

FIFTH 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 4

DESCRIPTION FOR FIFTH AMENDMENT TO THE CEDARS
A CONDOMINIUM

THE COMMON ELEMENT AND THE PRIVATE ROAD ELEMENT LYING WITHIN THE CEDARS, A CONDOMINIUM, ACCORDING TO AMENDED DECLARATION THEREOF RECORDED FEBRUARY 5, 1998 UNDER AUDITOR'S FILE NO. 9802050054, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND AMENDED SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES 214 THROUGH 219, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THE COMMON ELEMENT AND THE PRIVATE ROAD ELEMENT LYING WITHIN THE CEDARS, A CONDOMINIUM, ACCORDING TO SECOND AMENDED DECLARATION THEREOF RECORDED JULY 13, 1999 UNDER AUDITOR'S FILE NO. 9907130111, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND SECOND AMENDED SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGES 81 THROUGH 85, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THE COMMON ELEMENT AND THE PRIVATE ROAD ELEMENT LYING WITHIN THE CEDARS, A CONDOMINIUM, ACCORDING TO THIRD AMENDED DECLARATION THEREOF RECORDED SEPTEMBER 17, 1999 UNDER AUDITOR'S FILE NO. 199909170116, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND THIRD AMENDED SURVEY MAP AND PLANS THEREOF RECORDED SEPTEMBER 17, 1999 UNDER AUDITOR'S FILE NO. 199909170115, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THE COMMON ELEMENT AND THE PRIVATE ROAD ELEMENT LYING WITHIN THE CEDARS, A CONDOMINIUM, ACCORDING TO FOURTH AMENDED DECLARATION THEREOF RECORDED AUGUST 24, 2000 UNDER AUDITOR'S FILE NO. 200008240077, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND FOURTH AMENDED SURVEY MAP AND PLANS THEREOF RECORDED AUGUST 24, 2000 UNDER AUDITOR'S FILE NO. 200008240076, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THE COMMON ELEMENT LYING WITHIN CEDAR POINT, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED JANUARY 10, 2002 UNDER AUDITOR'S FILE NO. 200201100079, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND SURVEY MAP AND PLANS THEREOF RECORDED JANUARY 10, 2002 UNDER AUDITOR'S FILE NO. 200201100078, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF CEDAR POINT, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED JANUARY 10, 2002 UNDER AUDITOR'S FILE NO. 200201100079, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND SURVEY MAP AND PLANS THEREOF RECORDED JANUARY 10, 2002 UNDER AUDITOR'S FILE NO. 200201100078, RECORDS OF SKAGIT COUNTY, WASHINGTON; SAID PORTION LYING SOUTHERLY OF THE THIRD AMENDMENT TO THE CEDARS AS SHOWN ON THE THIRD AMENDED SURVEY MAP AND PLANS THEREOF RECORDED SEPTEMBER 17, 1999 UNDER AUDITOR'S FILE NO. 199909170115, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND ALSO LYING SOUTHERLY OF THE FOURTH AMENDMENT TO THE CEDARS AS SHOWN ON THE FOURTH AMENDED SURVEY MAP AND PLANS THEREOF RECORDED AUGUST 24, 2000 UNDER AUDITOR'S FILE NO. 200008240076, RECORDS OF SKAGIT COUNTY, WASHINGTON; ALL SITUATED IN SKAGIT COUNTY, WASHINGTON.

PRIVATE ROADWAY NOTE

ALL ROAD RIGHTS OF WAY SHOWN HEREON, SINGLAR 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 198-203, 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/OR DEPOSITS REQUIRED TO COVER ANTICIPATED TAXES ON THE PROPERTY EMBRACED IN THIS PLAT HAVE BEEN PAID, UP TO AND INCLUDING THE YEAR 20 ____.

SKAGIT COUNTY TREASURER

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NOTES

1. INDICATES REBAR SET AT CORNER AND CAPPED WITH YELLOW CAP
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, THE SECOND AMENDMENT TO THE CEDARS, A CONDOMINIUM, RECORDED IN VOLUME 17 OF PLATS, PAGES 81-85, THE THIRD AMENDMENT TO THE CEDARS, A CONDOMINIUM, RECORDED UNDER AUDITOR'S FILE NO. 199909170115, THE FOURTH AMENDMENT TO THE CEDARS, A CONDOMINIUM, RECORDED UNDER AUDITOR'S FILE NO. 200008240076, AND CEDAR POINT, A CONDOMINIUM, RECORDED UNDER AUDITOR'S FILE NO. 200201100078, 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

9. ALL UNITS INCLUDE 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, SECOND AMENDMENT TO THE CEDARS, A CONDOMINIUM, THIRD AMENDMENT TO THE CEDARS, A CONDOMINIUM AND FOURTH AMENDMENT TO THE CEDARS, A CONDOMINIUM. SAID PLAN SHOWS THE STORM WATER DETENTION POND AND SAID POND ENCLOSURES IN THE UNIT BOUNDARIES.
11. THE DESCRIPTION FOR THIS SURVEY IS FROM A ISLAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. BG 19925, DATED APRIL 30, 2002.
12. THIS SURVEY HAS SHOWN OCCUPATIONAL 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.

13. THE PROPERTY HEREIN PLATTED IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE MENTIONED ON THAT CERTAIN SUBDIVISION GUARANTEE DESCRIBED IN NOTE 11 ABOVE. SAID REPORT INCLUDES DOCUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 9709090114, 9709090115, 1999110143, 200006290057, 200008110019, 200109110082, 20012130003, 200102020070, 200109100159, 200110260153, 9511170069, 9610160021, 9712010013, 9707500086, 9802050054, 9712080065, 9807130112, 199908160158, 199909170116, 200008240077, 9809230032, 9802050054, 9907130111, 199909170115, 199909170116, 200008240077, 200008240076, 200201100079, AND 200201100078, RECORDS OF SKAGIT COUNTY, WASHINGTON.
14. UTILITY LOCATIONS ARE PER FIELD LOCATIONS AND/OR DESIGN LOCATION. LOCATIONS ARE REPRESENTATIONAL ONLY. UTILITY COMPANIES SHOULD BE CONTACTED TO VERIFY SPECIFIC LOCATIONS.
15. NO UNIT CORNERS WERE SET AS A PART OF THIS CONDOMINIUM.
16. STORM WATER DETENTION POND AS DELINEATED ON THE MAP AND OF THE SECOND AMENDMENT TO THE CEDARS.

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, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES 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.

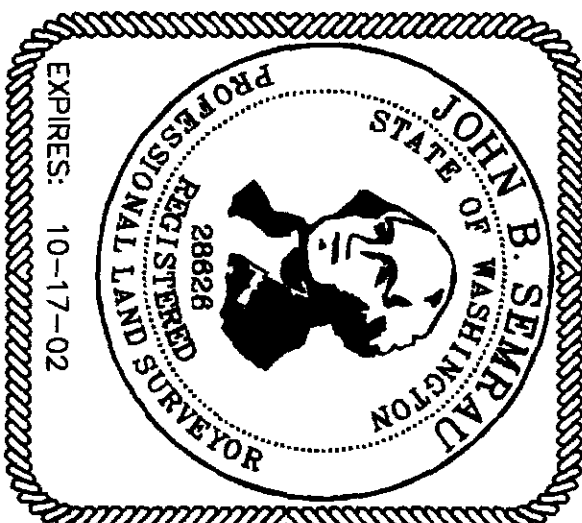
SURVEYOR'S CERTIFICATE

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 FIFTH 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.

DATE: 9/13/02

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273
PHONE 360-424-9566



AUDITOR'S CERTIFICATE

200210230124
Skagit County Auditor
10/23/2002 Page 1 of 4 3:23PM

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

Nelma Bunnell
SKAGIT COUNTY AUDITOR

Melody Winrossell
DEPUTY

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 October 23, 2002 UNDER 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.

DECLARANT:

HOMESTEAD NW DEV. CO. A WASHINGTON CORPORATION

BY: James A. Winstra, President

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF WASHINGTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES A. WINSTRA 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 09-18-02

SIGNATURE Michelle A. Thompson

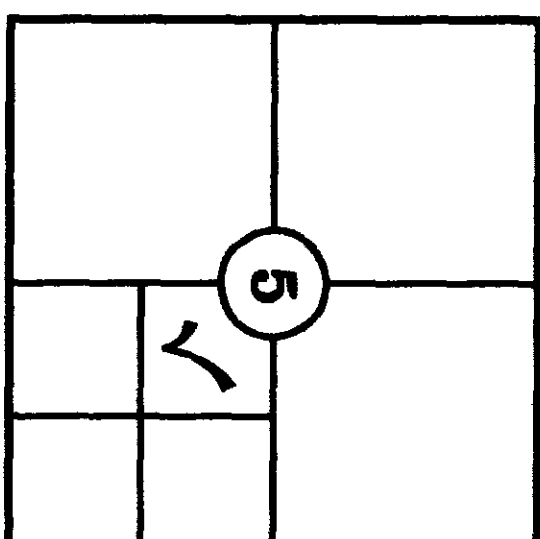
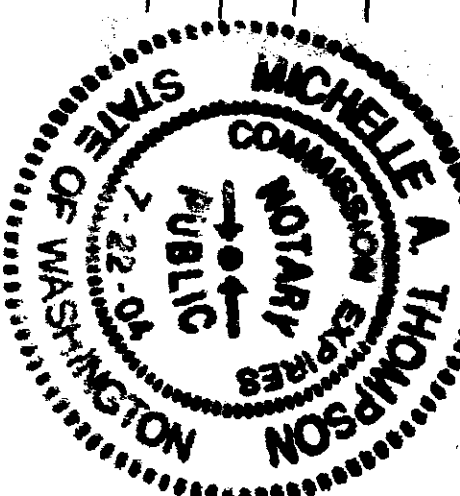
TITLE Deputy - Public Notary

MY APPOINTMENT EXPIRES July 22, 2004

APPROVAL

EXAMINED AND APPROVED THIS 10 DAY OF OCTOBER, 2002.

By Rod D. Sanost
CITY ENGINEER, CITY OF BURLINGTON



VICINITY MAP

FIFTH AMENDMENT TO THE CEDARS

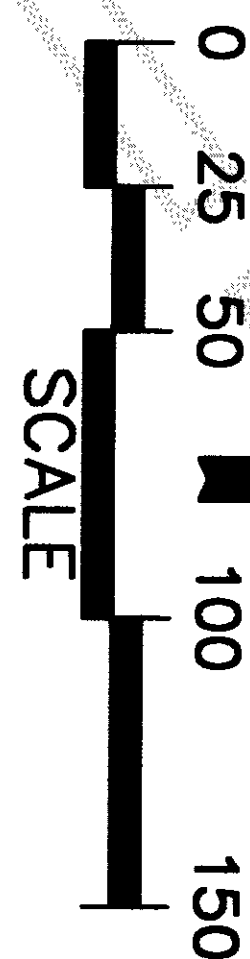
A CONDOMINIUM

IN THE SOUTHEAST 1/4 OF SECTION 5, T. 34 N., R. 4 E., W.M.
BURLINGTON, WASHINGTON
SHEET 2 OF 4

200210230124
Skagit County Auditor
10/23/2002 Page 2 of 4 3:23PM

GILKEY ROAD

CRYSTAL COURT

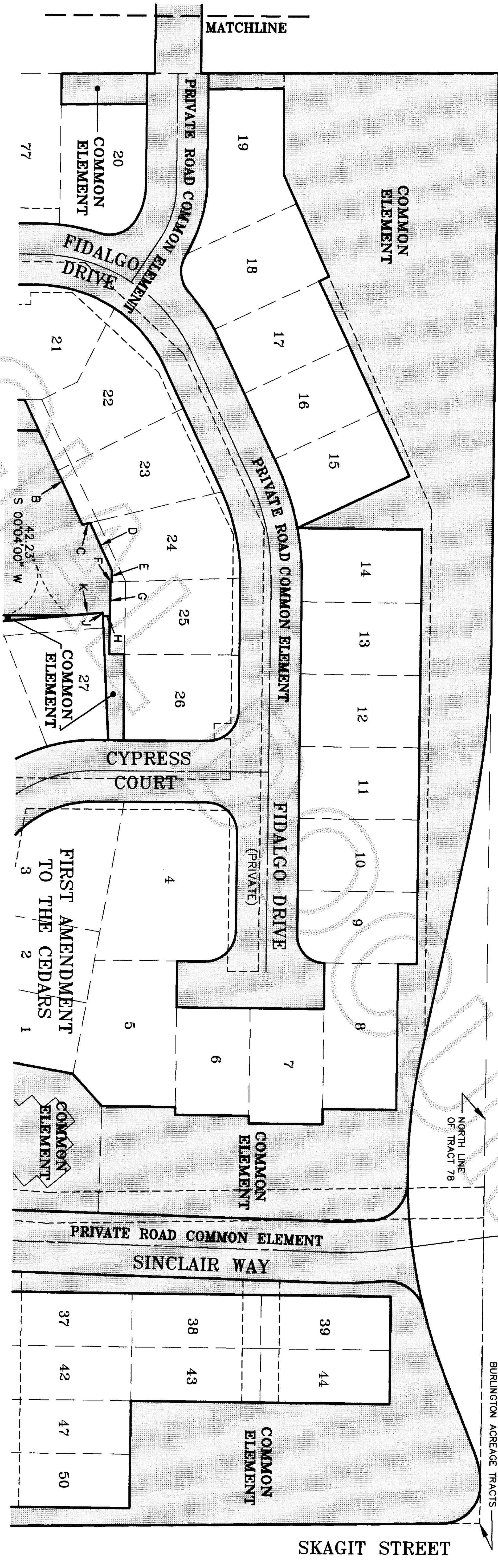


NORTHEAST CORNER OF TRACT 78
BURLINGTON ACREAGE TRACTS

NORTH LINE
OF TRACT 78

SKAGIT STREET

MATCHLINE



ANACORTES STREET

PRIVATE ROAD COMMON ELEMENT

S.P. NO.
37-73

MATCHLINE

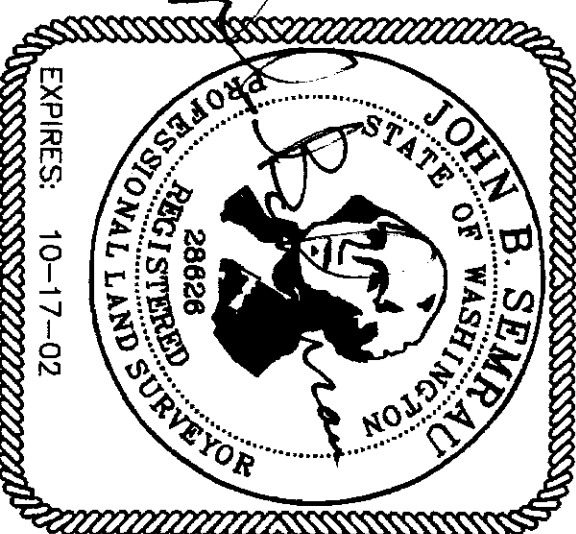
PRIVATE ROAD COMMON ELEMENT

COMMON ELEMENT

77

9.13.02

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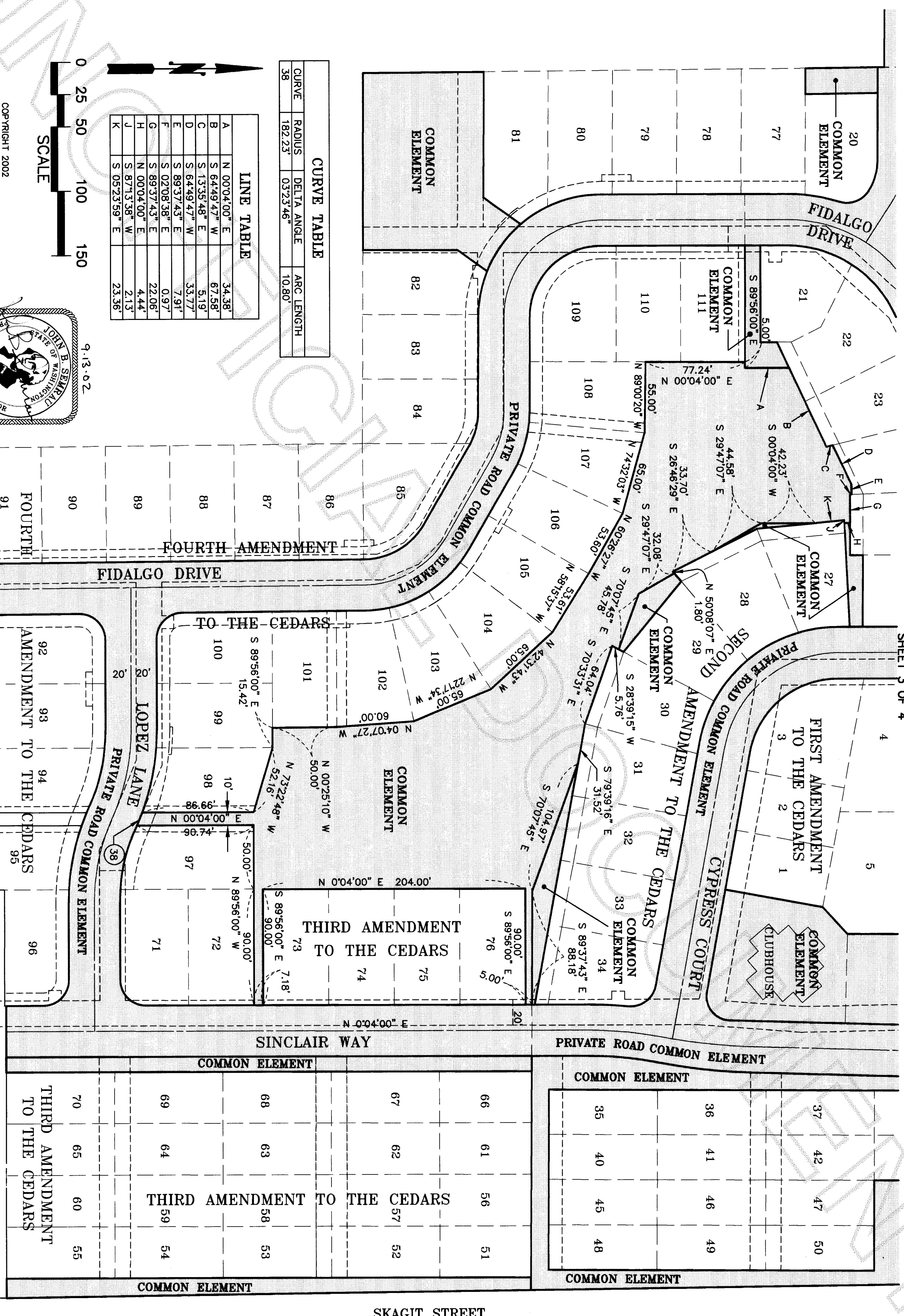


FIFTH AMENDMENT TO THE CEDARS
JOB NO. 4006 4006CE4.DWG

FIFTH AMENDMENT TO THE CEDARS

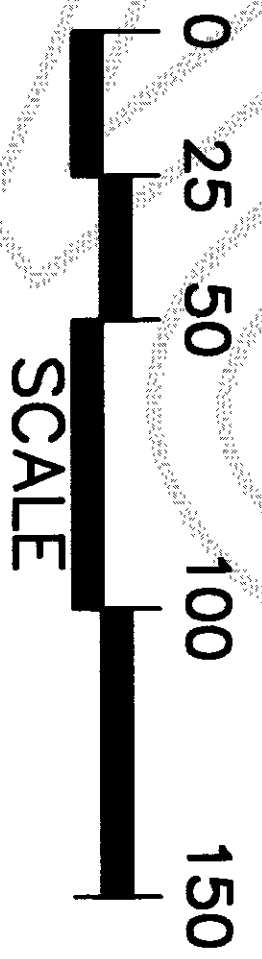
A CONDOMINIUM

IN THE SOUTHEAST 1/4 OF SECTION 5, T. 34 N., R. 4 E., W.M.
BURLINGTON, WASHINGTON
SHEET 3 OF 4

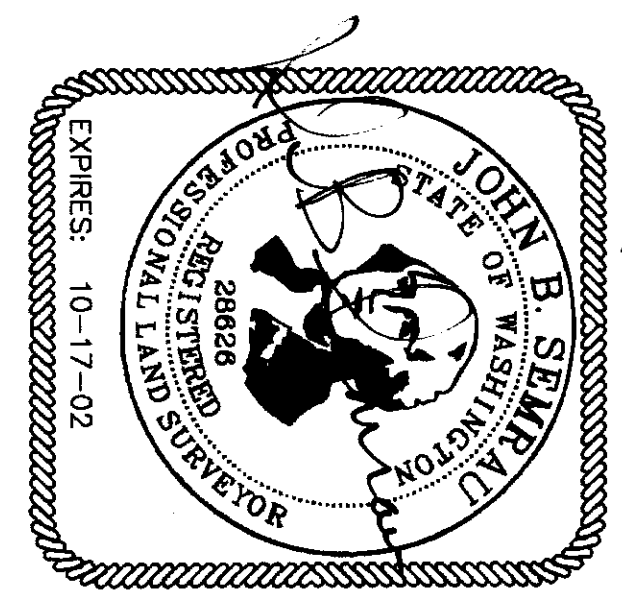


CURVE TABLE		
CURVE	RADIUS	DELTA ANGLE
38	182.23'	03°23'46"

LINE TABLE		
A	N 00°04'00" E	34.38'
B	S 64°49'47" W	67.58'
C	S 13°35'48" E	5.19'
D	S 64°49'47" W	33.77'
E	S 89°37'43" E	7.91'
F	S 02°08'38" E	0.97'
G	S 89°37'43" E	22.06'
H	N 00°04'00" E	4.44'
I	S 87°13'38" W	2.13'
J	S 05°23'59" E	23.36'



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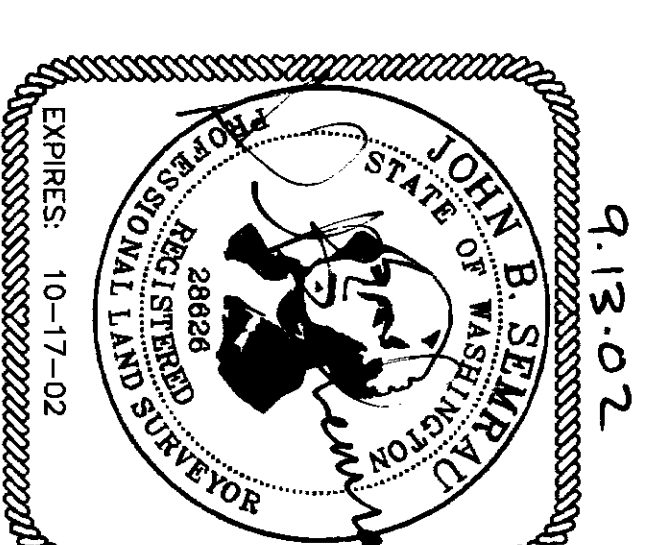


CEAR POINT
AF NO. 200201100078

CEAR POINT
AF NO. 200201100078
FIFTH AMENDMENT TO THE CEDARS
JOB NO. 4006 4006CE4.DWG

200210230124
Skagit County Auditor
3/22/2002 Page 4 of 4 3:23PM

10/23/2002 Page 4 of 4 3:23PM



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