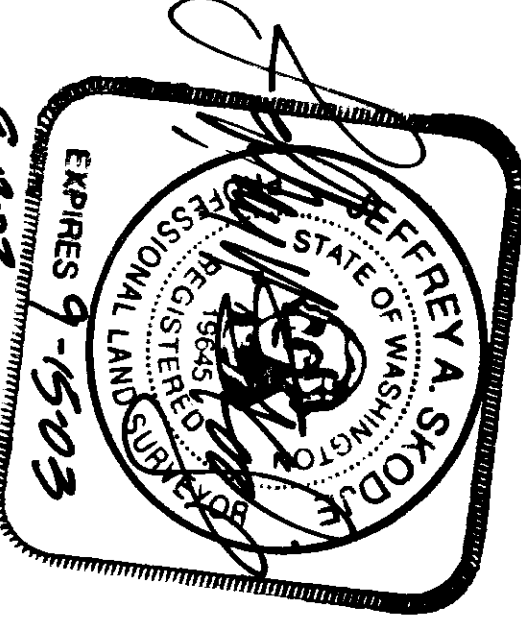
NOTES

1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TC01105 ELECTRONIC DISTANCE MEASURING THEODOLITE.
2. BASIS OF BEARING. PER SURVEY RECORDED IN BOOK 17 OF SURVEYS, PAGE 98, RECORDS OF SKAGIT COUNTY, THE BEARING BETWEEN FOUND 3/4" IRON PIPES WITH YELLOW CAPS MARKED "STEEL 13138" AT THE SOUTH AND NORTH ENDS OF THE WEST LINE OF LOT 6 = NORTH 40°57'37" EAST.
3. VERTICAL DATUM CITY OF ANACORTES AS DERIVED BY FIELD TIES TO CGS MONUMENT "P 329", HAVING AN ELEVATION OF 121.83 FEET (CITY) AND 27.06 FEET (NGVD 29).
4. PER ITEM B, SCHEDULE "B-1" OF FIRST AMERICAN TITLE CO. 12/18/2000 POLICY, ORDER NO. AS4042, THE SUBJECT PARCEL IS SUBJECT TO THE SUBMERGED LAND ACT (43 U.S.C.A. 1301 THROUGH 1311).
5. PER ITEM G, SCHEDULE "B-1" OF FIRST AMERICAN TITLE CO. 12/18/2000 POLICY, ORDER NO. AS4042, THE SUBJECT PARCEL IS SUBJECT TO AND BENEFITS FROM A NON-EXCLUSIVE EASEMENT FOR UTILITY AND ROADWAY PURPOSES, OVER AND ACROSS THE SOUTHWESTERLY 35 FEET OF TRACTS "B", "C", "D" AND "X", AS DELINEATED ON THAT SURVEY RECORDED IN BOOK 2 OF SURVEYS, PAGE 18.
6. PER ITEM D, SCHEDULE "B-1" OF FIRST AMERICAN TITLE CO. 12/18/2000 POLICY, ORDER NO. AS4042, THE SUBJECT PARCEL IS SUBJECT TO RELINQUISHMENT OF RIGHTS TO HIGHWAY, ETC. AS SET FORTH UNDER AUDITOR'S FILE NOS. 547155, 542115, 560285, AND 562840.
7. PER ITEM F, SCHEDULE "B-1" OF FIRST AMERICAN TITLE CO. 12/18/2000 POLICY, ORDER NO. AS4042, THE SUBJECT PARCEL IS SUBJECT TO AND BENEFITS FROM EASEMENTS AS AS DISCLOSED UNDER AUDITOR'S FILE NOS. 8605210037, 8605210038, AND 8612190039. (AFFECTS THE SOUTHWESTERLY 35 FEET OF THE TRACTS IN SURVEY, BOOK 2, PAGE 18).
8. PER ITEM G, SCHEDULE "B-1" OF FIRST AMERICAN TITLE CO. 12/18/2000 POLICY, ORDER NO. AS4042, THE SUBJECT PARCEL IS SUBJECT TO AND BENEFITS FROM EASEMENTS AS AS DISCLOSED UNDER AUDITOR'S FILE NO. 870569. (AFFECTS THE SOUTHWESTERLY 35 FEET OF THE TRACTS IN SURVEY, BOOK 2, PAGE 18).
9. PER ITEMS H AND L, SCHEDULE "B-1" OF FIRST AMERICAN TITLE CO. 12/18/2000 POLICY, ORDER NO. AS4042, THE SUBJECT PARCEL IS SUBJECT TO EASEMENT FOR WATERLINES AND PIPELINE AS FORTH VOLUME 8 OF DEEDS, PAGE 442. EXACT LOCATION IS UNDISCLOSED.
10. PER ITEM I, SCHEDULE "B-1" OF FIRST AMERICAN TITLE CO. 12/18/2000 POLICY, ORDER NO. AS4042, THE SUBJECT PARCEL IS SUBJECT TO TERMS AND CONDITIONS OF AGREEMENT FOR SEWER LINE OPERATION, MAINTENANCE AND COVENANTS, ETC. AS SET FORTH UNDER AUDITOR'S FILE NO. 9512200109.
11. PER ITEM J, SCHEDULE "B-1" OF FIRST AMERICAN TITLE CO. 12/18/2000 POLICY, ORDER NO. AS4042, THE SUBJECT PARCEL IS SUBJECT TO AND BENEFITS FROM A SEWER LINE EASEMENT AS SET FORTH UNDER AUDITOR'S FILE 9602220070.
12. PER ITEM K, SCHEDULE "B-1" OF FIRST AMERICAN TITLE CO. 12/18/2000 POLICY, ORDER NO. AS4042, THE SUBJECT PARCEL IS SUBJECT TO TERMS AND CONDITIONS OF LATECOMER'S AGREEMENT FOR SEWER EXTENSION AS SET FORTH UNDER AUDITOR'S FILE 9711100107.
13. PER ITEM M, SCHEDULE "B-1" OF FIRST AMERICAN TITLE CO. 12/18/2000 POLICY, ORDER NO. AS4042, THE SUBJECT PARCEL IS SUBJECT TO TERMS AND CONDITIONS OF USE OF WATER AND WATER PIPELINE AGREEMENT AS SET FORTH UNDER AUDITOR'S FILE 432061.
14. PER ITEM N, SCHEDULE "B-1" OF FIRST AMERICAN TITLE CO. 12/18/2000 POLICY, ORDER NO. AS4042, THE SUBJECT PARCEL IS SUBJECT TO PROVISIONS AND EASEMENTS REGARDING BENEFIT FROM BARN BROOK AND GARDEN BROOK FLOWING THROUGH PIPES BENEATH RSH NO. 1, AS SET FORTH BY INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 309523, 531540, AND 540878.
15. PER ITEM O, SCHEDULE "B-1" OF FIRST AMERICAN TITLE CO. 12/18/2000 POLICY, ORDER NO. AS4042, THE SUBJECT PARCEL IS SUBJECT TO EASEMENT PROVISIONS FOR WATER LINES IN FAVOR OF L.E. GIBBONS, ET AL, AS SET FORTH UNDER AUDITOR'S FILE NOS. 546050 AND 546051.
16. PER ITEM P, SCHEDULE "B-1" OF FIRST AMERICAN TITLE CO. 12/18/2000 POLICY, ORDER NO. AS4042, THE SUBJECT PARCEL IS SUBJECT TO AN EASEMENT FOR WATER LINES IN FAVOR OF THE STATE OF WASHINGTON, AS SET FORTH UNDER AUDITOR'S FILE NO. 552362. (AFFECTS THE NORTHERLY 10 FEET OF THAT PORTION OF GOVERNMENT LOT 6 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 31, LYING BETWEEN THOSE CERTAIN LANDS CONVEYED TO THE STATE OF WASHINGTON BY DEEDS RECORDED IN VOLUME 281, PAGE 527 AND VOLUME 284, PAGE 418).
17. PER ITEM Q, SCHEDULE "B-1" OF FIRST AMERICAN TITLE CO. 12/18/2000 POLICY, ORDER NO. AS4042, THE SUBJECT PARCEL IS SUBJECT TO AN EASEMENT FOR STABILIZING FILL TO PROTECT HIGHWAY NO. 1-AW, JUNCTION SSH NO. 1-D TO ANACORTES, AS SET FORTH BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 575829 AS A RE-RECORDING OF INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 560283.
18. PER ITEM R, SCHEDULE "B-1" OF FIRST AMERICAN TITLE CO. 12/18/2000 POLICY, ORDER NO. AS4042, THE SUBJECT PARCEL IS SUBJECT TO EASEMENTS, AGREEMENTS AND PROVISIONS REGARDING RAILROAD CROSSING, AS SET FORTH BY INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 657975, 657976, AND 657977.
19. PER ITEM S, SCHEDULE "B-1" OF FIRST AMERICAN TITLE CO. 12/18/2000 POLICY, ORDER NO. AS4042, THE SUBJECT PARCEL IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS SET FORTH IN DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 801200029.
20. PER ITEM E, SCHEDULE "B-1" OF FIRST AMERICAN TITLE CO. 12/18/2000 POLICY, ORDER NO. AS4042, THE SUBJECT PARCEL IS SUBJECT TO ANY LIEN OR LENS THAT MAY ARISE OR BE CREATED IN CONSEQUENCE OF OR PURSUANT TO A LEGISLATIVE ACT ENTITLED "AN ACT PRESCRIBING THE WAYS IN WHICH WATERWAYS FOR THE USES OF NAVIGATION MAY BE EXCAVATED BY PRIVATE CONTRACT, PROVIDING FOR LENS UPON LANDS BELONGING TO THE STATE".
21. FOR PURPOSES OF THIS SURVEY THE OF BURLINGTON NORTHERN RAILWAY RIGHT-OF-WAY IS DEPICTED HEREON AS SHOWN ON SURVEYS RECORDED IN BOOK 17, PAGE 98 AND BOOK 2, PAGE 18, RECORDS OF SKAGIT COUNTY.
22. THE SUBJECT PARCEL, BENEFITS FROM AN ENTRY ROAD AND SLOPE EASEMENT AS SET FORTH BY INSTRUMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200208260122.
23. THE SUBJECT PARCEL, SUBJECT TO AN ACCESS EASEMENT AS SET FORTH BY INSTRUMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200208260123.
24. THE SUBJECT PARCEL, BENEFITS FROM A STORM LINE EASEMENT AS SET FORTH BY INSTRUMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200208260124.



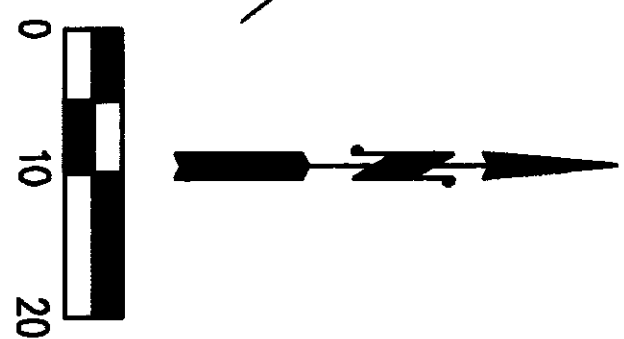
SURVEY MAP

DWN B.Y.MCJ/ML DATE:FEBRUARY 2002	LEONARD, BOUDINOT and SKODJE, INC. CIVIL ENGINEERS AND LAND SURVEYORS 603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751
FIELD BOOK: 623 PGS. 30-36	SCALE: 1" = 60' JOB NO: 02013

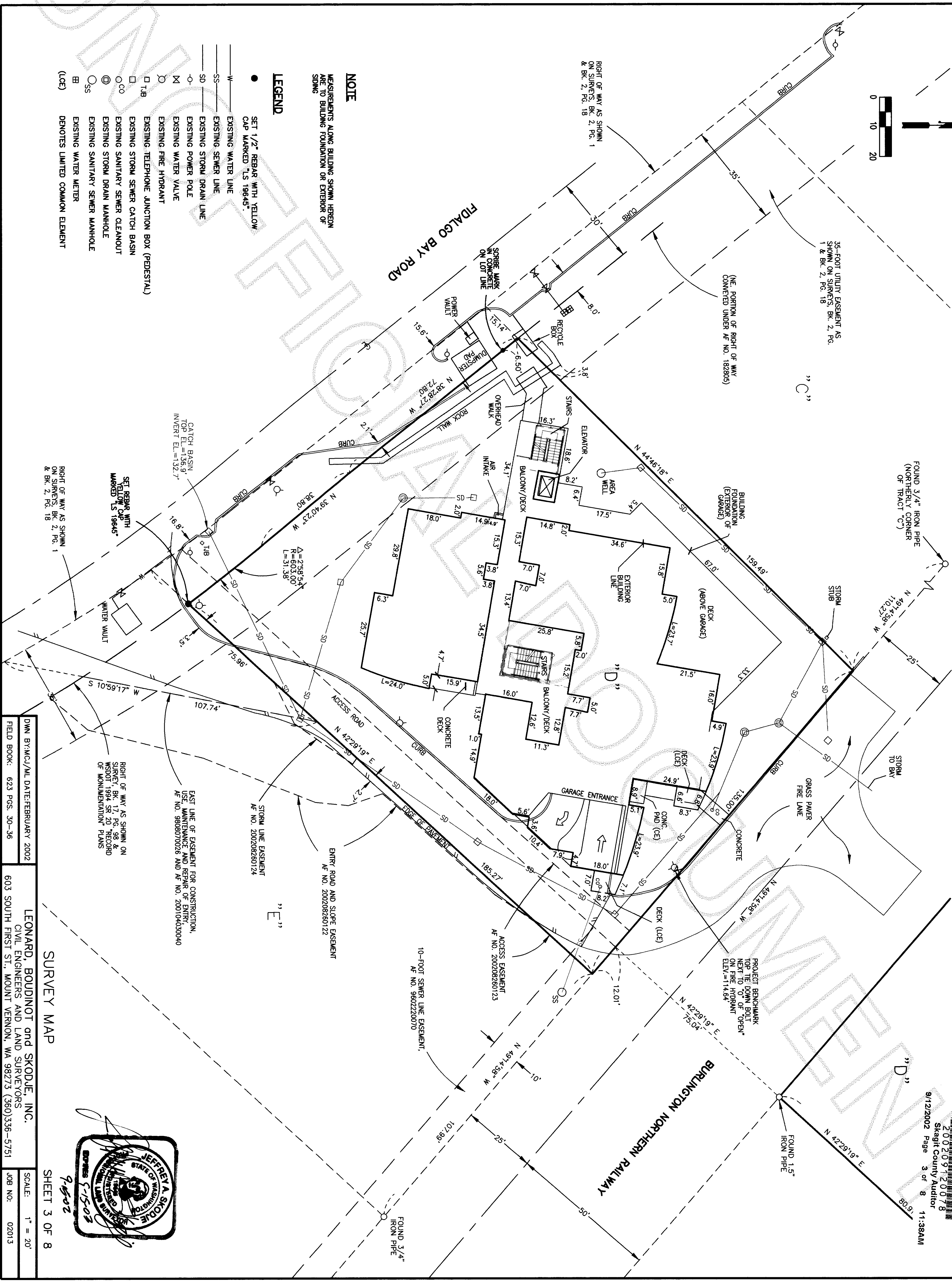


SURVEY MAP AND PLANS FOR "THE COVE ON FIDALGO BAY", A CONDOMINIUM, PHASE I

IN PORTIONS OF GOV'T. LOT 5, SECTION 30, GOV'T. LOT 6, SECTION 31, TWP. 35 N., RGE. 2 E., W.M., AND TRACT 13, PLATE 11, ANACORTES TIDELANDS



- NOTE**
MEASUREMENTS ALONG BUILDING SHOWN HEREON ARE TO BUILDING FOUNDATION OR EXTERIOR OF SIDING
- LEGEND**
- SET 1/2" REBAR WITH YELLOW CAP MARKED "S 19845"
 - W — EXISTING WATER LINE
 - SS — EXISTING SEWER LINE
 - SD — EXISTING STORM DRAIN LINE
 - ○ — EXISTING POWER POLE
 - X — EXISTING WATER VALVE
 - ○ — EXISTING FIRE HYDRANT
 - TJB EXISTING TELEPHONE JUNCTION BOX (PEDESTAL)
 - EXISTING STORM SEWER CATCH BASIN
 - EXISTING SANITARY SEWER CLEANOUT
 - ⊙ EXISTING STORM DRAIN MANHOLE
 - ⊙ EXISTING SANITARY SEWER MANHOLE
 - ⊕ EXISTING WATER METER
 - ⊕ (LCE) DENOTES LIMITED COMMON ELEMENT



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SURVEY MAP

SHEET 3 OF 8

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

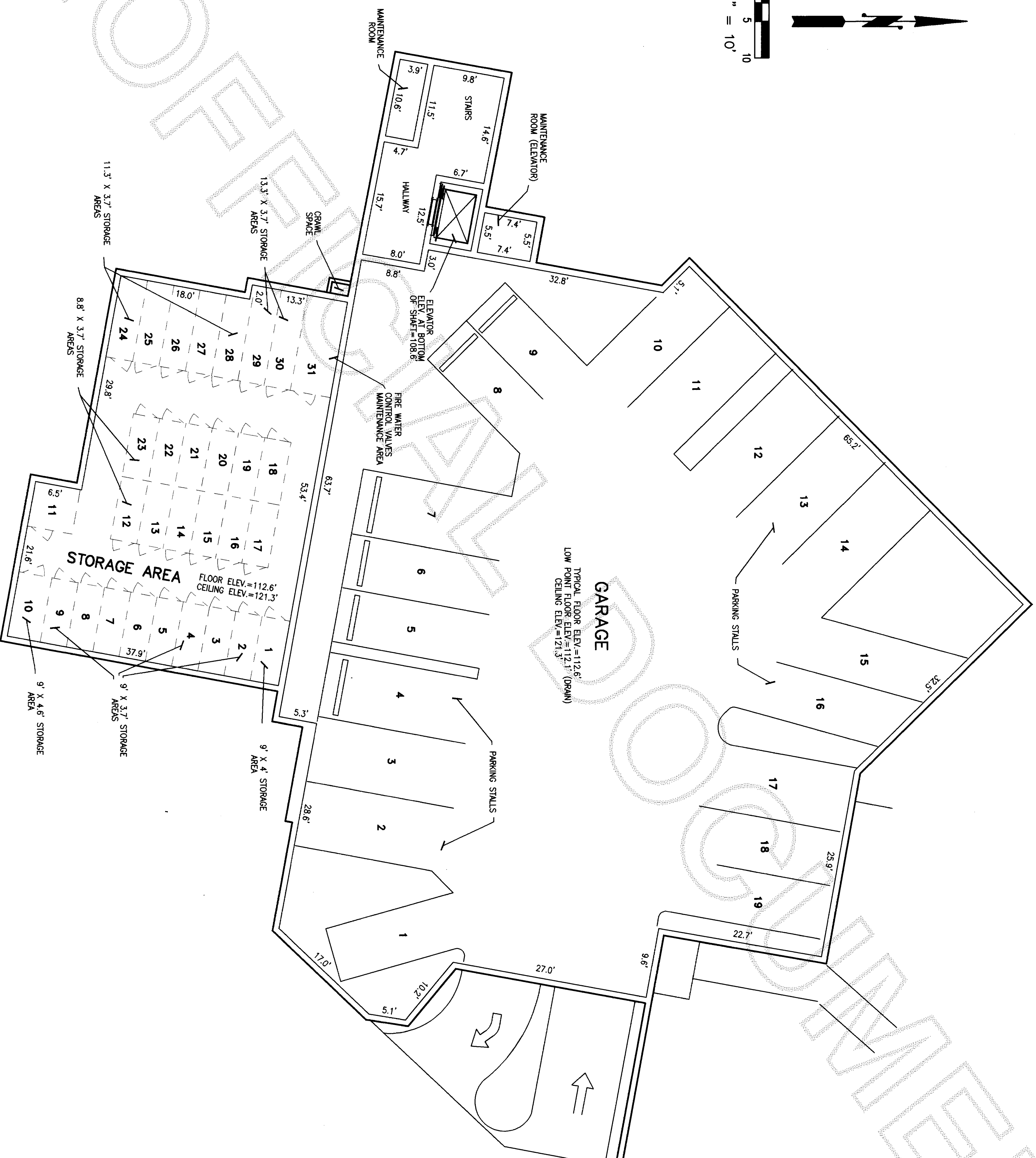
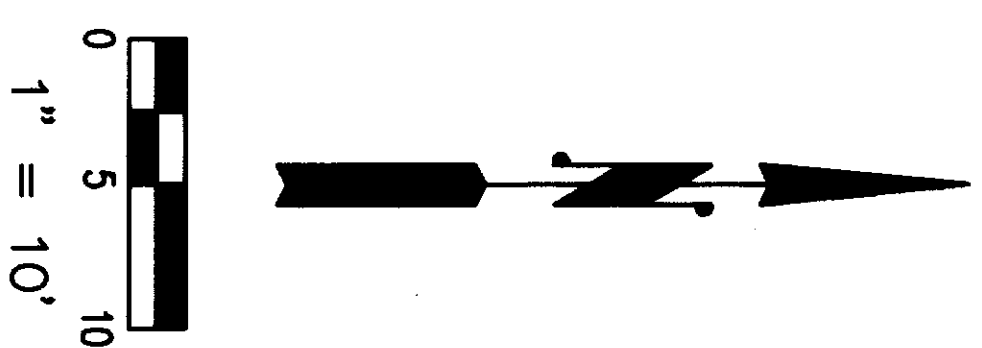
DWN BY:MCJ/ML DATE:FEBRUARY 2002
FIELD BOOK: 623 PGS. 30-36

SCALE: 1" = 20'
JOB NO: 02013



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IN PORTIONS OF GOV'T. LOT 5, SECTION 30, GOV'T. LOT 6, SECTION 31, TWP. 35 N., RGE. 2 E., W.M., AND TRACT 13, PLATE 11, ANACORTES TIDELANDS

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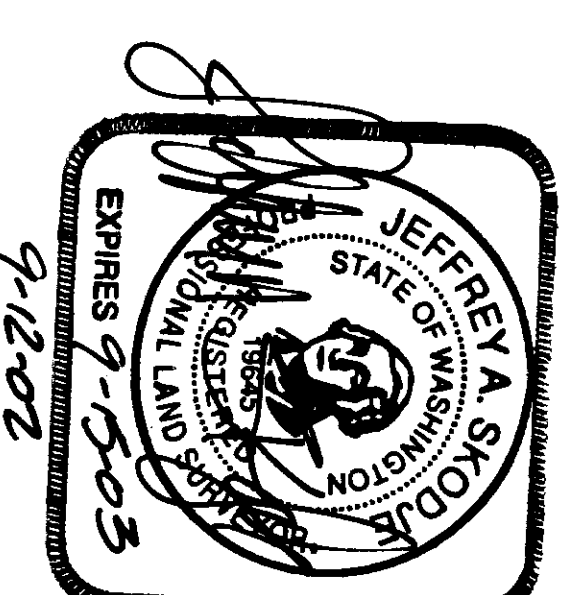
GARAGE PLAN

SHEET 4 OF 8

DWN. BY:MCJ/ML DATE:FEBRUARY 2002
FIELD BOOK: 603 PGS. 30-36

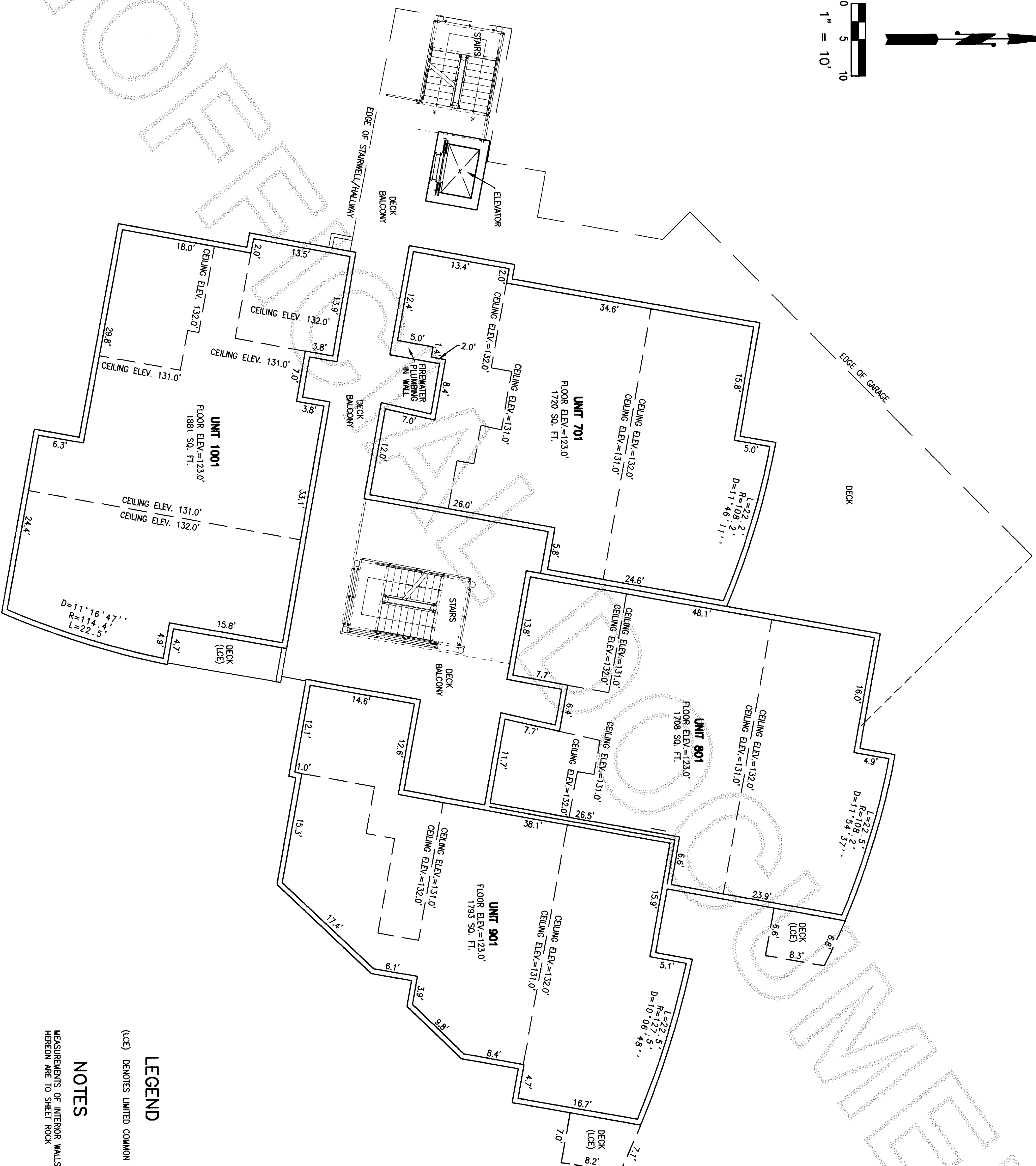
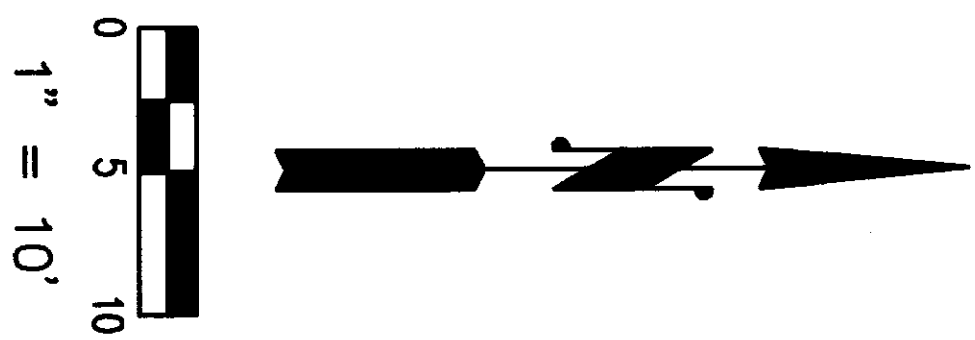
LEONARD, BOUDINOT and SKODJE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

SCALE: 1" = 10'
JOB NO: 02013



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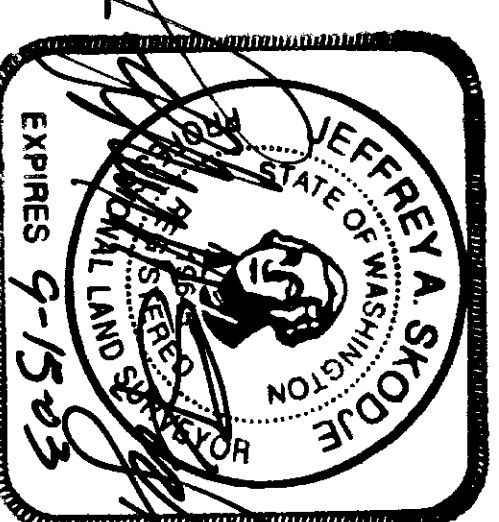


LEGEND

(LCE) DENOTES LIMITED COMMON ELEMENT

NOTES

MEASUREMENTS OF INTERIOR WALLS OF UNITS SHOWN
HEREON ARE TO SHEET ROCK



FIRST FLOOR CONDOMINIUM PLAN

SHEET 5 OF 8

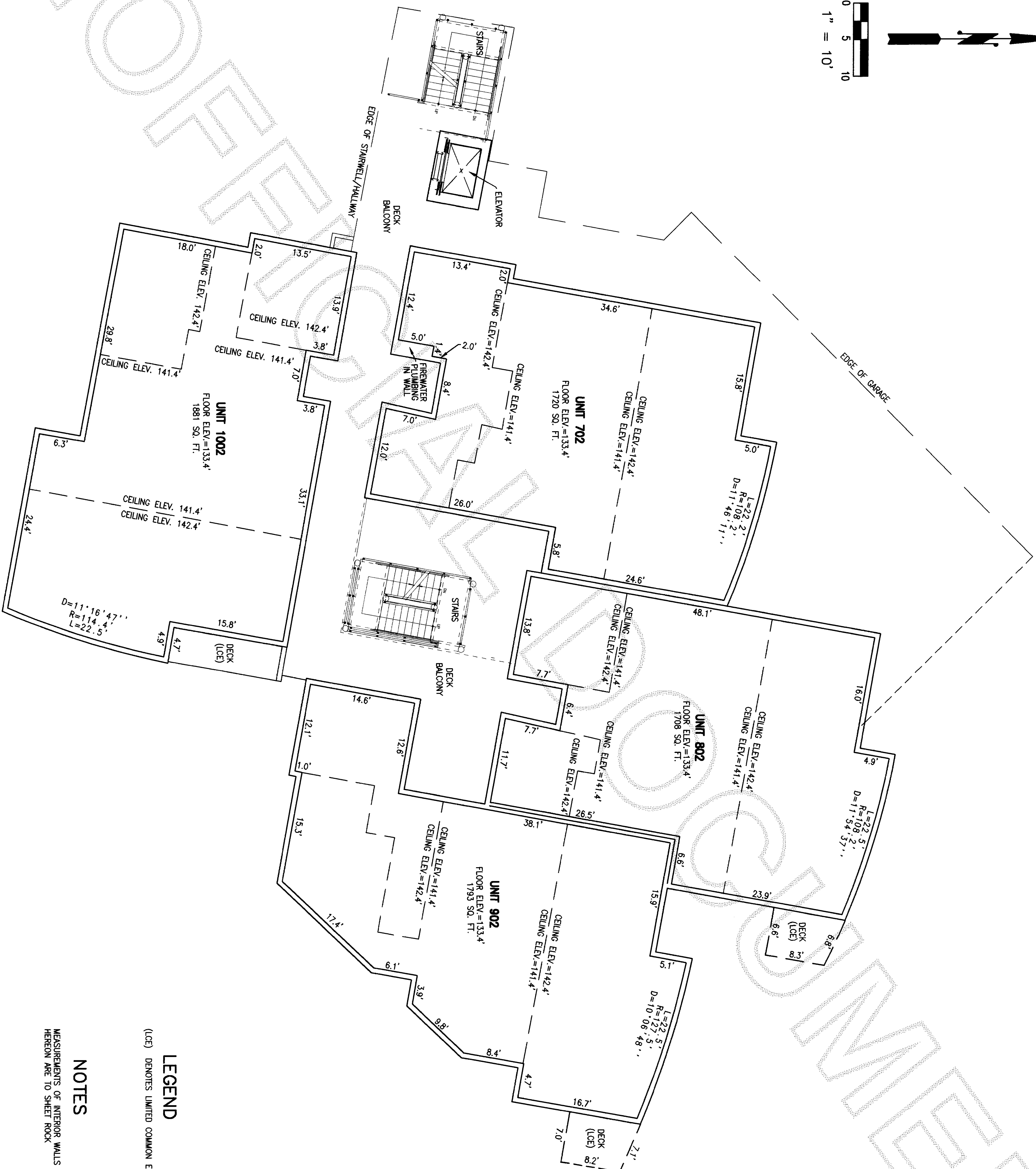
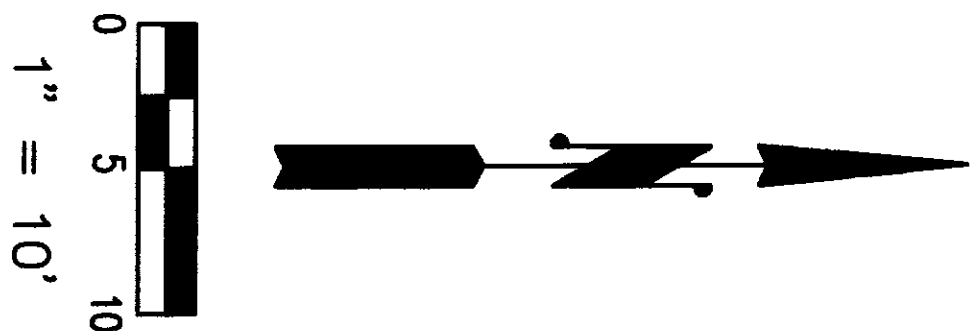
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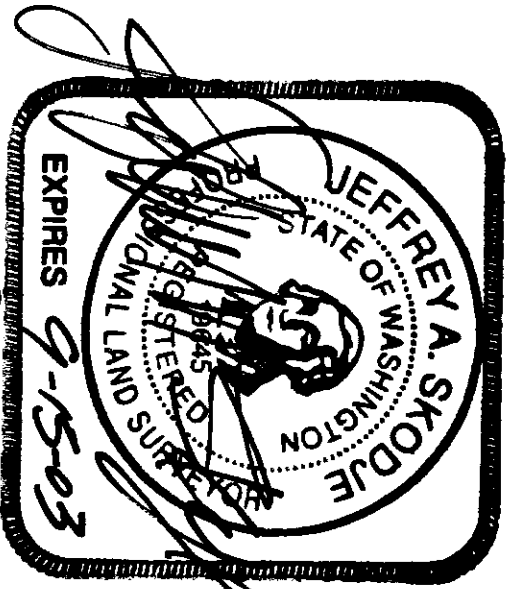
SURVEY MAP AND PLANS FOR "THE COVE ON FIDALGO BAY", A CONDOMINIUM, PHASE I
IN PORTIONS OF GOV'T. LOT 5, SECTION 30, GOV'T. LOT 6, SECTION 31, TWP. 35 N., RGE. 2 E., W.M., AND TRACT 13, PLATE 11, ANACORTES TIDELANDS

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LEGEND
(LCE) DENOTES LIMITED COMMON ELEMENT

NOTES
MEASUREMENTS OF INTERIOR WALLS OF UNITS SHOWN
HEREON ARE TO SHEET ROCK

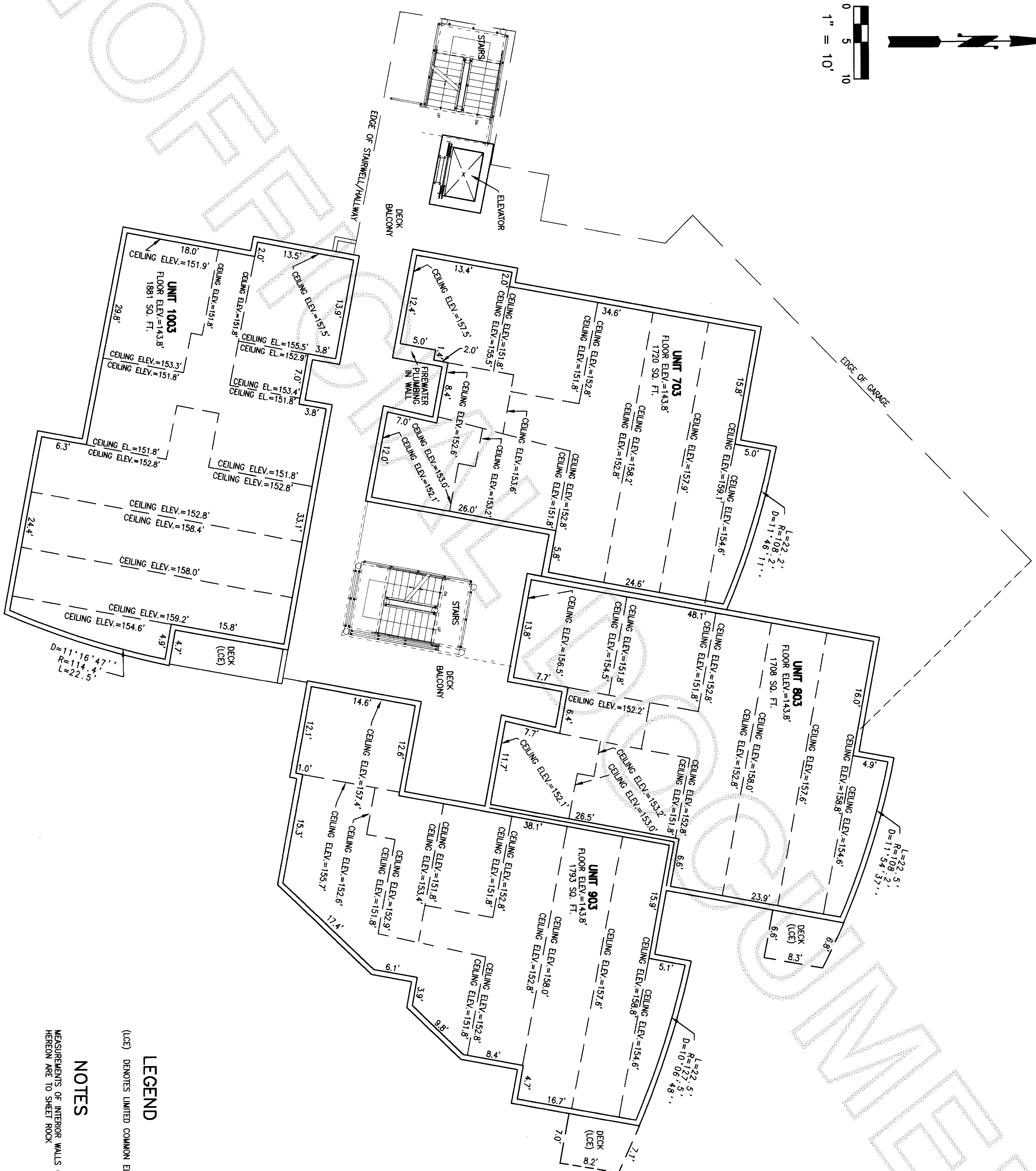
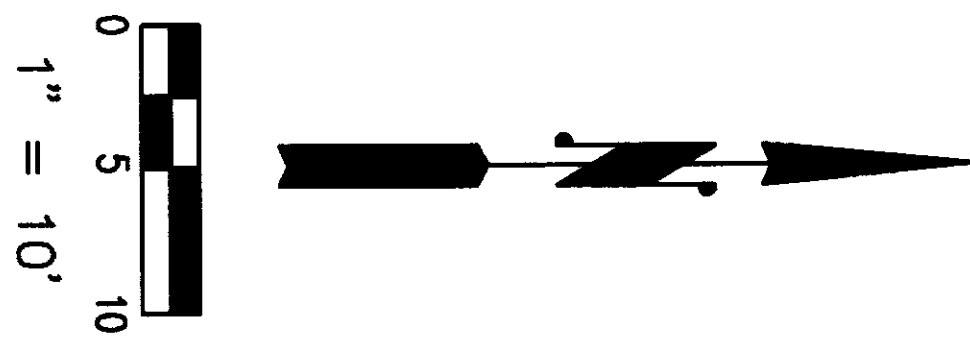


SECOND FLOOR CONDOMINIUM PLAN SHEET 6 OF 8

DWN BY:MCJ/ML DATE:FEBRUARY 2002
FIELD BOOK: 603 PGS. 30-36
LEONARD, BOUDINOT and SKODJE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751
SCALE: 1" = 10'
JOB NO: 02013

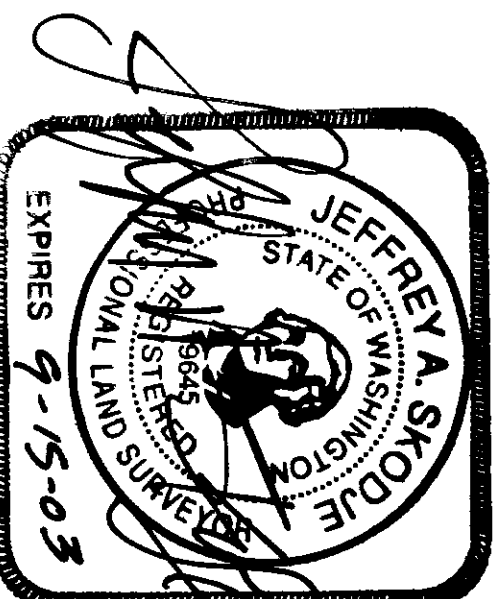
SURVEY MAP AND PLANS FOR "THE COVE ON FIDALGO BAY", A CONDOMINIUM, PHASE I
IN PORTIONS OF GOV'T. LOT 5, SECTION 30, GOV'T. LOT 6, SECTION 31, TWP. 35 N., RGE. 2 E., W.M., AND TRACT 13, PLATE 11, ANACORTES TIDELANDS

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LEGEND
(LCE) DENOTES LIMITED COMMON ELEMENT

NOTES
MEASUREMENTS OF INTERIOR WALLS OF UNITS SHOWN
HEREON ARE TO SHEET ROCK



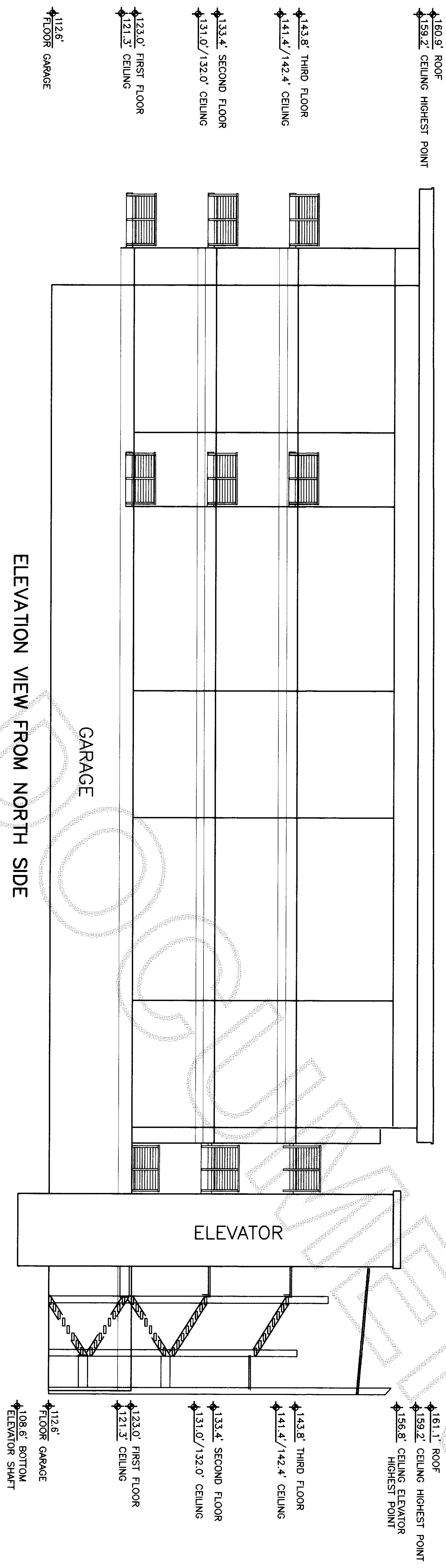
THIRD FLOOR CONDOMINIUM PLAN

SHEET 7 OF 8

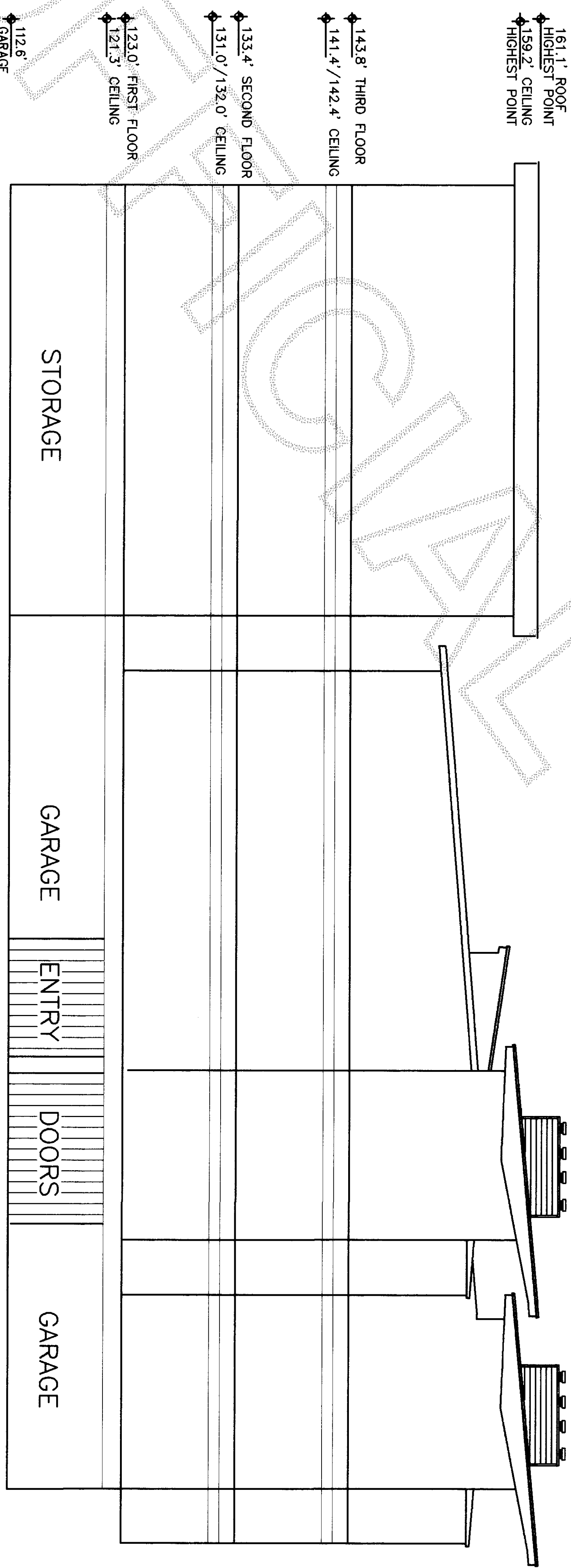
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FIELD BOOK: 603 PGS. 30-36
LEONARD, BOUDINOT and SKODJE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
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IN PORTIONS OF GOV'T. LOT 5, SECTION 30, GOV'T. LOT 6, SECTION 31, TWP. 35 N., RGE. 2 E., W.M., AND TRACT 13, PLATE 11, ANACORTES TIDELANDS

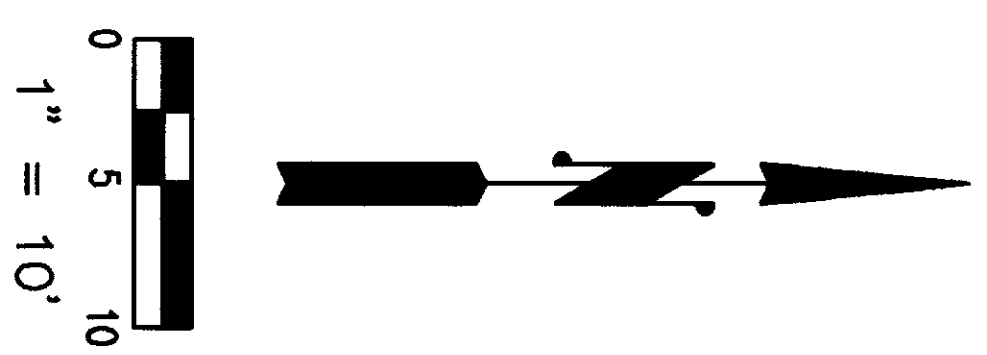
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ELEVATION VIEW FROM NORTH SIDE



ELEVATION VIEW FROM EAST SIDE



ELEVATION VIEW CONDOMINIUM PLAN SHEET 8 OF 8

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