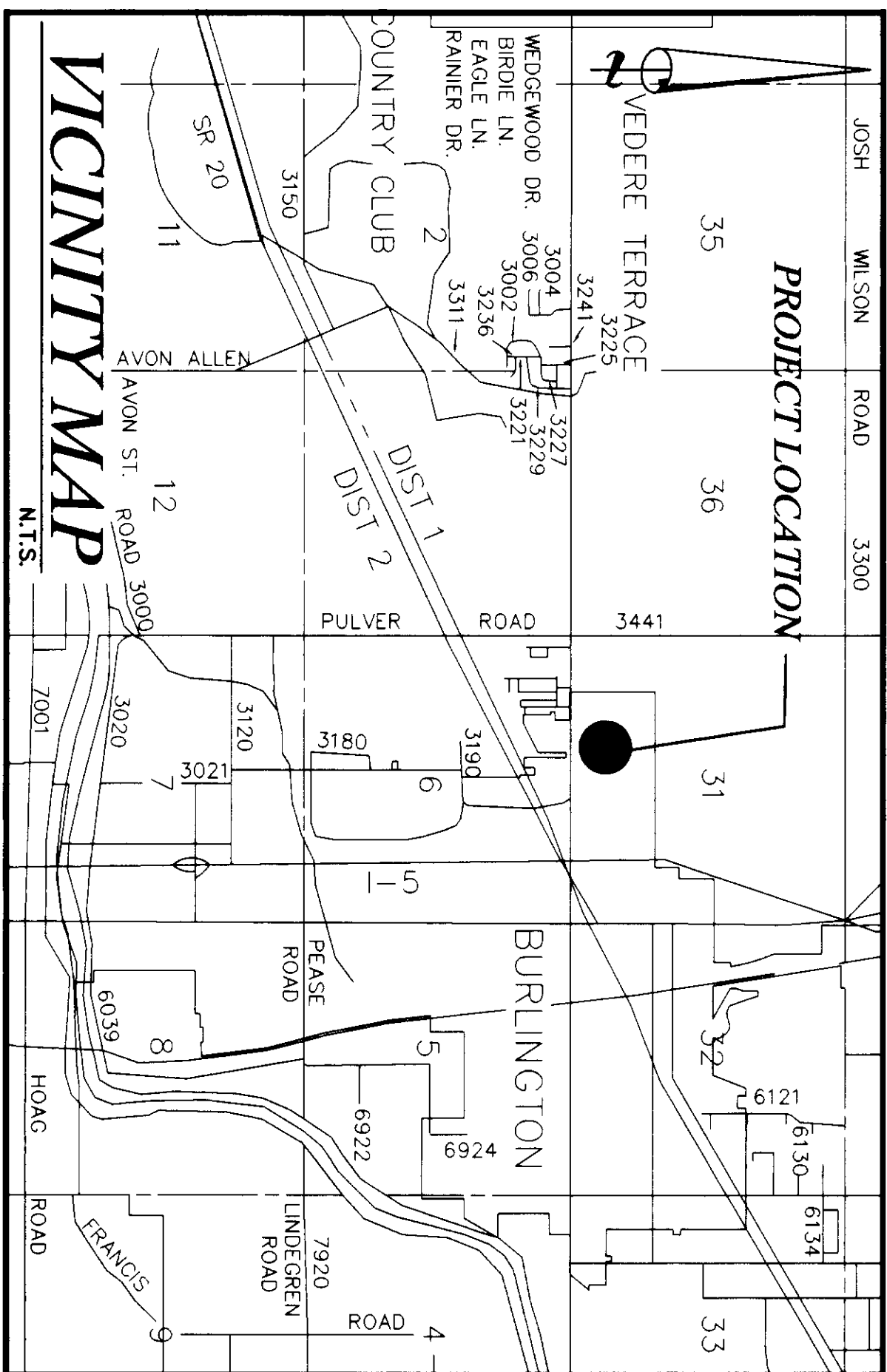


FARMINGTON SQUARE CONDOMINIUM  
SURVEY IN A PORTION OF SE1/4 OF THE SW1/4 OF SEC. 31, TWP. 35 N, RNG. 4 E, W.M.  
BURLINGTON, WASHINGTON



DECLARATION REFERENCE

THE CONDOMINIUM DECLARATION PREPARED UNDER 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, AT AUDITOR'S FILE NO. 200401280083 RECORDS OF SKAGIT COUNTY, WASHINGTON.

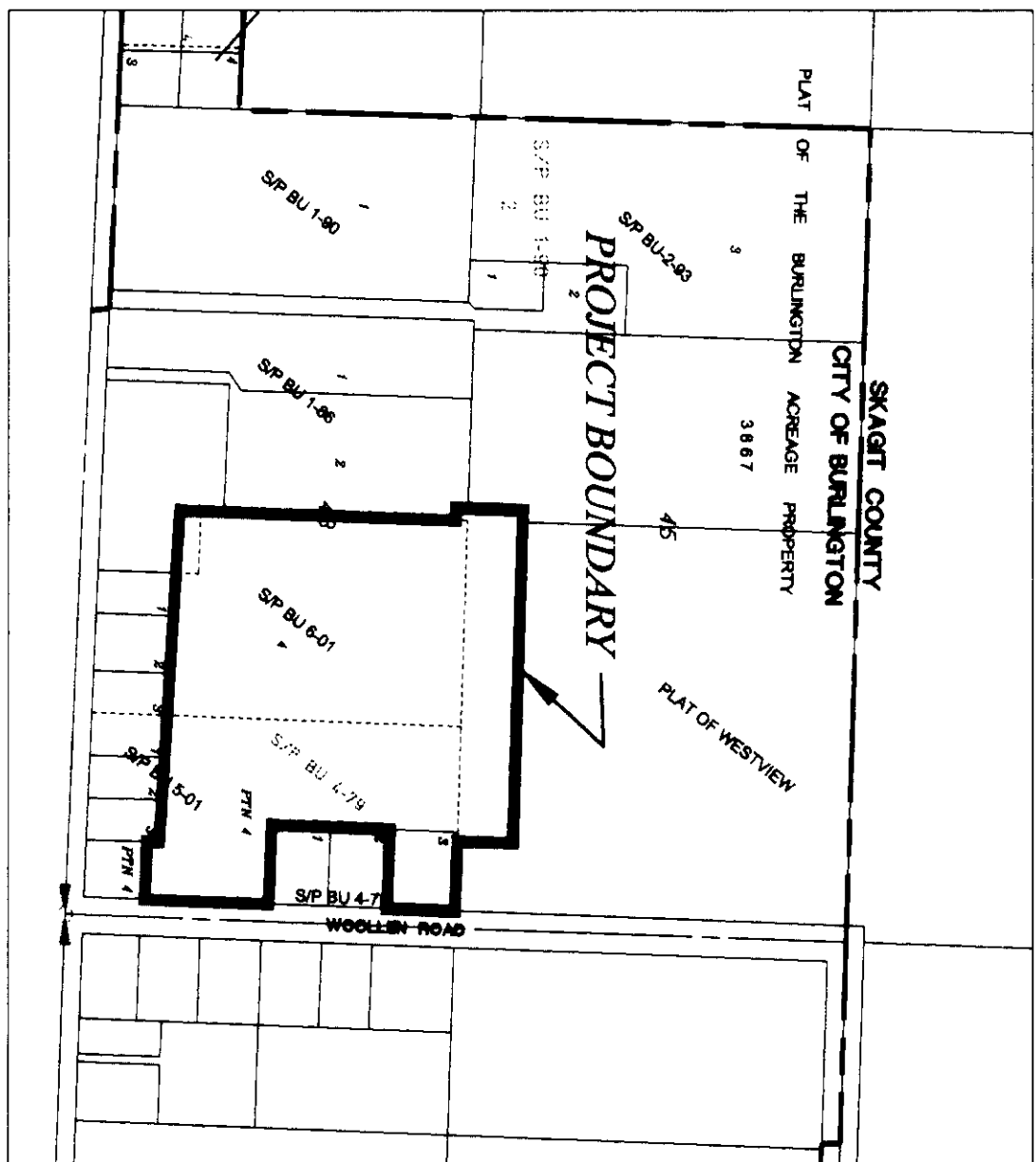
PUD UTILITY EASEMENT

Easements are granted to Public Utility District No. 1 of Skagit County Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water, and communication line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water, and communication lines or other similar public services over, across, along, in and under the lands as shown on this plot together with the right of ingress to and egress from said lands across adjacent lands of the Grantor, also, the right to cut and/or trim all brush, or other growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitutes a menace or danger to said line(s) or to persons or property by reason of proximity to the line(s). The Grantor agrees that title to all brush, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this Agreement is vested in the District.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.

NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF ROADS, STORM DRAINS, COMMON AREA TRACTS, AND MISCELLANEOUS IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE CONDOMINIUM/COMMUNITY ASSOCIATION.
2. ZONING - RESIDENTIAL, R-1-8.4 (CUP)
3. WATER: PUD, #1
4. SEWAGE: CITY OF BURLINGTON
5. GROUND ELEVATION: ±27.00 TYPICAL, NGVD29
6. OWNERS/DEVELOPERS: FARMINGTON SQUARE, LLC ADDRESS: 504 FAIRHAVEN BURLINGTON, WA 98233
7. NUMBER OF UNITS: 49 UNITS
8. ACCESS TO STORMWATER FACILITIES AND SEWER MAIN MANHOLES TO REMAIN UNOBSTRUCTED FOR INSPECTION AND MAINTENANCE OF THE SYSTEM.
9. ACCESS ROADS ARE TO BE MAINTAINED FOR VEHICLE ACCESS.
10. NO ACCESS LOCATION ALTERATION IS ALLOWED WITHOUT CITY OF BURLINGTON APPROVAL.
9. CERTIFICATION, AS CONTAINED HEREIN, COMPRISES THE DECLARATION OF THE SURVEYOR'S PROFESSIONAL JUDGMENT. IT DOES NOT CONSTITUTE A WARRANTY OR A GUARANTEE, EXPRESS OR IMPLIED; NOR DOES IT RELIEVE ANY OTHER PARTY OF HIS RESPONSIBILITY TO ABIDE BY CONTRACT DOCUMENTS, APPLICABLE CODES, STANDARDS, REGULATIONS, AND ORDINANCES.
10. ALL LOT CORNERS AND THE POINTS OF CURVATURE ARE MARKED ON GROUND WITH A REBAR AND PLASTIC PLUG MARKED "SUMMIT 32169" UNLESS NOTED OTHERWISE.
11. NO PERMANENT BUILDING, DECK, FENCING OR OTHER STRUCTURE SHALL BE ERECTED WITHIN THE EASEMENTS.
12. MAINTENANCE, UPKEEP AND REPAIR OF COMMON AREA AND ANY FACILITIES THEREON SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION.
13. THE CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIRS OF THE ALL OPEN SPACE TRACTS.
14. ALL TRACTS ON THIS CONDOMINIUM ARE SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.



LEGAL DESCRIPTION OF LAND WITHIN THE CONDOMINIUM

Parcel "E": LOT 4 OF CITY OF BURLINGTON SHORT PLAT NO. BU-6-01, APPROVED JULY 19, 2001 AND RECORDED JULY 20, 2001 AS AUDITOR'S FILE NO. 200107200120, BEING A PORTION OF TRACT 48 "PLAT OF BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Parcel "E": A 30 FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED AS RUNNING EAST AND WEST ACROSS TRACT 4 OF CITY OF BURLINGTON SHORT PLAT NO. BU-5-01, APPROVED JULY 19, 2001 AND RECORDED JULY 20, 2001 AS AUDITOR'S FILE NO. 200107200120, BEING A PORTION OF TRACT 48 "PLAT OF BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Parcel "G": LOT 4 OF SKAGIT COUNTY SHORT NO. BU-5-01, APPROVED JULY 19, 2001 AND RECORDED JULY 20, 2001 UNDER AUDITOR'S FILE NO. 200107200121, BEING A PORTION OF THE EAST 1/2 OF THE EAST 1/2 OF TRACT 48, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THE 30 FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED ON SAID SHORT PLAT AS RUNNING EAST AND WEST ACROSS TRACT 4, ALSO EXCEPT THE EAST 94.56 FEET OF THE SOUTH 100.00 FEET OF SAID TRACT 4.

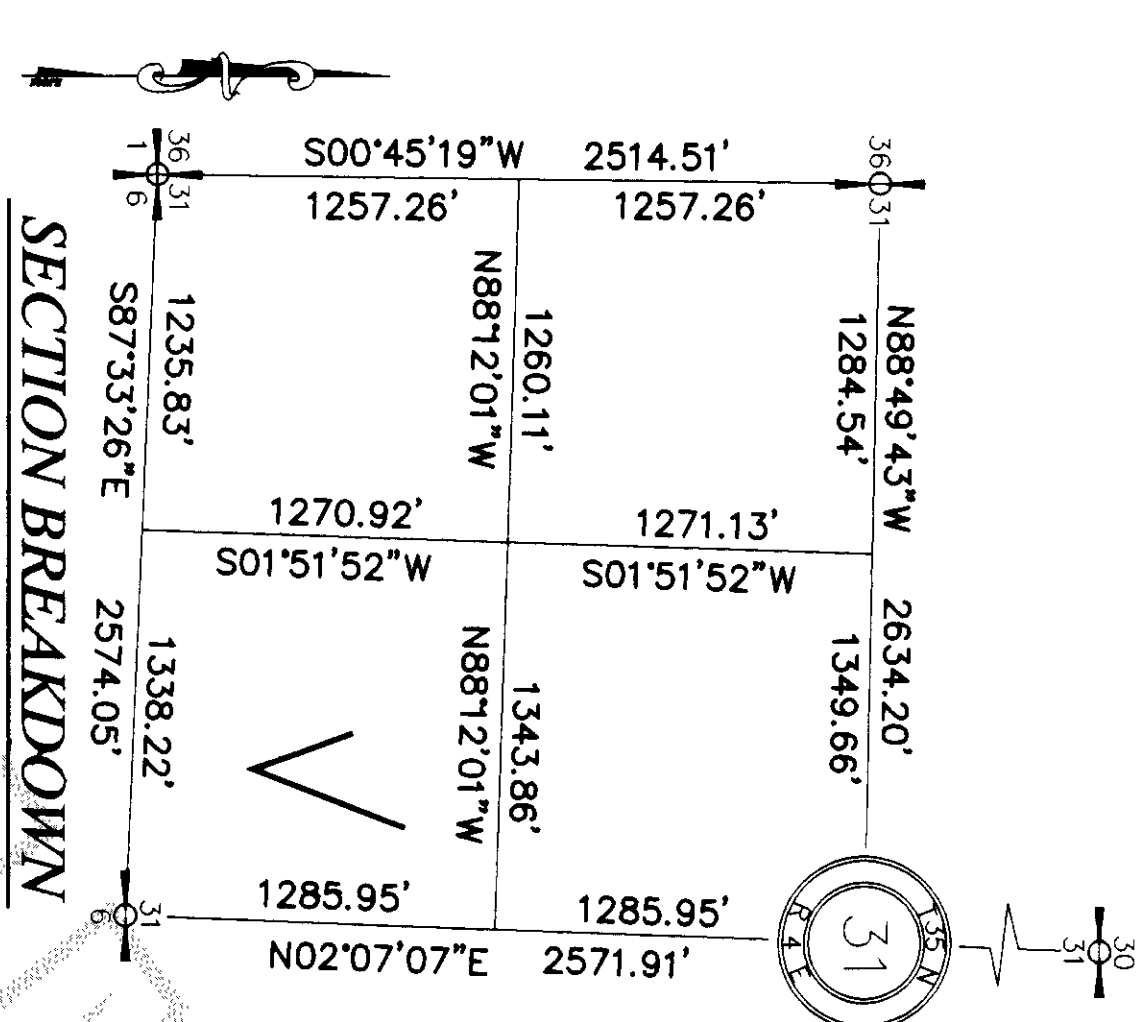
Parcel "H": THAT PORTION OF TRACTS 45 AND 46 OF "THE PLAT OF BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS AT PAGE 49, RECORDS OF SKAGIT COUNTY BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST WM, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 45; THENCE NORTH 87° 53' 18" WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 111.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE NORTH 87° 53' 18" WEST 92.95 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID TRACT 45; THENCE CONTINUE NORTH 87° 53' 18" WEST 20.00 FEET TO THE NORTHWEST CORNER OF THE NORTH 20.00 FEET OF THE EAST 20.00 FEET OF THE WEST 1/2 OF TRACT 46 OF SAID PLAT; THENCE NORTH 2° 06' 21" EAST, PARALLEL WITH THE EAST LINE OF SAID TRACT 45, A DISTANCE OF 91.00 FEET; THENCE SOUTH 88° 05' 49" EAST 549.53 FEET TO A POINT THAT LIES NORTH 2° 06' 21" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 2° 06' 21" WEST 93.00 FEET TO THE TRUE POINT OF BEGINNING; TOGETHER WITH THE NORTH 20.00 FEET OF THE EAST 20.00 FEET OF THE WEST 1/2 OF SAID TRACT 46.

Parcel "I": THE WEST 7 FEET OF LOT 32, AS MEASURED PARALLEL WITH THE WEST LINE OF LOT 32 "PLAT OF WESTVIEW" AS PER PLAT RECORDED AS AUDITOR'S FILE NO. 200306040117, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Parcel "J": TRACT 3 OF BURLINGTON SHORT PLAT No. 4-79, APPROVED OCTOBER 25, 1979 AND RECORDED OCTOBER 28, 1979 IN VOLUME 3 OF SHORT PLATS, PAGE 201, UNDER AUDITOR'S FILE No. 7910260042, BEING A PORTION OF THE EAST 1/2 OF THE EAST 1/2 OF LOT 48, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY; PUGET SOUND ENERGY, INC., CASCADE NATURAL GAS CORPORATION, VERIZON, AND AT&T CABLEVISION OF WASHINGTON, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) OF ALL LOTS AND TRACTS ABUTTING PUBLIC & PRIVATE RIGHT-OF-WAY, IN WHICH UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED HERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICE TO THE CONDOMINIUM AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE UNITS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTTEE SHALL BE RESPONSIBLE TO ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE CONDOMINIUM BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.



PARCEL NUMBER  
P62605  
P62612

AUDITORS CERTIFICATE  
FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.  
200401280084  
Skagit County Auditor  
1/28/2004 Page 1 of 5 1:22PM  
Verina Blumiretti  
BY DEPUTY  
APPROVALS  
EXAMINED AND APPROVED THIS 16 DAY OF JAN 2004  
ATTEST PLANNING DIRECTOR  
Margaret S. Blair

DEDICATION:

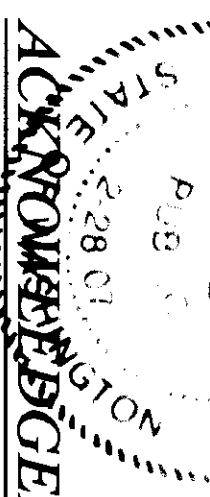
THE UNDERSIGNED OWNER(S) IN FEE SIMPLE ("DECLARANT") HEREBY DECLARE THIS SURVEY MAP AND PLANS AND DEDICATE THE SAME FOR CONDOMINIUM PURPOSES. THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE CONDOMINIUM DECLARATION FILED CONTEMPORANEOUSLY HERewith. THIS DEDICATION IS NOT FOR ANY OTHER USE THAN TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT FOR A SURVEY AND PLANS AND TO SUBMIT THE PROPERTY TO THE ACT AS PROVIDED IN THE DECLARATION.

DECLARANT: Farmington Square, LLC BY: Verina Blumiretti TITLE: MANAGER - Farmington Square, LLC  
LENDER: HORIZON BANK BY: Jeffrey A. Vreeland

ACKNOWLEDGEMENT FOR DECLARANT:

STATE OF WASHINGTON )  
COUNTY OF Skagit ) SS.  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Brian Greathart IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT AND ON OATH STATED THAT (S)HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND HAS ACKNOWLEDGED IT AS THE MANAGER OF THE DECLARANT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE PURPOSES MENTIONED IN THIS INSTRUMENT AND IN THE WASHINGTON CONDOMINIUM ACT.

DATE: January 16 2004  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON,  
RESIDING AT Stada-Wedding  
COMMISSION EXPIRES: 02/28/10



ACKNOWLEDGEMENT FOR LENDER:

STATE OF WASHINGTON )  
COUNTY OF Skagit ) SS.  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT John Voth IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT AND ON OATH STATED THAT (S)HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND HAS ACKNOWLEDGED IT AS THE Vice President - Lender OF THE DECLARANT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE PURPOSES MENTIONED IN THIS INSTRUMENT AND IN THE WASHINGTON CONDOMINIUM ACT.

DATE: 1-16-04 2004  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON,  
RESIDING AT Stada-Wedding  
COMMISSION EXPIRES: 8-1-07



LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS ARE BASED ON AN ACTUAL SURVEY OF THE DESCRIBED PROPERTY, THAT THE COURSES AND DISTANCES SHOWN ARE CORRECT, AND THAT ALL INFORMATION REQUIRED BY RCW 64.34.232 IS SHOWN, STATED, OR SUPPLIED HEREIN. < I FURTHER CERTIFY THAT THE HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS IN THIS CONDOMINIUM ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THE PLANS CONTAINED HEREIN. >

PROFESSIONAL LAND SURVEYOR,  
CERTIFICATE NO. 32169

SUMMIT ENGINEERS & SURVEYORS, INC.  
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA 98273  
PHONE: (360) 416-4999 FAX: (360) 416-4949  
E-MAIL: YSK@SUMMITES.COM





FARMINGTON SQUARE CONDOMINIUM  
SURVEY IN A PORTION OF SE1/4 OF THE SW1/4 OF SEC. 31, TWP. 35 N, RNG. 4 E, W.M.  
BURLINGTON, WASHINGTON

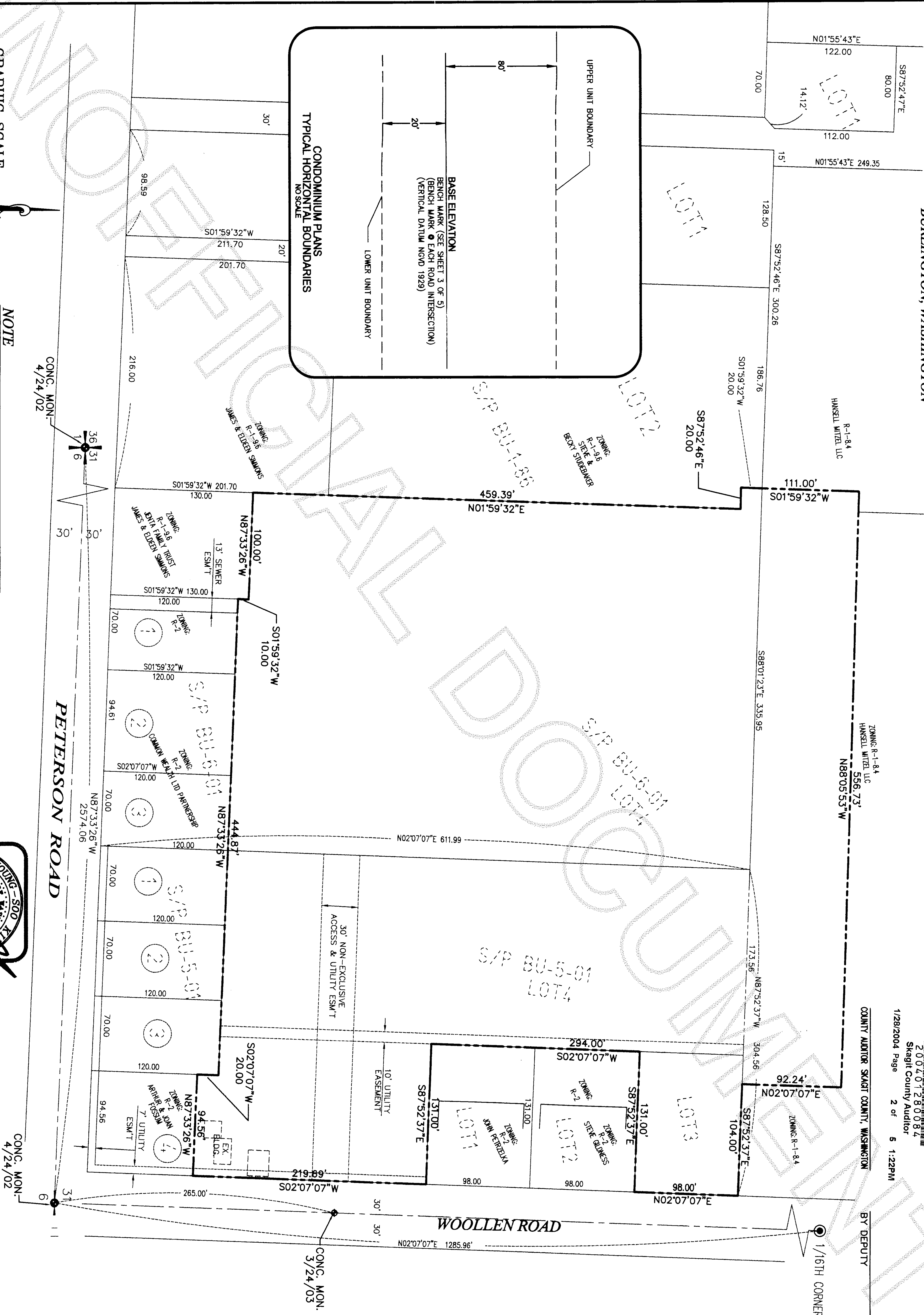
AUDITOR'S CERTIFICATE

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Skagit County Auditor  
1/28/2004 Page 2 of 5 1:22PM

COUNTY AUDITOR SKAGIT COUNTY, WASHINGTON

BY DEPUTY

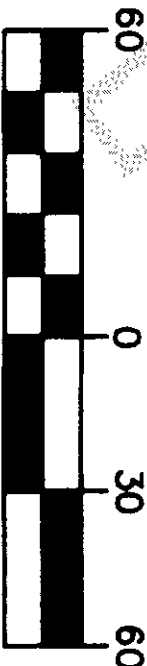
1/16TH CORNER



NOTE

PROJECT TOTAL SITE AREA: 7.54 ACRES  
TOTAL DEVELOPMENT AREA: 7.54 ACRES  
PROJECT DENSITY: 7.16 LOTS/ACRE  
PROVIDED COMMON OPEN SPACE AREA: 0.63 ACRES

GRAPHIC SCALE



( IN FEET )  
SCALE: 1" = 60'  
DATE: MARCH - 2003



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FARMINGTON SQUARE CONDOMINIUM  
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BURLINGTON, WASHINGTON

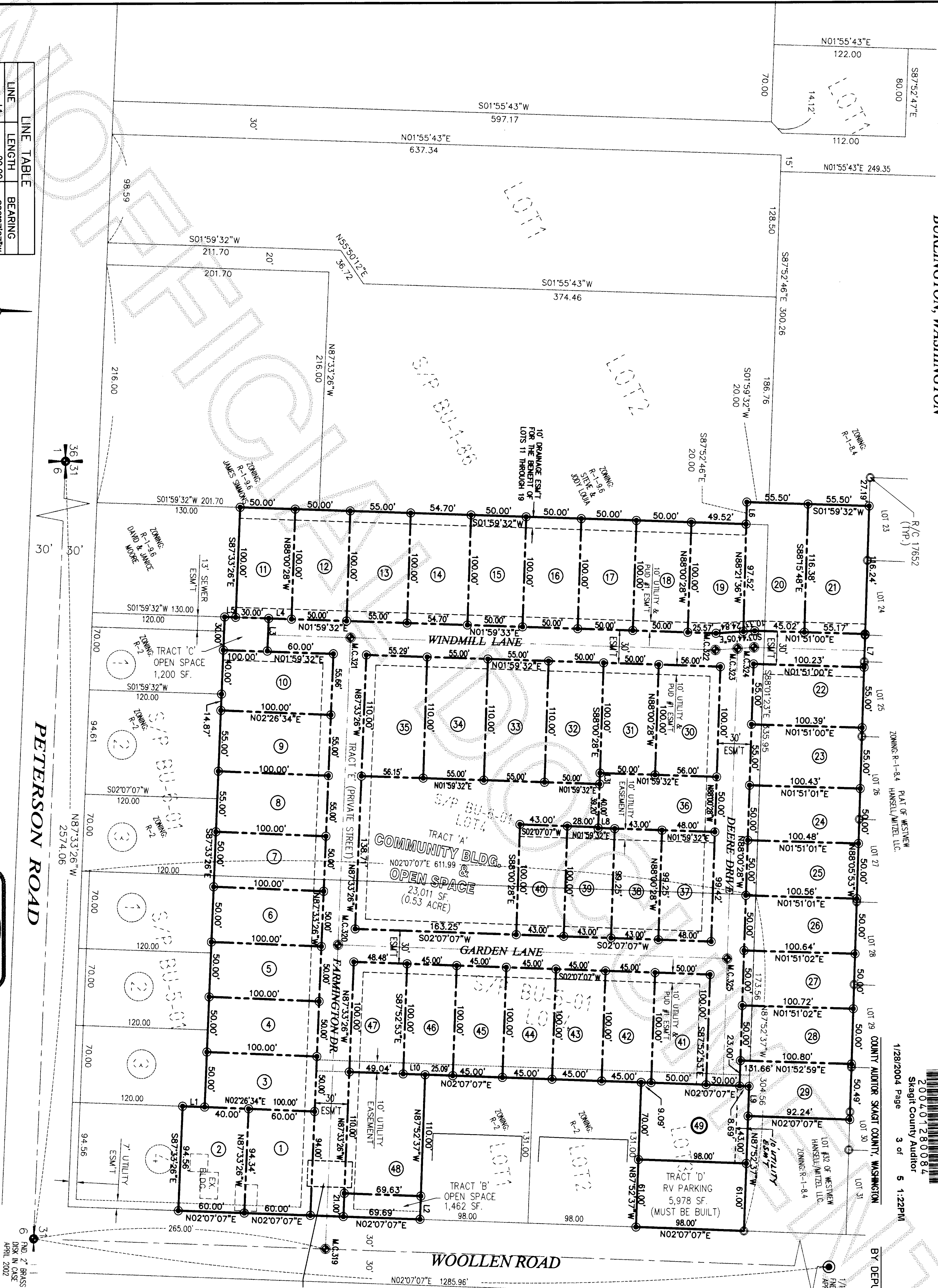
AUDITOR'S CERTIFICATE  
FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

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Skeight County Auditor

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BY DEPUTY

1/6TH CORNER  
FND 1" IP  
APRIL 2002

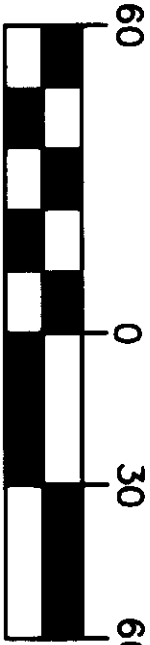


BENCH MARK MAP CODE TABLE		
NO.	ELEV. @ TOP OF MON.	
319	28.83'	
320	27.46'	
321	27.90'	
322	25.59'	
323	25.65'	
324	25.64'	
325	26.16'	

NOTE:  
APPROXIMATE  
LOCATION OF  
ENTRY GATE  
(NEED NOT BE BUILT)

LINE	LENGTH	BEARING
L1	20.00	S02°07'07\"W
L2	21.00	N87°52'37\"W
L3	30.00	N87°52'37\"W
L4	20.79	N01°59'32\"E
L5	10.00	S01°59'32\"W
L6	20.00	S88°21'36\"E
L7	30.00	N88°10'33\"W
L8	15.00	S02°07'07\"W
L9	27.00	S87°52'37\"E
L10	19.91	N02°07'07\"E
L31	10.00	S88°00'28\"E

GRAPHIC SCALE



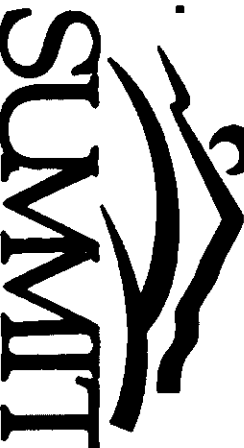
( IN FEET )  
SCALE: 1" = 60'  
DATE: MARCH - 2003

LEGEND

- SET REBAR & CAP #32169
- SET CONC. MON. (M.C.; MAP CODE-BENCH MARK)
- FND CONC. MON.
- FND IP
- LOT NUMBER 1



SUMMIT ENGINEERS & SURVEYORS, INC.  
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA 98273  
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S00014



FARMINGTON SQUARE CONDOMINIUM  
SURVEY IN A PORTION OF SE1/4 OF THE SW1/4 OF SEC. 31, TWP. 35 N, RNG. 4 E, W.M.

UTILITY LOCATIONS & MISCELLANEOUS

AUDITORS CERTIFICATE

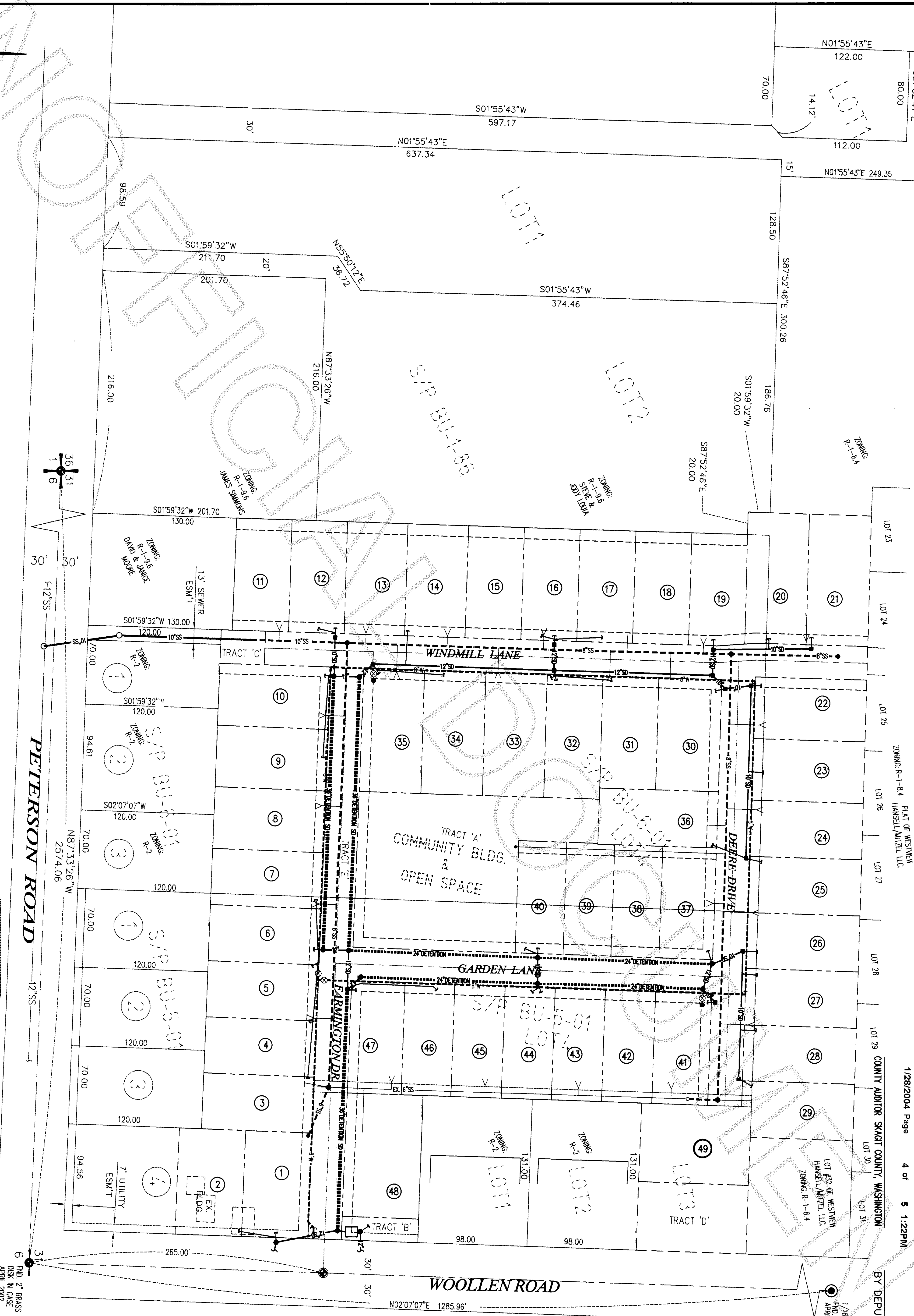
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Skeight County Auditor

1/28/2004 Page 4 of 5 1:22PM

BY DEPUTY

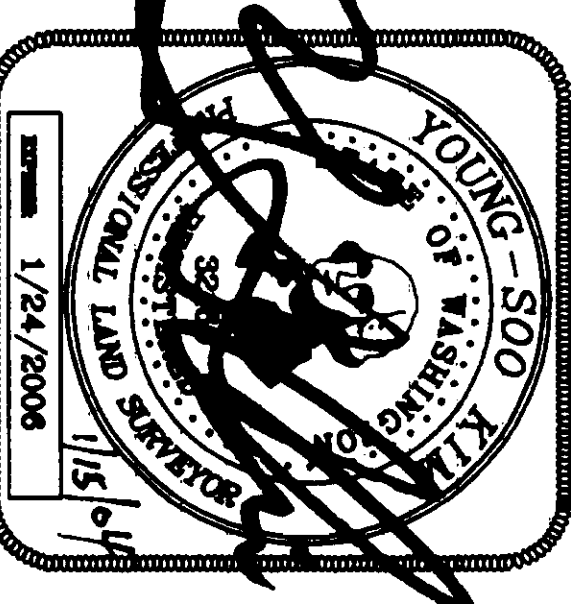
1/6TH CORNER  
FIND 1" IR  
APRIL 2002



GRAPHIC SCALE  
( IN FEET )



SCALE: 1" = 60'  
DATE: MARCH - 2003



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S00014

FARMINGTON SQUARE CONDOMINIUM  
SURVEY IN A PORTION OF SE1/4 OF THE SW1/4 OF SEC. 31, TWP. 35 N, RNG. 4 E, W.M.  
BURLINGTON, WASHINGTON  
SITE PLAN

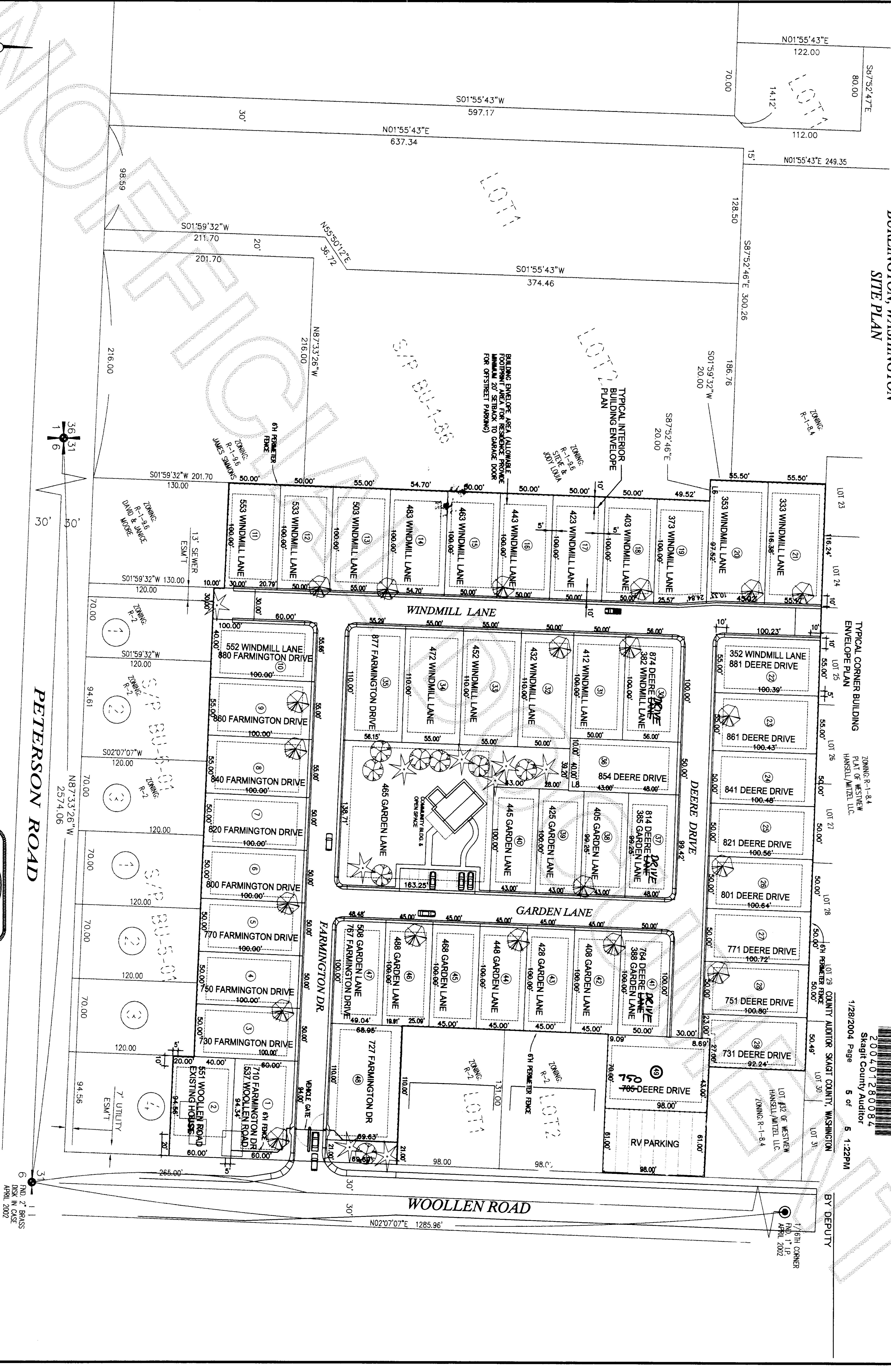
AUDITOR'S CERTIFICATE  
FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

TYPICAL CORNER BUILDING  
ENVELOPE PLAN  
ZONING: R-1-B-4  
PLAT OF WESTVIEW  
HANSSEL/MITZEL, LLC.

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Skeight County Auditor  
1/28/2004 Page 5 of 5 5:12:22PM

BY DEPUTY

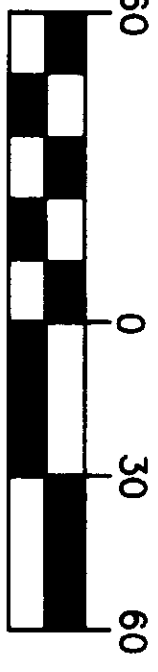
1/6TH CORNER  
FND 1" 18  
APRIL 2002



PETERSON ROAD

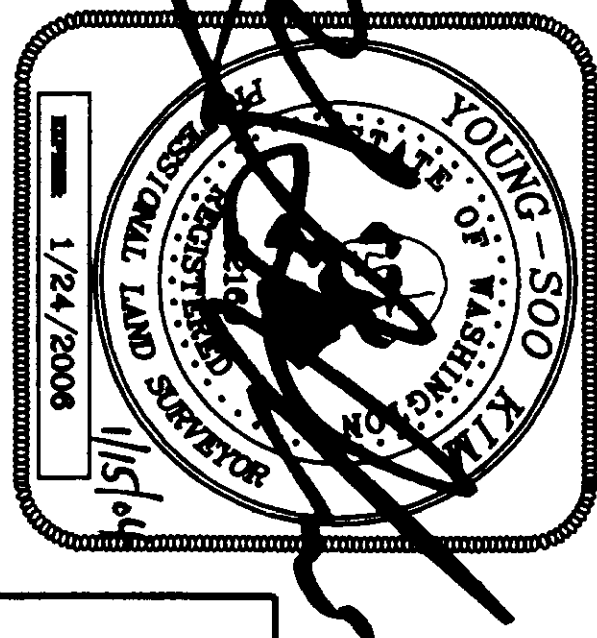
WOOLLEN ROAD

GRAPHIC SCALE



( IN FEET )  
SCALE: 1" = 60'  
DATE: MARCH - 2003

SHEET 5 OF 5



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S00014