

DESCRIPTION

THE SOUTH 200 FEET OF THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, 141N, LYING EAST OF THE RIGHT-OF-WAY OF THE NORTHERN PACIFIC RAILROAD.

EXCEPT THAT PORTION, IF ANY LYING WITHIN THE BOUNDARIES OF A TRACT DEEDED TO THE STATE OF WASHINGTON FOR STATE HIGHWAY 14F BY DEED RECORDED APRIL 1, 1952 AS AUDITOR'S FILE NO. 473397;

AND ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEDRO WOOLLEY FOR STREET PURPOSES BY DEED RECORDED JANUARY 29, 1974, UNDER AUDITOR'S FILE NO. 845656.

TOGETHER WITH THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, 141N, LYING NORTHERLY OF THE PLAT OF "MOORE'S ADDITION TO WOOLLEY", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 62, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND LYING EASTERLY OF THAT CERTAIN 100 FOOT WIDE STRIP OF LAND CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY COMPANY BY DOCUMENTS RECORDED APRIL 25, 1890 AND APRIL 9, 1891 IN VOLUME II OF DEEDS, PAGE 338 AND IN VOLUME 14 OF DEEDS, PAGE 187, RESPECTIVELY;

EXCEPT THAT PORTION THEREOF LYING WITHIN THE 25 FOOT WIDE STRIP OF LAND CONVEYED TO THE NORTHERN PACIFIC RAILWAY COMPANY BY DEED RECORDED JUNE 5, 1913 IN VOLUME 42 OF DEEDS AT PAGE 203;

ALSO EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO THE CITY OF SEDRO WOOLLEY FOR STREET PURPOSES BY DEED RECORDED JANUARY 29, 1974 AS AUDITOR'S FILE NO. 845656;

ALSO EXCEPT THAT PORTION, IF ANY LYING WITHIN THAT CERTAIN 25 FOOT WIDE STRIP OF LAND AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED APRIL 1, 1952 IN VOLUME 244 OF DEEDS AT PAGE 683 AS AUDITOR'S FILE NO. 473397;

ALSO EXCEPT THAT PORTION THEREOF QUIETED IN LANTANNA CORPORATION BY JUDGMENT ENTERED AUGUST 22, 1983 IN SKAGIT COUNTY CAUSE NO. 83-2-00112-1.

ALL BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES, AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SEDRO WOOLLEY, PUBLIC UTILITY DISTRICT NO. 1, PUEBT SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CORP., AND COMCAST CORPORATION 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 UTILITY ALIGNMENTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURE AND APPURTENANCES ATTACHED HERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE 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 ARE PRIVATE AND ARE TO BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION (GENERAL COMMON ELEMENTS).

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.

Gary D. McCormick
GARY D. MCCORMICK, HUSBAND

Ana McCormick
ANA MCCORMICK, WIFE

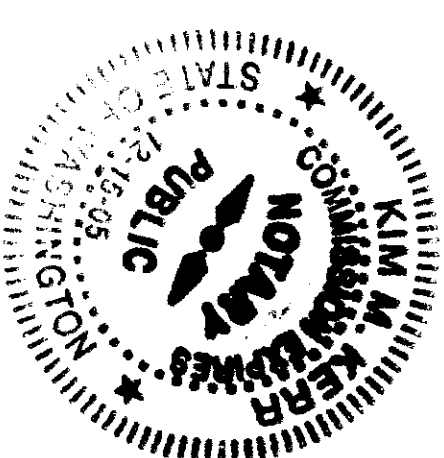
ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GARY D. MCCORMICK AND ANA MCCORMICK, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: 7-15-03

SIGNATURE *Kim M. Leary*
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 12/15/05



AUDITOR'S CERTIFICATE

FILED AT THE REQUEST OF LISSER & ASSOCIATES, PLLC

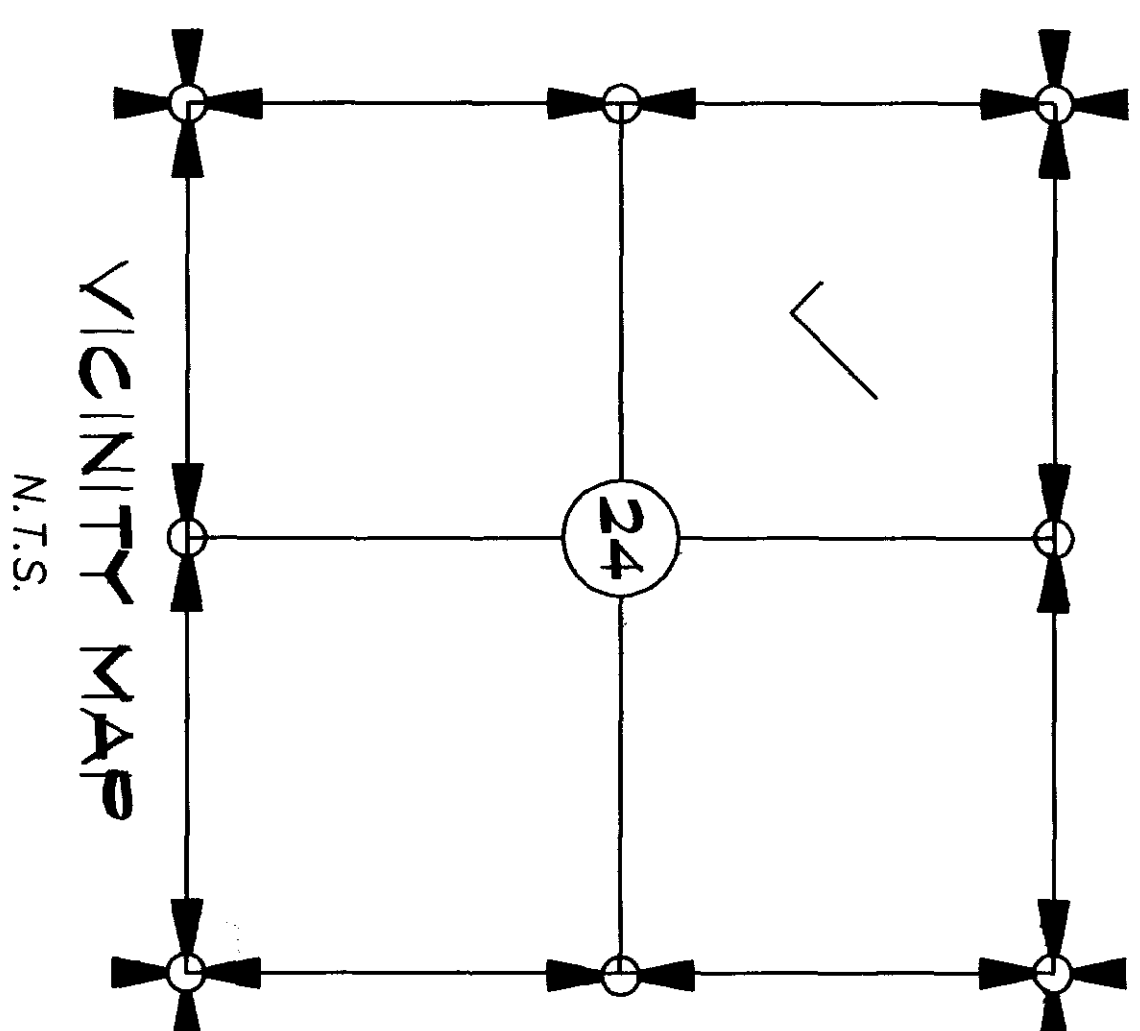
200307150173
Skagit County Auditor
7/15/2003 Page 1 of 4 2:24PM

Norma Burnett
COUNTY AUDITOR

Shirley Spaul
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 JULY 15, 2003 UNDER AUDITOR'S FILE NO. 200307150174 IN VOLUME _____ OF OFFICIAL RECORDS AT PAGES _____ RECORDS OF SKAGIT COUNTY, WASHINGTON.



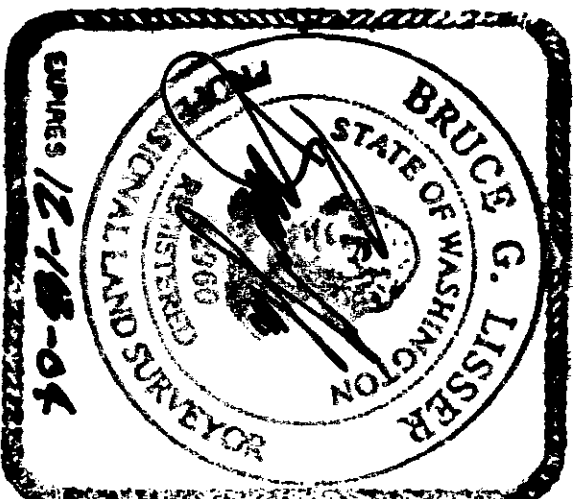
VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

I HEREBY DECLARE THAT THIS MAP AND PLANS FOR MURDOCK VILLAGE CONDOMINIUM ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED, THAT THE BEARINGS AND DISTANCE 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: July 9, 2003
Bruce G. Lisser
BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22960
LISSER & ASSOCIATES, PLLC
320 MILWAUKEE STREET
MOUNT VERNON WA 98273

PHONE: (360) 419-1442 FAX: (360) 419-0561
EMAIL: BRUCE@LISSER.COM



SHEET 1 OF 4

DATE: 5/7/03

MURDOCK VILLAGE CONDOMINIUM
A SURVEY IN A PORTION OF THE NW 1/4 OF
SECTION 24, T.35 N., R.4 E., 141N
SKAGIT COUNTY, WASHINGTON
FOR: GARY MCCORMICK

FB 40	PG 1	LISSER & ASSOCIATES, PLLC SURVEYING & LAND USE CONSULTATION MOUNT VERNON, WA 98273-4142	SCALE: 1" = 40'
MERIDIAN: ASSUMED			JOB NO.: 01-074

NOTES

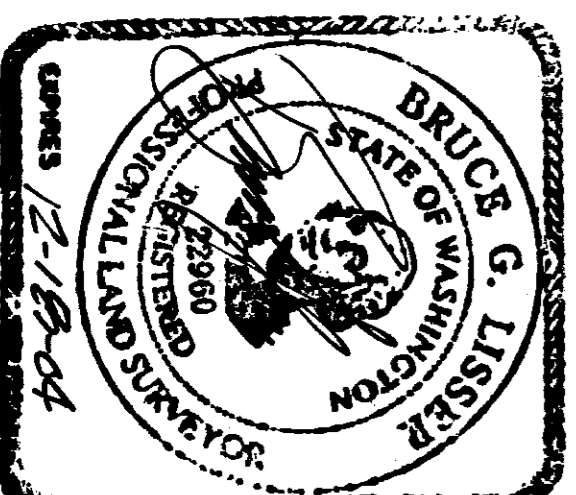
1. - INDICATES MONUMENT IN CASE
 - INDICATES REBAR SET WITH YELLOW CAP INSCRIBED L155ER 22960
 - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
2. DESCRIPTION FOR THIS SURVEY IS FROM FIRST AMERICAN TITLE COMPANY, SUBDIVISION GUARANTEE ORDER NO. H-7134718, DATED FEBRUARY 24, 2003.
3. INSTRUMENTATION: LEICA TCR 105A THEODOLITE DISTANCE METER, PENTAX AFL-240 LEVEL
4. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
5. MERIDIAN: ASSUMED
6. BASIS OF BEARING: EAST LINE OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4M, PER PREVIOUS SURVEY'S BEARING = NORTH 2°19'46" WEST
7. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE PLAT OF MOORE'S ADDITION, RECORDED IN VOLUME 2 OF PLATS, PAGE 62; SEDRO WOOLLEY SHORT PLAT NO. 5M-02-988, RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 200301310208; AND RECORD OF SURVEY MAPS RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NUMBERS 48072280080 AND 20020129006, RECORDS OF SKAGIT COUNTY, WASHINGTON.
8. DATUM: CITY OF SEDRO WOOLLEY SEWER PLAN FOR MURDOCK STREET
9. BENCH MARK A = TOP NORTHEAST CORNER OF FLUSH CONCRETE PAD FOR POWER VAULT
 ELEVATION = 52.58
 BENCH MARK B = TOP LID BOLT ON FIRE HYDRANT
 ELEVATION = 55.54
10. BUILDING LOCATIONS ARE FOR REFERENCE PURPOSE ONLY.
11. ALL UNITS INCLUDE THE EXISTING BUILDING AS REFERENCED IN THE DECLARATION, TOGETHER WITH THE SURROUNDING LAND AND IMPROVEMENTS AS SHOWN. THE VERTICAL LIMITS OF EACH UNIT EXTEND FROM ELEVATION 40.0 UP TO AN ELEVATION OF 90.0. (SEE NOTE 8 AND 9 FOR DATUM AND BENCH MARK REFERENCE)
12. SEE DECLARATION FOR PERMITTED USES WITHIN THE GENERAL COMMON ELEMENTS.
13. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE MENTIONED ON THAT CERTAIN TITLE REPORT DESCRIBED IN NOTE 2 ABOVE. SAID REPORT INCLUDES DOCUMENTS RECORDED UNDER SKAGIT COUNTY AUDITORS' 20021180224, 20020129006, 200206170080, 20021209006, 473397, 845656, AND IN VOLUME 11 OF DEEDS, PAGE 338, VOLUME 14 OF DEEDS, PAGE 181, VOLUME 42 OF DEEDS, PAGE 203 AND SKAGIT COUNTY COURT CAUSE NO. 83-2-00112-1. ALSO SEE SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 02-2-00770-1.
14. UTILITY LOCATIONS AND OTHER IMPROVEMENTS SHOWN HEREON ARE PER FIELD LOCATIONS, DESIGN DRAININGS, AND/OR CITY AND UTILITY COMPANY RECORDS. LOCATIONS ARE REPRESENTATIONAL ONLY, UTILITY COMPANIES SHOULD BE CONTACTED TO VERIFY SPECIFIC LOCATIONS.
15. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS (FENCE LINES) AS PER IAC CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS 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.
16. UNIT ADDRESS AND AREA INFORMATION: EACH UNIT HAS A DUPLEX BUILT WITHIN ITS BOUNDARY.
17. ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THAT CERTAIN NINE (9) SHEET SITE PLAN SET LABELED "MURDOCK VILLAGE CONDOMINIUM" FOR: MCCORMICK HOMES, APPROVED AND SIGNED BY THE CITY OF SEDRO WOOLLEY ENGINEER ON MAY 11, 2002. AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY OF SEDRO WOOLLEY, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. THE IMPROVEMENTS ON THE LAND SHALL BE INCLUDED IN ONE OR MORE CONDOMINIUMS OR OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE OWNERS OF UNITS THEREIN OR THEIR OWNERS ASSOCIATIONS HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTEREST.
18. THE IMPROVEMENTS TO BE MAINTAINED BY THE OWNERS) OR ASSOCIATION INCLUDE LANDSCAPED AREAS, PLAY AREA, STORM WATER FACILITIES, STREET, PARKING AND SANITARY SEWER LINE FROM CITY MANHOLE IN PUBLIC STREET RIGHT-OF-WAY.
19. ACCESS TO THE PLAY AREA AND GENERAL COMMON ELEMENT OTHER THAN STORM WATER DETENTION POND SHALL NOT BE BLOCKED BY FENCES.

UNIT NUMBER

ADDRESS

AREA

UNIT NUMBER	ADDRESS	AREA
1	130 N MURDOCK STREET 132 N MURDOCK STREET	5,444 SQ FT
2	238 MURDOCK COURT 240 MURDOCK COURT	4,951 SQ FT
3	230 MURDOCK COURT 232 MURDOCK COURT	4,502 SQ FT
4	218 MURDOCK COURT 220 MURDOCK COURT	4,241 SQ FT
5	210 MURDOCK COURT 212 MURDOCK COURT	5,855 SQ FT
6	204 MURDOCK COURT 206 MURDOCK COURT	4,876 SQ FT
7	205 MURDOCK COURT 207 MURDOCK COURT	6,918 SQ FT
8	217 MURDOCK COURT 219 MURDOCK COURT	5,502 SQ FT
9	229 MURDOCK COURT 231 MURDOCK COURT	2,982 SQ FT
10	241 MURDOCK COURT 243 MURDOCK COURT	3,011 SQ FT
11	253 MURDOCK COURT 255 MURDOCK COURT	3,575 SQ FT
12	265 MURDOCK COURT 267 MURDOCK COURT	4,709 SQ FT
13	110 N MURDOCK STREET 112 N MURDOCK STREET	4,368 SQ FT
GENERAL COMMON ELEMENTS (GCE)		
NO. 1	12,964 SQ FT	
NO. 2	16,089 SQ FT	
NO. 3	2,181 SQ FT	
NO. 4	630 SQ FT	



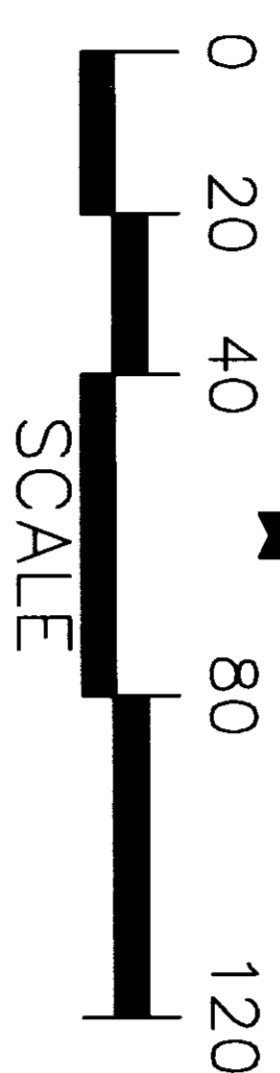
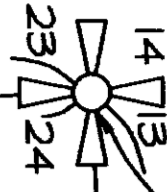
200307150173
 Skagit County Auditor
 7/15/2003 Page 2 of 4 2:24PM

DATE: 7/08/03

MURDOCK VILLAGE CONDOMINIUM
 A SURVEY IN A PORTION OF THE NW 1/4 OF
 SECTION 24, T.35 N., R.4 E., WM
 SKAGIT COUNTY, WASHINGTON
 FOR: GARY MCCORMICK

FB 40 PG 7
 MERIDIAN: ASSUMED
 LISSNER & ASSOCIATES, PLLC
 SURVEYING & LAND-USE CONSULTATION
 MOUNT VERNON, WA 360-414-1442
 SCALE: 1" = 40'
 JOB NO.: 01-079

NORTHWEST SECTION CORNER
CALCULATED FROM PREVIOUS SURVEYS
(SEE NOTE NO. 7)



HELD CENTERLINE PER
RECORDED SURVEY
A.F. NO. 2002012400066

NORTHERN PACIFIC RAILWAY

25' STRIP TO
WASHINGTON STATE D.O.T.
A.F. NO. 473347

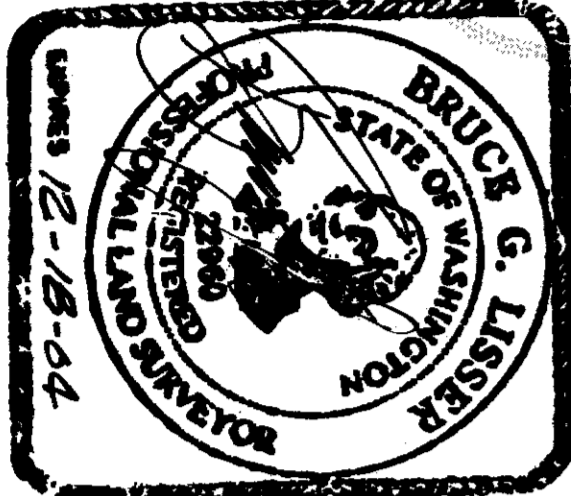
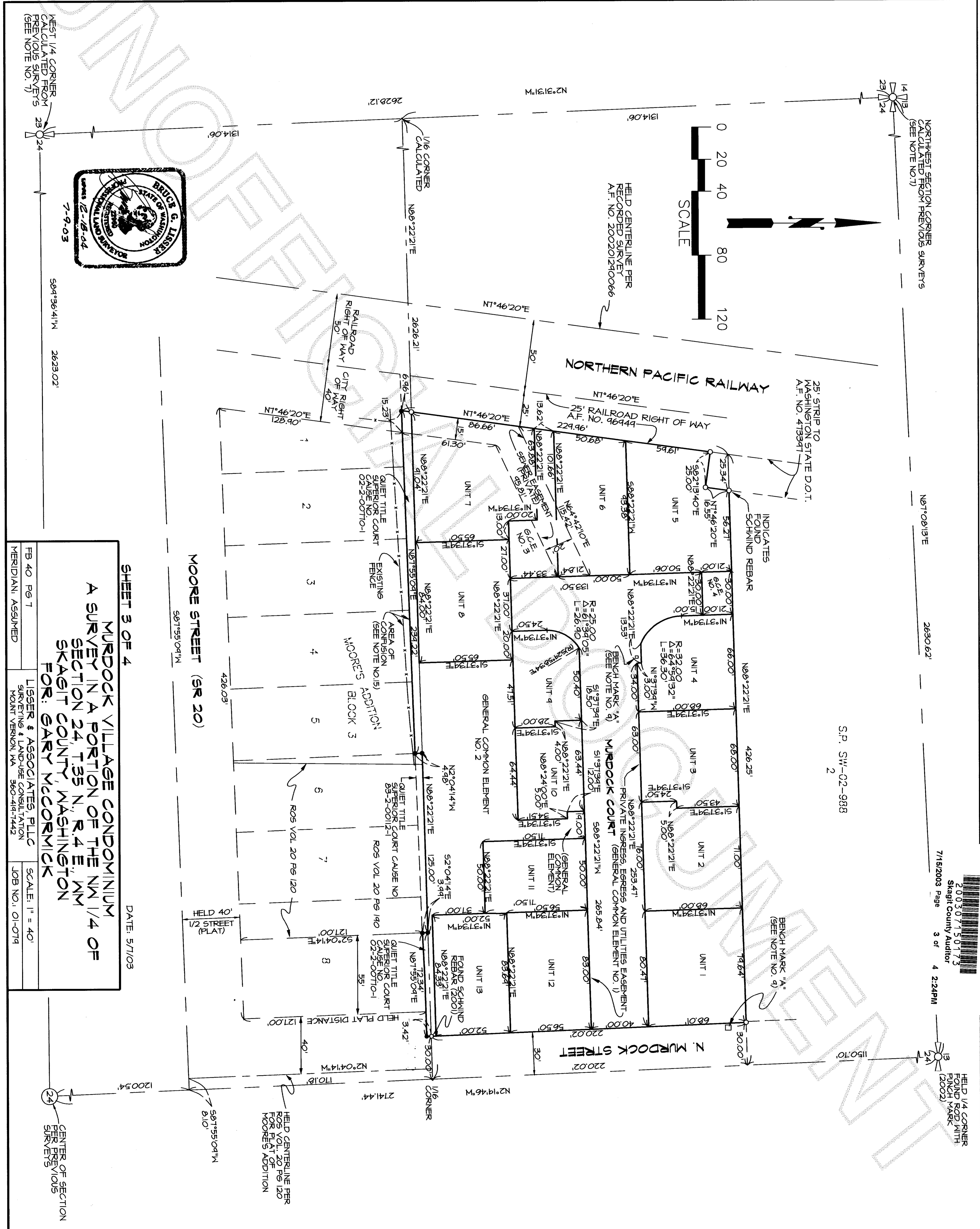
INDICATES
FOUND
SCHMIDT
REBAR

S.P. SW-02-988
2

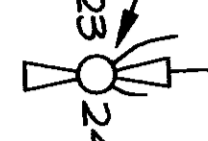
7/15/2003 Page 3 of 4 2:24PM

200307150173
Skagit County Auditor

HELD 1/4 CORNER
FOUND BENCH MARK
(2002)



WEST 1/4 CORNER
CALCULATED FROM
PREVIOUS SURVEYS
(SEE NOTE NO. 7)



SHEET 3 OF 4

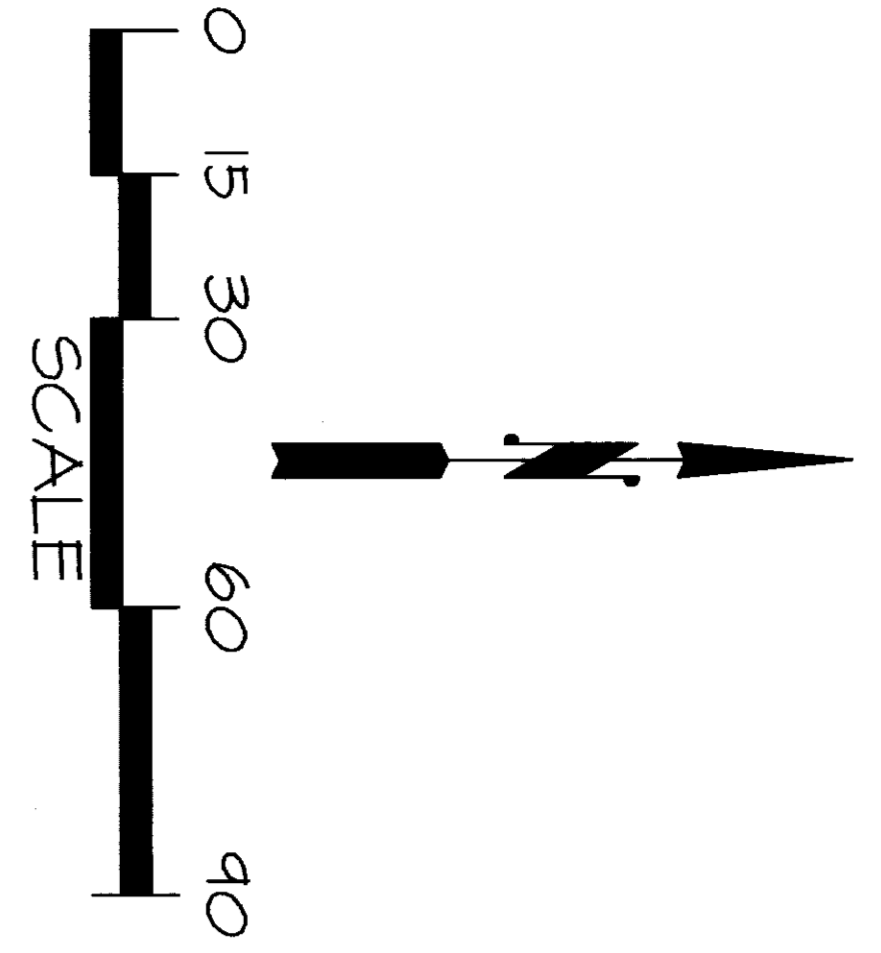
DATE: 5/7/03

MURDOCK VILLAGE CONDOMINIUM
A SURVEY IN A PORTION OF THE NW 1/4 OF
SECTION 24, T.35 N., R.4 E., WM
SKAGIT COUNTY, WASHINGTON
FOR: GARY MCCORMICK

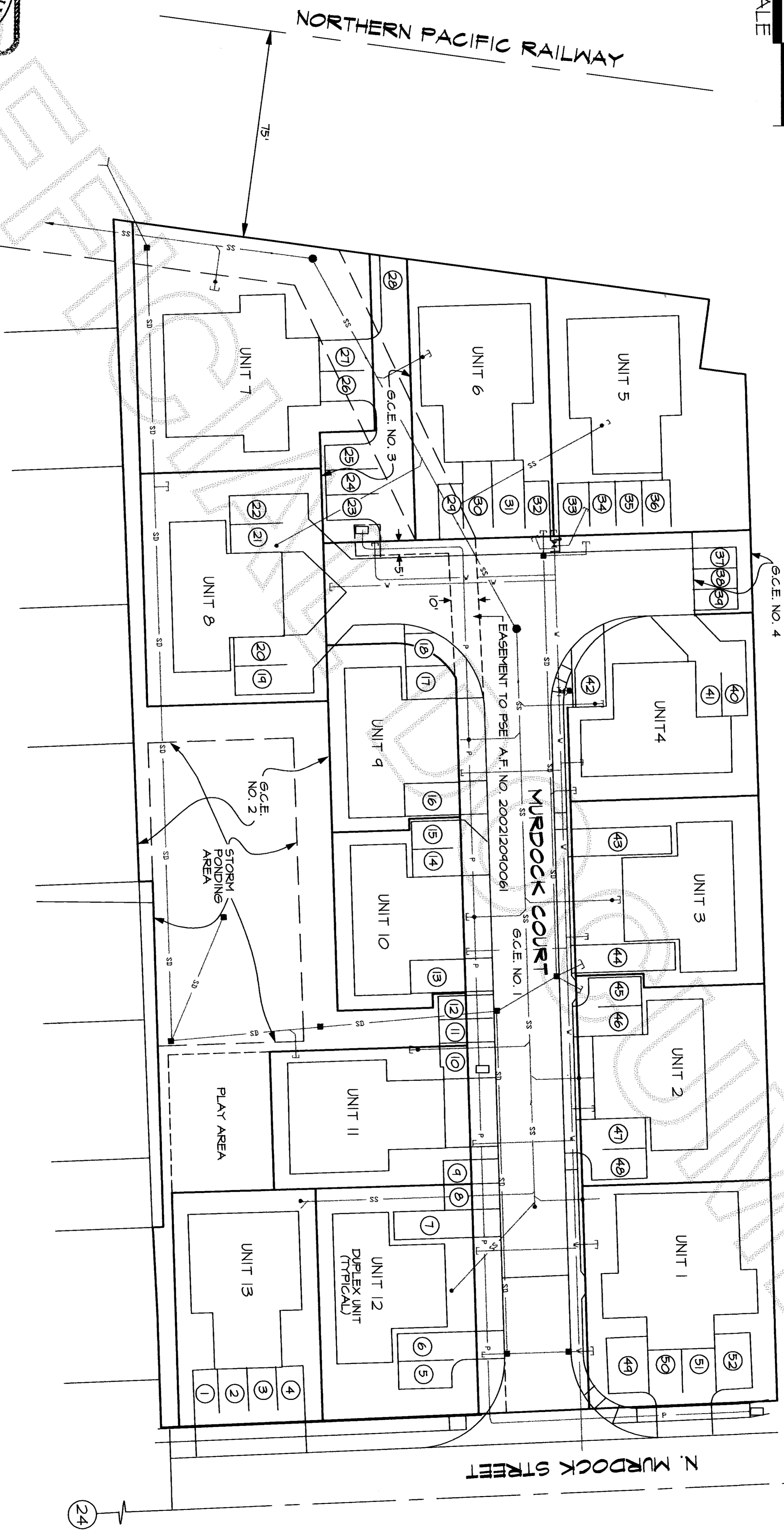
FB 40 PG 7	LIGGER & ASSOCIATES, PLLC	SCALE: 1" = 40'
MERIDIAN: ASSUMED	SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 360-419-7442	JOB NO.: 01-079

CENTER OF SECTION
PER PREVIOUS
SURVEYS

HELD CENTERLINE PER
FOR PLAT 20 PG 120
MOORE'S ADDITION



NOTE:
 PORTIONS OF THE COMMON ELEMENTS DESIGNATED HEREON AS PARKING SPACES NUMBERED 11, 12, 23, 24, 25, 28, 31, 38, AND 39 ARE SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION AND MAY BE ALLOCATED TO UNITS AS LIMITED COMMON ELEMENTS UNDER SECTIONS 3.3 AND 5.1.4 OF THE DECLARATION.



KEY

— P —	POWER
— V —	WATER
— S —	SANITARY SEWER
— SS —	STORM SEWER
— G.C.E. —	GENERAL COMMON ELEMENT
①	PARKING STALL

4 OF 4

MURDOCK VILLAGE CONDOMINIUM
 A SURVEY IN A PORTION OF THE NW 1/4 OF SECTION 24, T.35 N., R.4 E., WM SKAGIT COUNTY, WASHINGTON FOR: GARY MCCORMICK

DATE: 7/8/03

FB 40 PG 7
 LISSENER & ASSOCIATES, PLLC
 SURVEYING & LAND-USE CONSULTATION
 MOUNT VERNON, WA 360-419-7442
 SCALE: 1" = 30'
 JOB NO.: 01-074