

SURVEY MAP AND PLANS FOR "125 NORTH 18th STREET CONDOMINIUM" IN PORTION OF SW 1/4 OF THE NE 1/4 OF SECTION 20, TWP. 34 N., RGE. 4E, W.M. CITY OF MT. VERNON, SKAGIT COUNTY, WASHINGTON

200405240152  
Skagit County Auditor  
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LEGAL DESCRIPTION

TRACTS "B", "C" AND "D", OF SHORT PLAT NO. MV-2-78, APPROVED JANUARY 27, 1978, AND RECORDED JANUARY 27, 1978, UNDER AUDITOR'S FILE NO. 872767 IN VOLUME 2 OF SHORT PLATS, PAGE 186, RECORDS OF SKAGIT COUNTY, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

DECLARATION REFERENCE

THE 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 MAY 24, 2004 UNDER AUDITOR'S FILE NO. 200405240152

NOTES

1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA T04103 ELECTRONIC DISTANCE MEASURING THEODOLITE.
2. BASIS OF BEARING: PER SHORT PLAT NO. MV 2-78, RECORDED IN BOOK 2 OF SHORT PLATS, PAGE 186, RECORDS OF SKAGIT COUNTY, THE BEARING BETWEEN FOUND MONUMENT IN CASE OF SHORT PLAT NO. MV 2-78, AND THE MONUMENT IN CASE IN THE CENTERLINE OF EIGHTEENTH STREET AT THE PROJECTED NORTH LINE OF TRACT "B", BEARS S 89°56'52" W.
3. VERTICAL DATUM NGVD29 AS DERIVED BY FIELD TIES TO NORTH RM MONUMENT CASE IN THE CENTERLINE OF SEVENTEENTH STREET AT THE PROJECTED NORTH LINE OF TRACT "B" OF SHORT PLAT NO. MV 2-78, ELEVATION=186.69(NGVD29) PER SITE PLAN FOR DRS. ROBERT AND BARBARA PRINGLE PREPARED BY OUR OFFICE IN DEC. 1990, J/A 90052.
4. PER ITEM A, SCHEDULE "B"-1" OF PACIFIC NORTHWEST TITLE INSURANCE COMPANY, INC., DATED MAY 13, 2003, ORDER NO. 106946-P, EASEMENT PROVISION AS DELINEATED ON THE FACE OF SAID SHORT PLAT AND AS SET FORTH IN SAID SHORT PLAT, AS FOLLOWS:  
"AN EASEMENT IS HEREBY PROVIDED FOR ALL PUBLIC AND PRIVATE UTILITIES INCLUDING, BUT NOT LIMITED TO, THE CITY OF MT. VERNON, PUGET SOUND POWER AND LIGHT CO., AND PUBLIC UTILITY DISTRICT NO. 1, CONTINENTAL OR GENERAL TELEPHONE COMPANIES, NATIONWIDE CABLEVISION CO., AND CASCADE NATURAL GAS CO. AND THEIR RESPECTIVE SUCCESSORS OR ASSIGNS UNDER AND UPON THE EXTERIOR SEVEN (7) FEET PARALLEL AND CONJUNCTION WITH THE STREET FRONTAGE OF ALL LOTS IN WHICH TO CONSTRUCT OR MAINTAIN ALL NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION WITH NECESSARY UTILITIES AND ALSO OTHER EASEMENTS AS SHOWN ON THE FACE OF SHORT PLAT FOR ABOVE MENTIONED PUBLIC AND PRIVATE UTILITIES."
5. PER ITEM B, SCHEDULE "B"-1" OF PACIFIC NORTHWEST TITLE INSURANCE COMPANY, INC., DATED MAY 13, 2003, ORDER NO. 106946-P, EASEMENT PROVISIONS AS SET FORTH ON THE FACE OF SHORT PLAT AS FOLLOWS:  
1.) ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD;  
2.) SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS;  
3.) ZONING-RESIDENTIAL;  
4.) SEWAGE DISPOSAL-CITY SEWER;  
5.) WATER-P.U.D.
6. PER ITEM C, SCHEDULE "B"-1" OF PACIFIC NORTHWEST TITLE INSURANCE COMPANY, INC., DATED MAY 13, 2003, ORDER NO. 106946-P, ASSESSMENT CHARGE AS SET FORTH ON THE FACE OF THE SHORT PLAT, AS FOLLOWS:  
"THE CHARGE IN LIEU OF ASSESSMENT FOR EACH LOT IN THIS SUBDIVISION SHALL BE \$442.26 AS TO LOT B, \$613.06 AS TO LOT C, AND \$492.38 AS TO LOT D, (THIS CHARGE INCLUDES A CREDIT OF \$-0- FOR INSTALLED SEWER LINES) A STANDARD PARTICIPATION CONTRACT MUST BE EXECUTED AND THE SAID AMOUNT PAID PRIOR TO THE ISSUANCE OF A SEWER PERMIT."
7. PER ITEM D, SCHEDULE "B"-1" OF PACIFIC NORTHWEST TITLE INSURANCE COMPANY, INC., DATED MAY 13, 2003, ORDER NO. 106946-P, RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON PROPERTY HEREIN DESCRIBED IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, ALLEYS AND ROAD, AS DELINEATED IN THE PLAT.
8. TAX PARCEL NO. : P26891  
XREFID NO. : 340420-1-008-0002

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF "125 NORTH 18th STREET CONDOMINIUM", 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 24 DAY OF MAY, 2004.

Robert W. Pringle  
ROBERT W. PRINGLE  
REPRESENTATIVE OF 125 NORTH  
18th STREET ASSOC. LLC

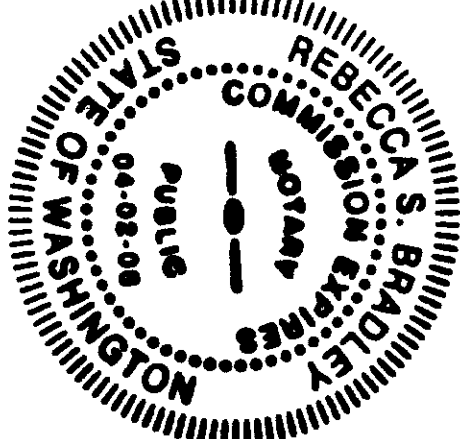
Barbara H. Pringle  
BARBARA H. PRINGLE  
REPRESENTATIVE OF 125 NORTH  
18th STREET ASSOC. LLC

ACKNOWLEDGMENT

STATE OF )  
COUNTY OF ) SS

I, HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Robert W. Pringle 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 DECLARATION OF 125 NORTH 18th STREET ASSOC. LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED MAY 24, 2004.  
Jeffrey A. Skodje  
NOTARY PUBLIC  
RESIDING AT BURBULTON  
COMM. EXPIRES 4.2.08

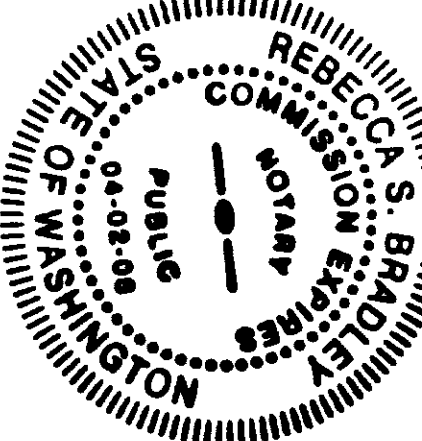


ACKNOWLEDGMENT

STATE OF )  
COUNTY OF ) SS

I, HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Barbara H. Pringle 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 DECLARATION OF 125 NORTH 18th STREET ASSOC. LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED MAY 24, 2004.  
Jeffrey A. Skodje  
NOTARY PUBLIC  
RESIDING AT BURBULTON  
COMM. EXPIRES 4.2.08



ACKNOWLEDGMENT FOR SURVEYOR

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) SS

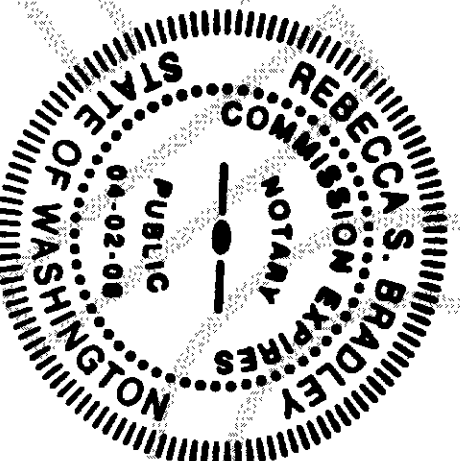
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JEFFREY A. SKODJE, P.L.S. IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, AND HAS ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PERSON FOR THE USES AND PURPOSES IN THIS INSTRUMENT AND IN THE WASHINGTON CONDOMINIUM ACT.

Jeffrey A. Skodje  
NOTARY PUBLIC IN AND FOR  
THE STATE OF WASHINGTON

RESIDING AT BURBULTON, WA.

MY COMMISSION EXPIRES: 4-2-08

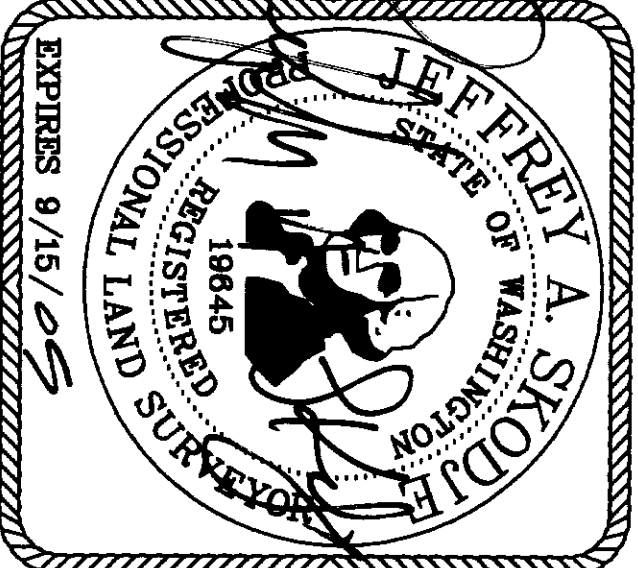
DATE: 5-24-04



SURVEYOR'S CERTIFICATE

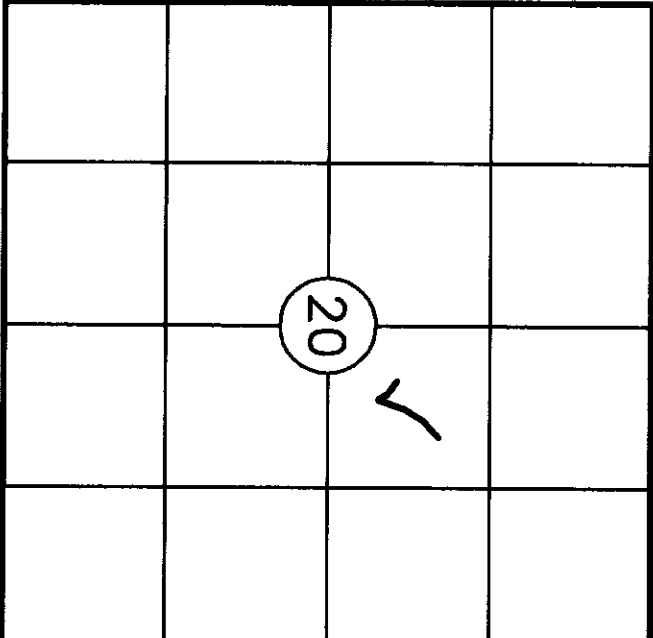
I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS IS BASED ON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED, THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT INFORMATION REQUIRED BY RCW 64.34.232 IS SHOWN OR SUPPLIED HEREIN. I FURTHER DECLARE THAT THE HORIZONTAL AND VERTICAL BOUNDARIES OF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

Jeffrey A. Skodje  
JEFFREY A. SKODJE, P.L.S.  
CERTIFICATE NO. 19645  
DATE 5/24/04



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LEONARD, BOUDINOT & SKODJE, INC. THIS 24 DAY OF MAY, 2004, AND RECORDED UNDER AUDITOR'S FILE NO. 200405240152 RECORDS OF SKAGIT COUNTY, WA.  
Noma Burnett by County Clerk

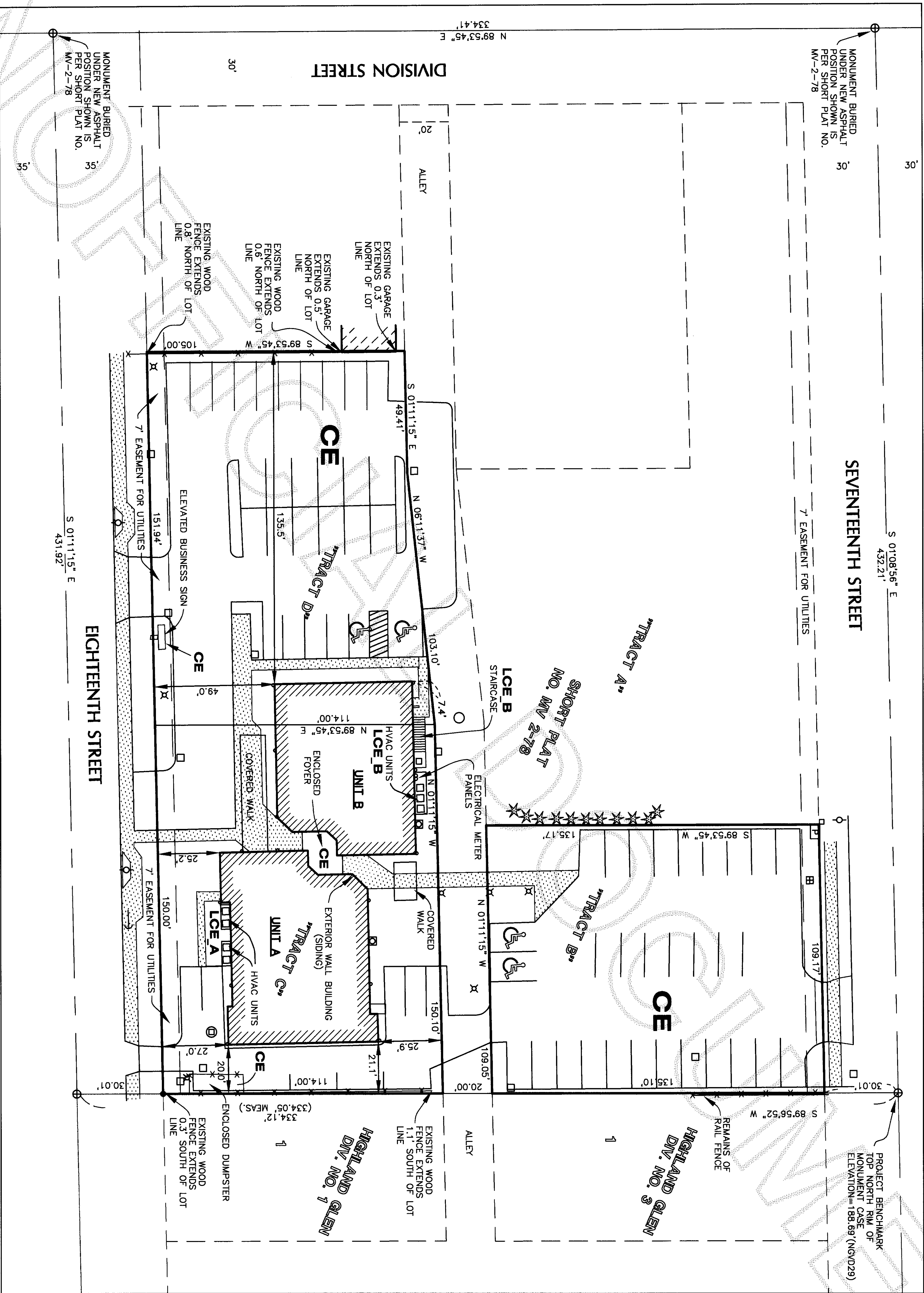


SEC. 20, T34N, R4E, W.M.

VICINITY MAP

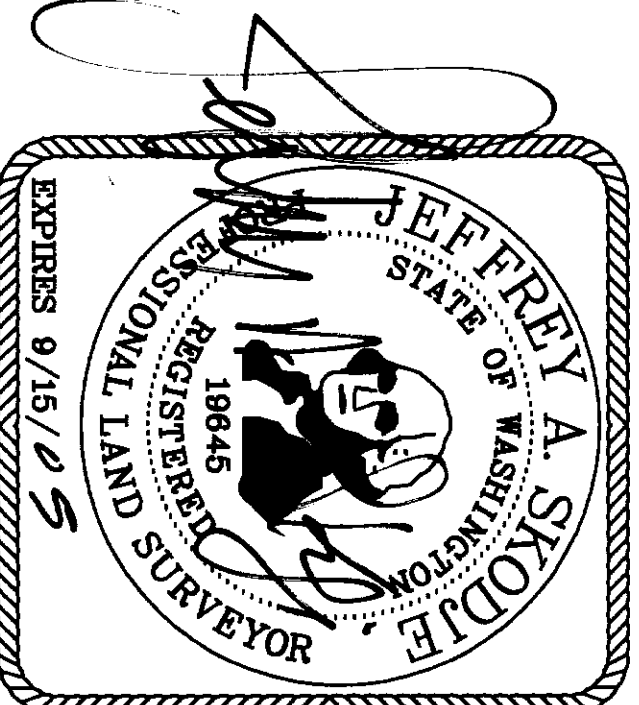
SURVEY MAP AND PLANS FOR "125 NORTH 18th STREET CONDOMINIUM"  
IN PORTION OF SW 1/4 OF THE NE 1/4 OF SECTION 20, TWP. 34 N., RGE. 4E, W.M.  
CITY OF MT. VERNON, SKAGIT COUNTY, WASHINGTON

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- LEGEND**
- MONUMENT IN CASE
  - DENOTES FOUND 1/2" REBAR WITH YELLOW CAP MARKED "RADAR 6702"
  - EXISTING FENCE LINE
  - LUMINAIRE
  - GAS METER
  - STORM DRAIN CATCH BASIN
  - STORM DRAIN MANHOLE
  - SANITARY SEWER MANHOLE
  - WATER METER
  - POWER VAULT
  - UTILITY POLE
  - UTILITY POLE ANCHOR
  - HANDICAP ACCESS
  - TELEPHONE RISER
  - ROOF DRAIN
  - CONIFER TREE
  - LIMITED COMMON ELEMENT UNIT A
  - LIMITED COMMON ELEMENT UNIT B
  - COMMON ELEMENT

0 15 30



SHEET 2 OF 3

**OCCUPATIONAL INDICATORS & EXISTING FENCELINE NOTE**

THIS SURVEY HAS DEPICTED EXISTING FENCE LINES IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

DWN BY: MCJ DATE: AUGUST 2003  
FIELD BOOK: 629/38-40

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

SCALE: 1"=30'  
JOB NO: 03109

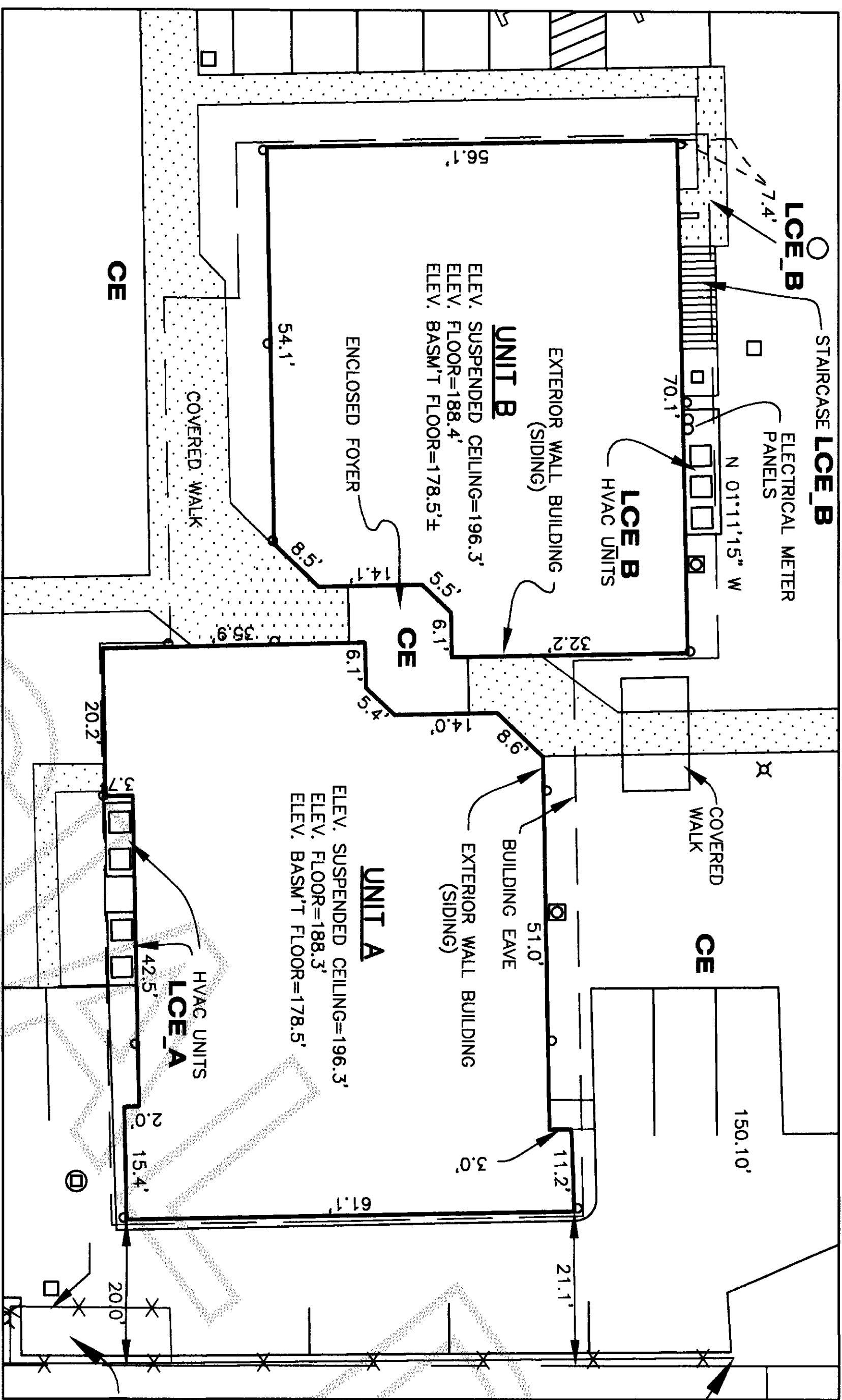


SURVEY MAP AND PLANS FOR "125 NORTH 18th STREET CONDOMINIUM"

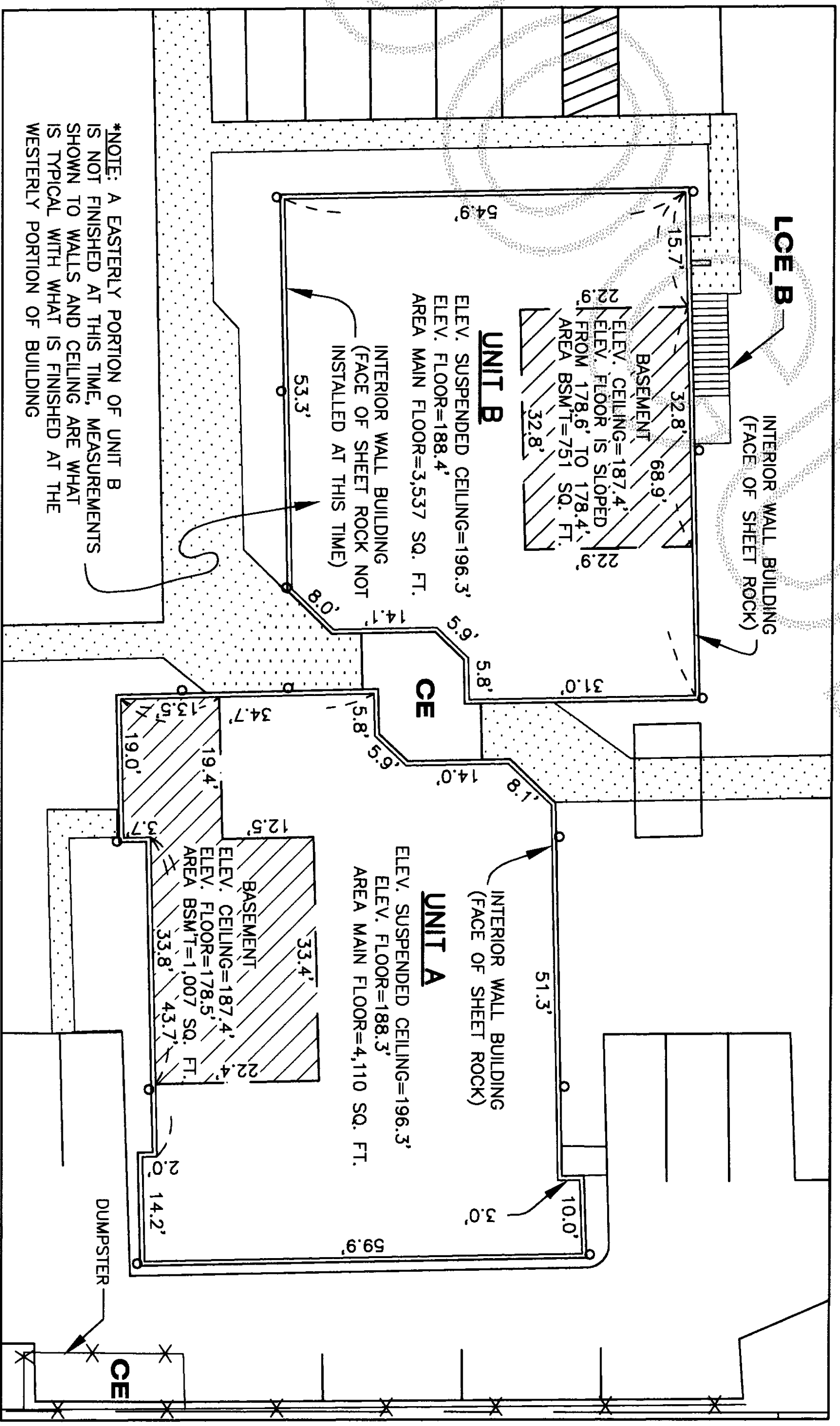
IN PORTION OF SW 1/4 OF THE NE 1/4 OF SECTION 20, TWP. 34 N., RGE. 4E, W.M.  
CITY OF MT. VERNON, SKAGIT COUNTY, WASHINGTON

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PLAN SHOWING EXTERIOR WALLS UNITS A AND B



PLAN SHOWING INTERIOR WALLS AND BASEMENTS UNITS A AND B



LEGEND

- ⊕ MONUMENT IN CASE
- DENOTES FOUND 1/2" REBAR WITH YELLOW CAP MARKED "RADAR 6702"
- x-x EXISTING FENCE LINE
- ⊗ LUMINAIRE
- ⊗ GAS METER
- ⊗ STORM DRAIN CATCH BASIN
- ⊗ STORM DRAIN MANHOLE
- ⊗ SANITARY SEWER MANHOLE
- ⊗ WATER METER
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- ⊗ UTILITY POLE ANCHOR
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- ⊗ ROOF DRAIN
- ⊗ CONIFER TREE
- ⊗ LIMITED COMMON ELEMENT UNIT A
- ⊗ LIMITED COMMON ELEMENT UNIT B
- ⊗ COMMON ELEMENT

