

DECLARATION REFERENCE

THE RIDGE AT MADDOX CREEK, A CONDOMINIUM PHASE 2 DECLARATION 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 UNDER AUDITOR'S FILE NO. \_\_\_\_\_

DEDICATION AND CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, OWNER IN FEE SIMPLE OF THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DEDICATE THE REAL PROPERTY DESCRIBED IN THIS SURVEY MAP AND THESE PLANS FOR CONDOMINIUM PURPOSES. THE DRIVES, WALKS, STREETS, GROUNDS, AND OTHER AREAS DESCRIBED HEREIN ARE NOT DEDICATED TO THE PUBLIC, BUT ARE RESERVED FOR EXCLUSIVE USE AND BENEFIT OF THE UNIT/LOT OWNERS, AS PART OF THE COMMON ELEMENTS, TO THE EXTENT AND IN THE MANNER SET FORTH IN THE DECLARATION. WE, THE UNDERSIGNED OWNERS OF THE PROPERTY, HEREBY CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS AND LOTS OR COMPRISING UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED. THE SURVEY MAP AND THESE PLANS OR ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE DECLARATION. FILED THIS 14<sup>th</sup> DAY OF April OF 2005, RECORDS OF SKAGIT COUNTY, WASHINGTON, UNDER AUDITOR FILE NUMBER 200008140137 IN WITNESS WHEREOF WE HAVE SET OUR HAND AND SEAL.

NORD NORTHWEST CORPORATION

SIGNATURE: Richard S. Lee

TITLE: PRESIDENT

ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF Skagit  
THIS IS TO CERTIFY THAT ON THIS 6<sup>th</sup> DAY OF April 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED RICHARD G. NORD, SR., TO ME KNOWN TO BE THE PRESIDENT OF THE RIDGE AT MADDOX CREEK, LLC, A LIMITED LIABILITY COMPANY WHICH CORPORATION HAS EXECUTED THE FOREGOING INSTRUMENT AND EACH OF THE SAID NAMED OFFICERS ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH HE IS AN OFFICER, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Melody K. Edwards

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

Burlington

MY COMMISSION EXPIRES 10.29.2005

LEGAL DESCRIPTION (ALL POSSIBLE PHASES)

LOT B-12, MADDOX CREEK P. U. D., PHASE 3, RECORDED AUGUST 14, 2000, UNDER AUDITOR'S FILE NO 200008140137, RECORDS OF SKAGIT COUNTY, WASHINGTON

SITUATE IN SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTION (PHASE 2)

LOT B-12, MADDOX CREEK P. U. D., PHASE 3, RECORDED AUGUST 14, 2000, UNDER AUDITOR'S FILE NO 200008140137, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT B-12; THENCE N19°41'19"E A DISTANCE OF 230.80 FEET; THENCE S73°30'25"E A DISTANCE OF 160.36 FEET; THENCE S17°04'30"W A DISTANCE OF 104.48 FEET; THENCE N67°30'22"W A DISTANCE OF 24.57 FEET; THENCE S26°21'15"W A DISTANCE OF 139.72 FEET; THENCE N59°34'33"W A DISTANCE OF 31.03 FEET; THENCE N72°32'15"W A DISTANCE OF 91.88 FEET TO THE POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTION (ADDITIONAL PHASES)

NO ADDITIONAL PHASES

DEVELOPMENT RIGHTS

NO FURTHER DEVELOPMENT RIGHTS

AUDITOR'S CERTIFICATE

200504060077  
Skagit County Auditor  
4/6/2005 Page 1 of 7 1:07PM

Melissa Dwyer  
COUNTY AUDITOR OR DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS FOR THE RIDGE AT MADDOX CREEK, A CONDOMINIUM, PHASE 2 ARE BASED ON AN ACTUAL SURVEY OF THE PROPERTY DESCRIBED HEREIN AND THAT THE COURSES AND DISTANCES ARE SHOWN ACCURATELY THEREON AND THAT THESE PLANS ACCURATELY DEPICT THE LOCATION AND DIMENSIONS OF THE UNITS AS SUBSTANTIALLY COMPLETE. THESE PLANS ARE PER THE BASIC REQUIREMENTS PURSUANT TO RCW 64.34.232.

Douglas E. Schwind  
DOUGLAS E. SCHWIND  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 28023

LAND SURVEYOR'S VERIFICATION

STATE OF WASHINGTON  
COUNTY OF SKAGIT

DOUGLAS E. SCHWIND, BEING FIRST ON OATH DULY SWORN, STATES THAT HE IS THE REGISTERED PROFESSIONAL LAND SURVEYOR SIGNING THE ABOVE CERTIFICATE, THAT HE HAS EXAMINED THESE PLANS AND SURVEY MAP AND BELIEVES THE CERTIFICATE TO BE A TRUE STATEMENT

Douglas E. Schwind

DOUGLAS E. SCHWIND  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 28023

THIS IS TO CERTIFY THAT ON THIS 5<sup>th</sup> DAY OF April 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED DOUGLAS E. SCHWIND TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

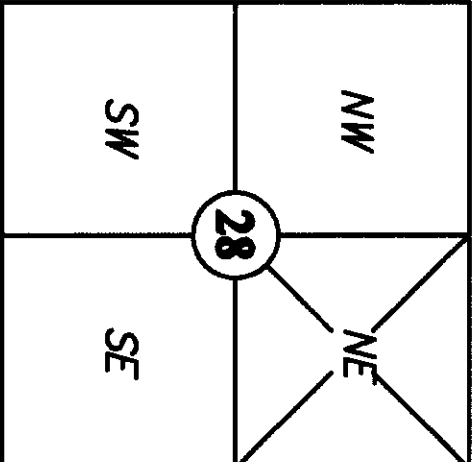
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Daniel M. Dearte

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

18106 Mariposa Ln. Mount Vernon WA 98274

MY COMMISSION EXPIRES Sept 23, 2008



Section 28, T 34 N, R 4 E  
Skagit County, Washington



NORTHWEST DATUM & DESIGN  
CIVIL ENGINEERING AND SURVEYING SOLUTIONS

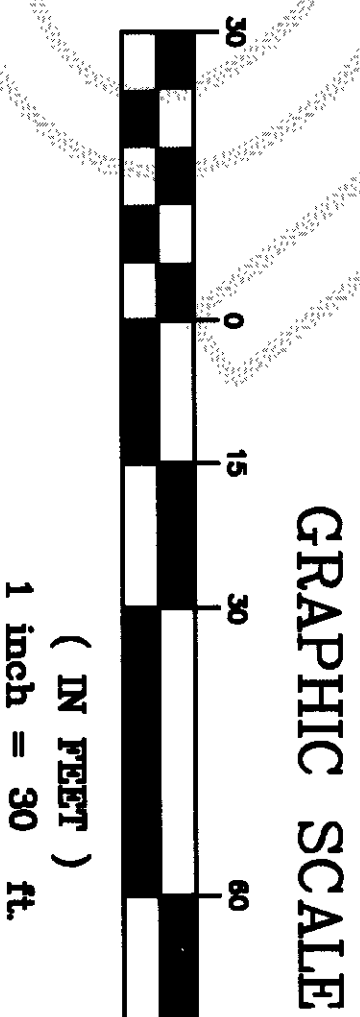
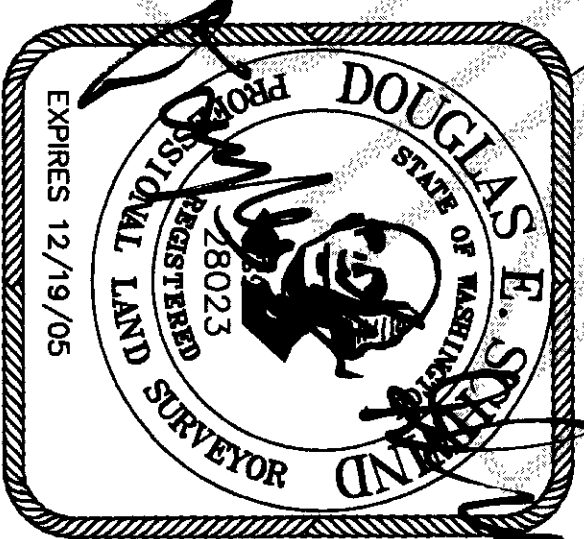
1128 E. FAIRHAVEN AVE  
BURLINGTON, WASHINGTON 98233  
PH: (360) 755-0434 FAX: (360) 755-0464

THE RIDGE AT MADDOX CREEK  
A CONDOMINIUM, PHASE 2  
LOT B12 OF MADDOX CREEK PUD PHASE III  
for  
NORD NORTHWEST CORP.  
IN MT VERNON, WASHINGTON

PROJECT: 03069  
DRAWN BY: pm/jd/fsh  
CHECKED BY: des  
DATE: Feb. 2005

SHEET 1 OF 7





- LEGEND**
- SD — EXISTING STORM DRAIN
  - — EXISTING STORM CATCH BASIN
  - SS — EXISTING SANITARY SEWER
  - — EXISTING SANITARY MANHOLE
  - — EXISTING WATERLINE
  - x—x— — EXISTING FENCE LINE
  - - - EXISTING PROPERTY LINE
  - — EASEMENT LINE

**NOTE**

BOUNDARY FROM MADDOX CREEK PUD, PHASE 3 AS RECORDED UNDER AF NO 200008140137, RECORDS OF SKAGIT COUNTY, WASHINGTON

UTILITIES FROM AS BUILT PLAN PROVIDED BY SEMERAU ENGINEERING AND SURVEYING, PLLC

ALL ROADS, UNASSIGNED PARKING, OPEN SPACES AND SIDEWALKS ARE COMMON ELEMENTS (CE)



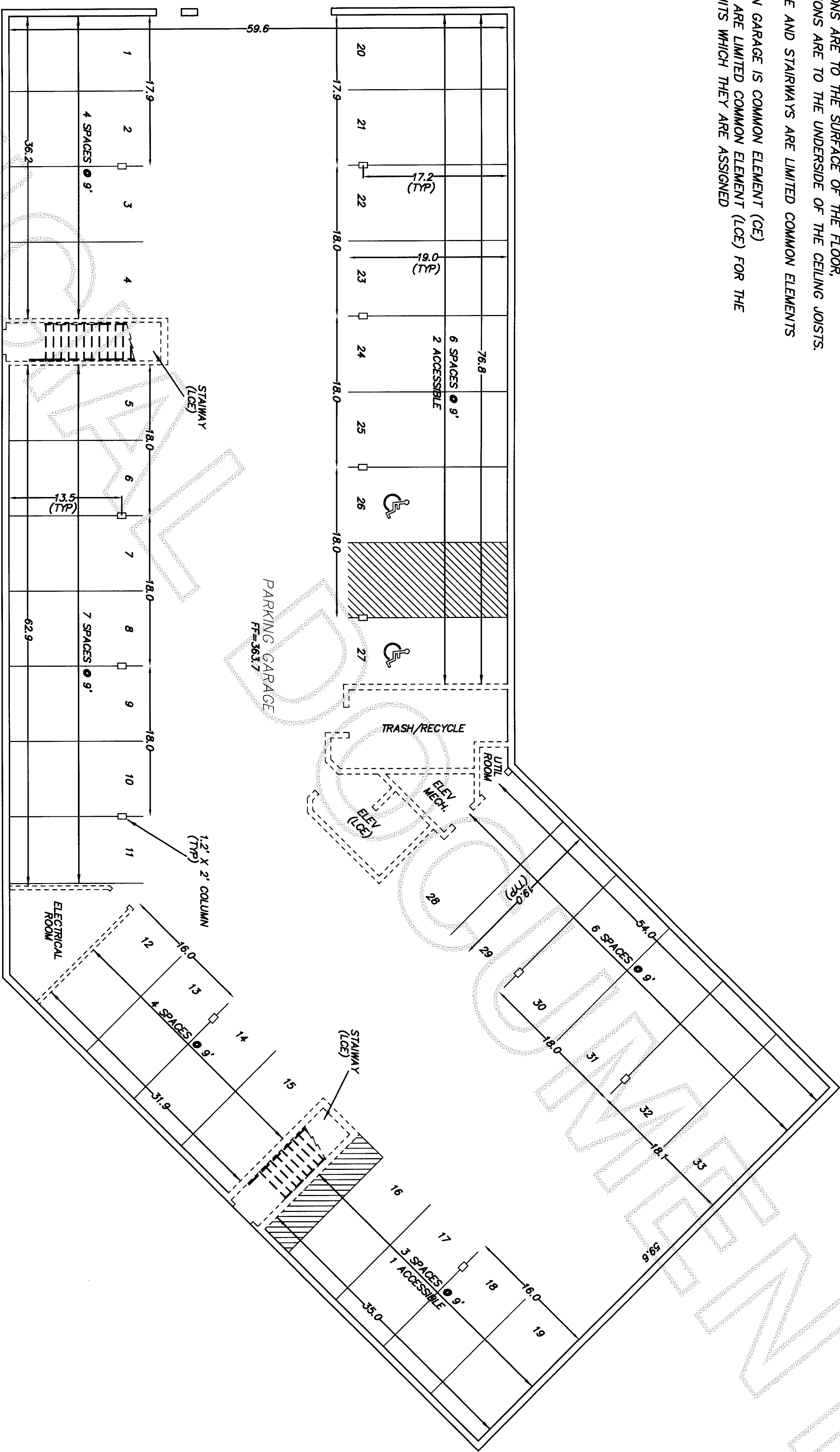
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CIVIL ENGINEERING AND SURVEYING SOLUTIONS

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IN MT VERNON, WASHINGTON

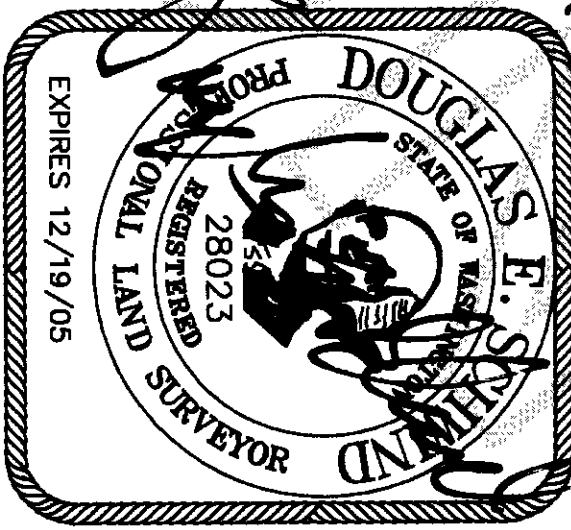
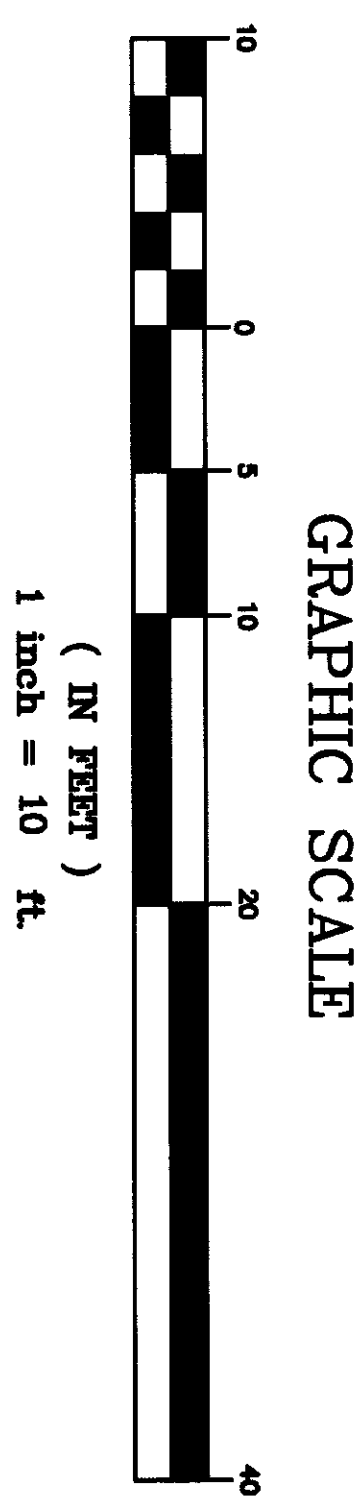
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DRAWN BY: pm/jdl/fab  
CHECKED BY: des  
DATE: Feb, 2005  
**SHEET 2 OF 7**

NOTES  
ALL UNIT DIMENSIONS ARE TO THE SURFACE OF THE WALL STUDS, SHOWN TO THE NEAREST 0.1'.  
FLOOR ELEVATIONS ARE TO THE SURFACE OF THE FLOOR, CEILING ELEVATIONS ARE TO THE UNDERSIDE OF THE CEILING JOISTS.  
DECKS, STORAGE AND STAIRWAYS ARE LIMITED COMMON ELEMENTS  
DRIVING LANE IN GARAGE IS COMMON ELEMENT (CE)  
PARKING STALLS ARE LIMITED COMMON ELEMENT (LCE) FOR THE USE OF THE UNITS WHICH THEY ARE ASSIGNED



BASEMENT

LCE LIMITED COMMON ELEMENTS  
CE COMMON ELEMENTS



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**SHEET 3 OF 7**



NOTES  
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FLOOR ELEVATIONS ARE TO THE SURFACE OF THE FLOOR,  
CEILING ELEVATIONS ARE TO THE UNDERSIDE OF THE CEILING JOISTS.  
ELEVATOR, HALLWAY AND STAIRWAYS ARE LIMITED COMMON ELEMENTS.

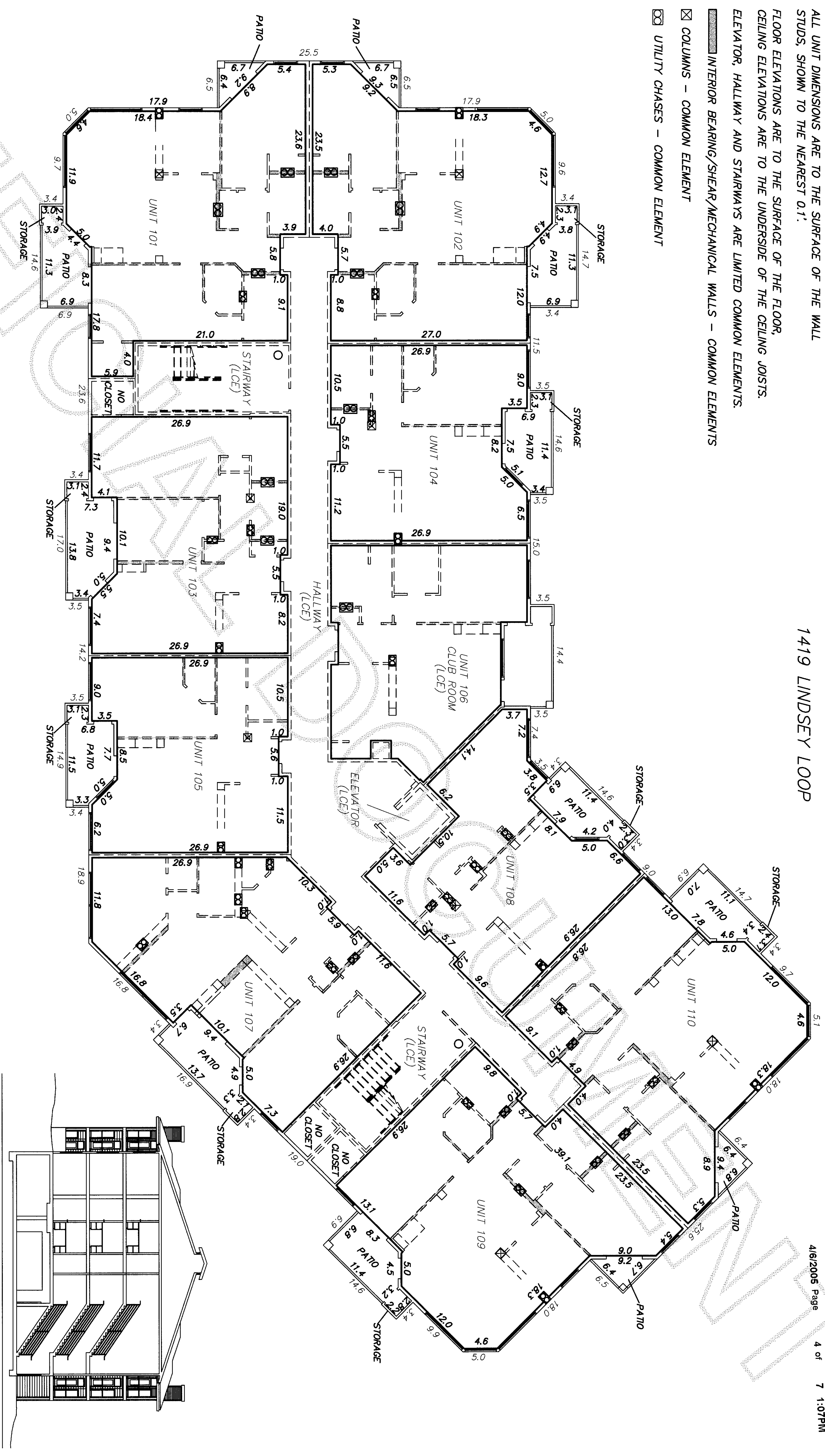
INTERIOR BEARING/SHEAR/MECHANICAL WALLS - COMMON ELEMENTS

COLUMNS - COMMON ELEMENT

UTILITY CHASES - COMMON ELEMENT

BUILDING 2  
1419 LINDSEY LOOP

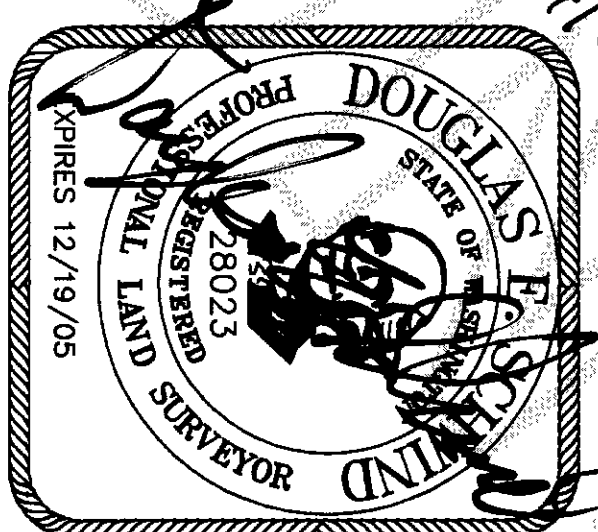
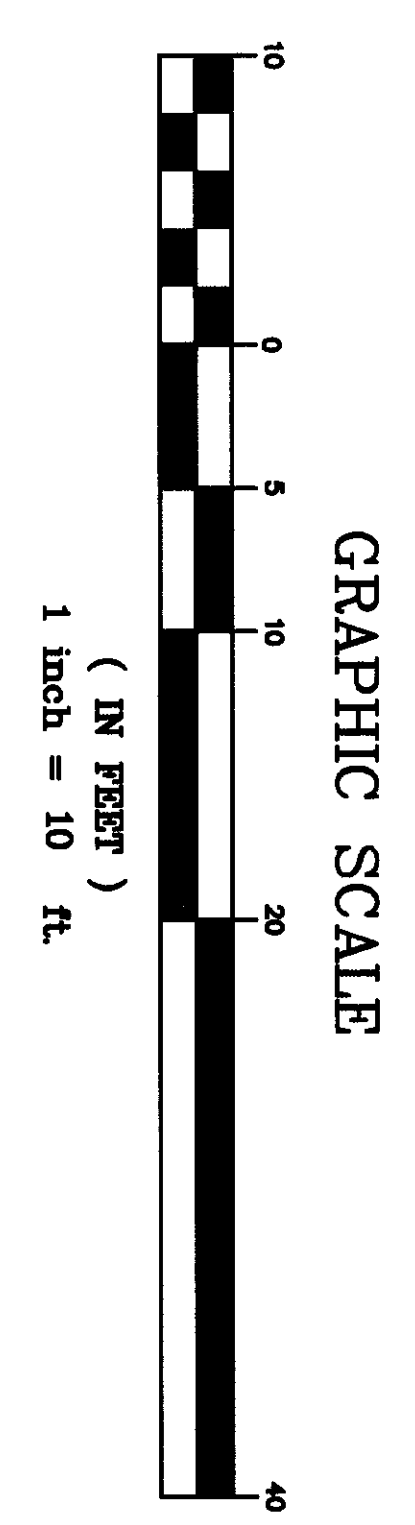
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Skagit County Auditor  
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4/6/2005 Page



FIRST STORY DIMENSIONS

SOUTH SIDE ELEVATION

LCE LIMITED COMMON ELEMENTS  
CE COMMON ELEMENTS



4/5/05



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PROJECT: 03069  
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SHEET 4 OF 7

NOTES  
ALL UNIT DIMENSIONS ARE TO THE SURFACE OF THE WALL  
STUDS, SHOWN TO THE NEAREST 0.1'.

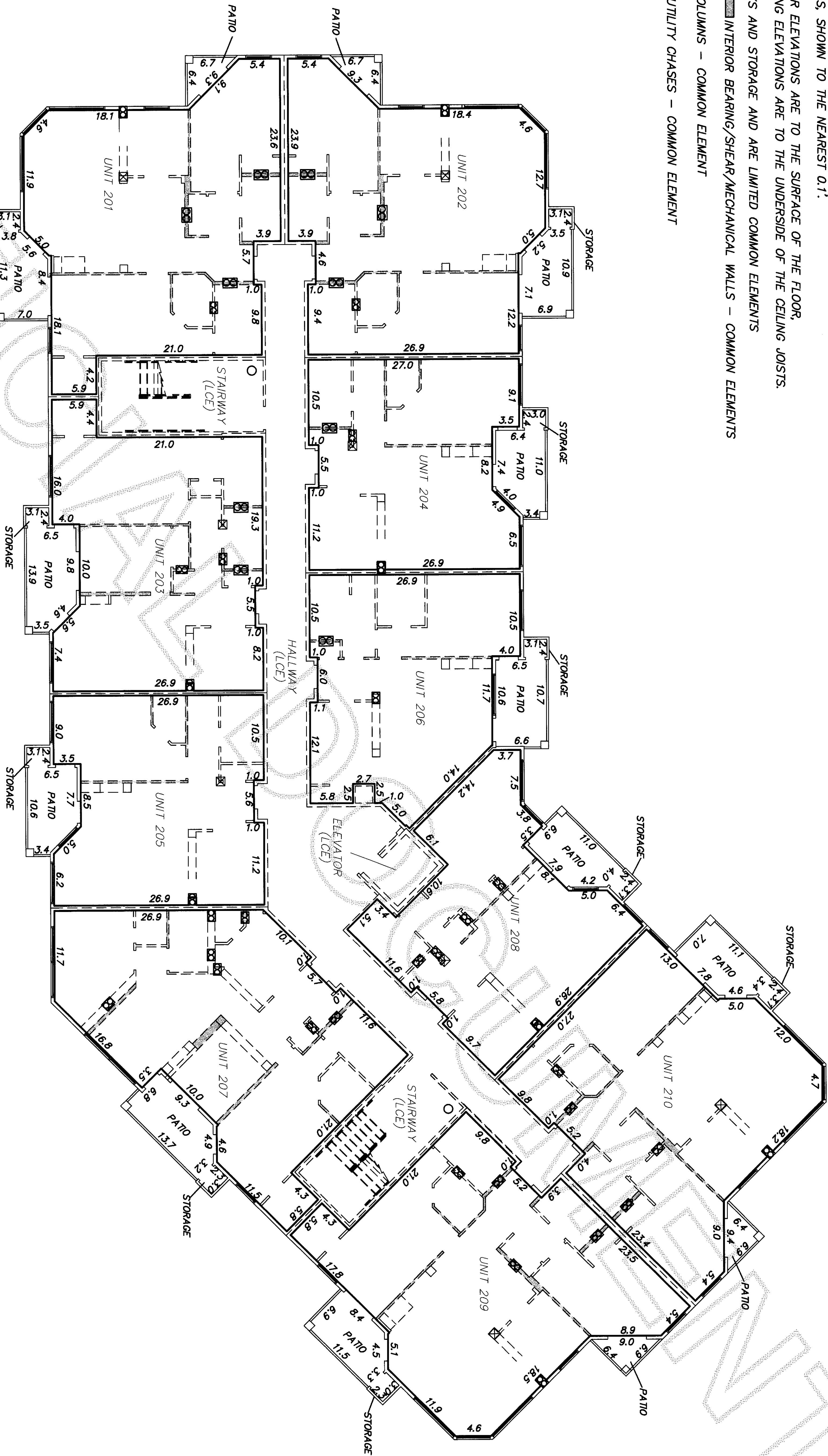
FLOOR ELEVATIONS ARE TO THE SURFACE OF THE FLOOR,  
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DECKS AND STORAGE ARE LIMITED COMMON ELEMENTS

INTERIOR BEARING/SHEAR/MECHANICAL WALLS – COMMON ELEMENTS

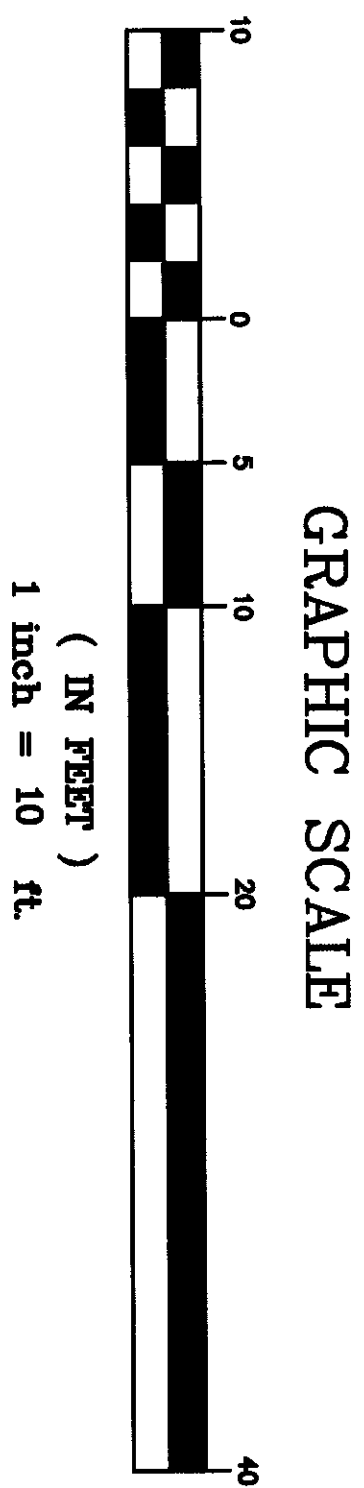
COLUMNS – COMMON ELEMENT

UTILITY CHASES – COMMON ELEMENT

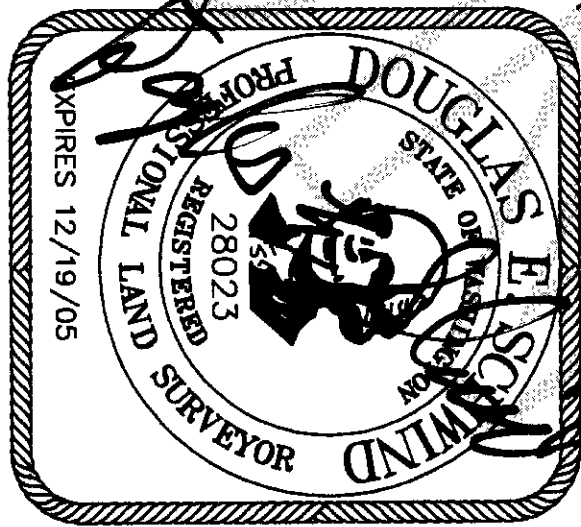


SECOND STORY DIMENSIONS

LCE UNITED COMMON ELEMENTS  
CE COMMON ELEMENTS



Skiagit County, Washington



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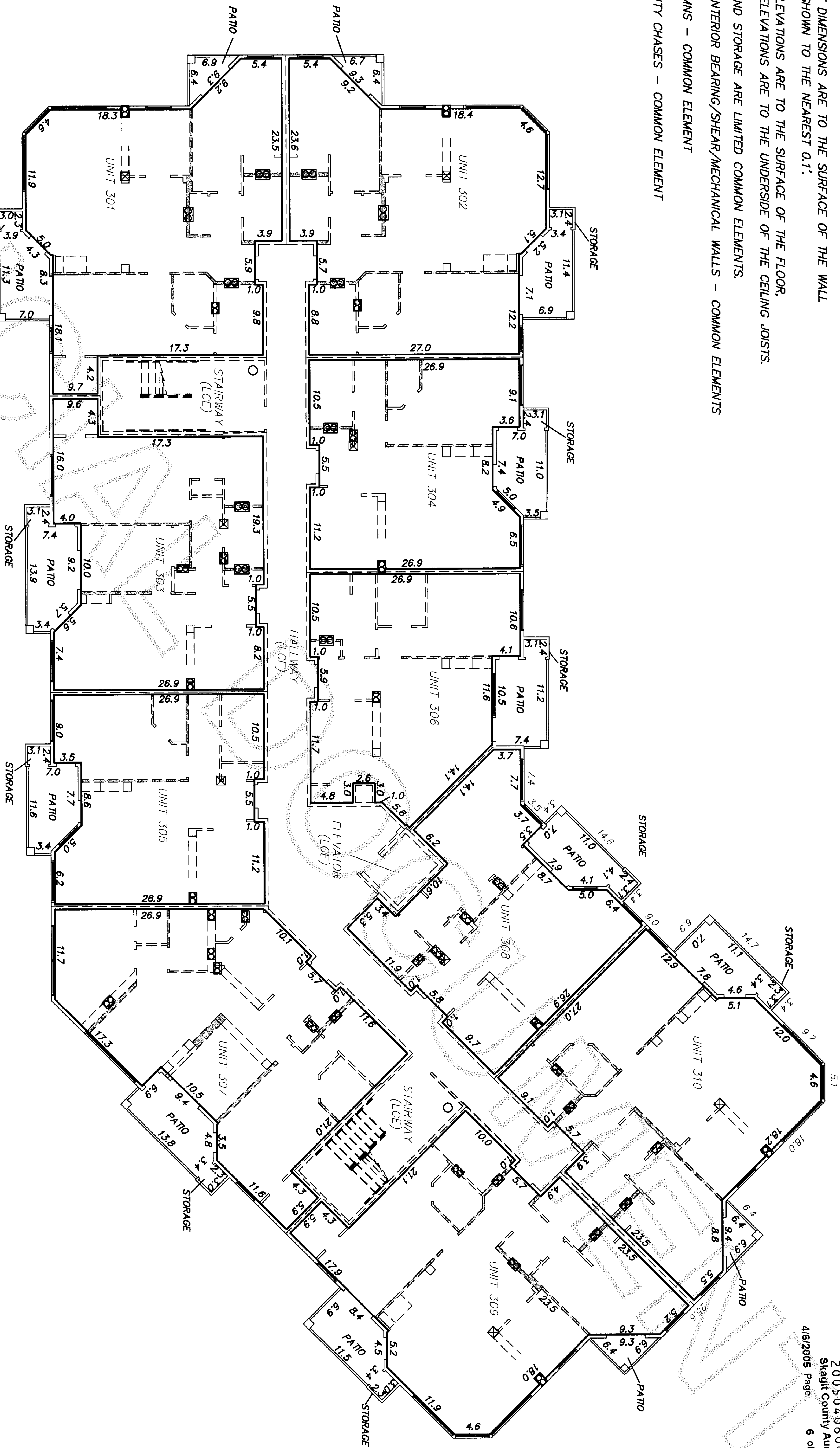
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SHEET 5 OF 7

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Skiagit County Auditor  
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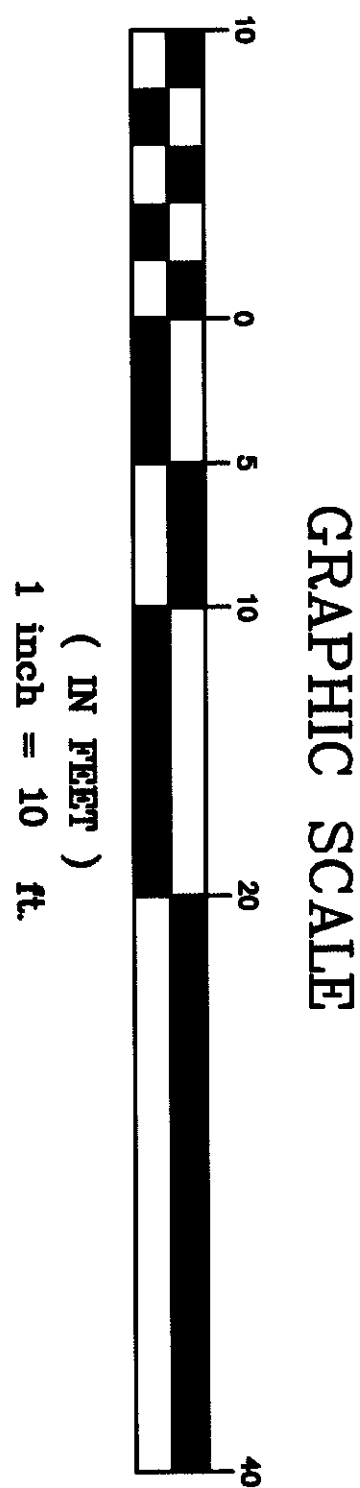
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INTERIOR BEARING/SHEAR/MECHANICAL WALLS – COMMON ELEMENTS  
COLUMNS – COMMON ELEMENT  
UTILITY CHASES – COMMON ELEMENT



THIRD STORY DIMENSIONS

LCE LIMITED COMMON ELEMENTS  
CE COMMON ELEMENTS



4/5/05



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**SHEET 6 OF 7**

FIRST STORY AREAS

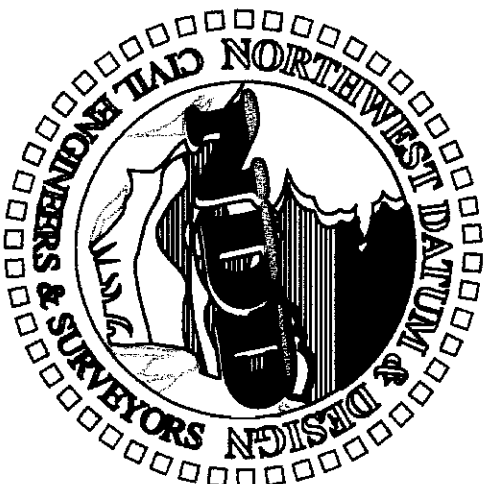
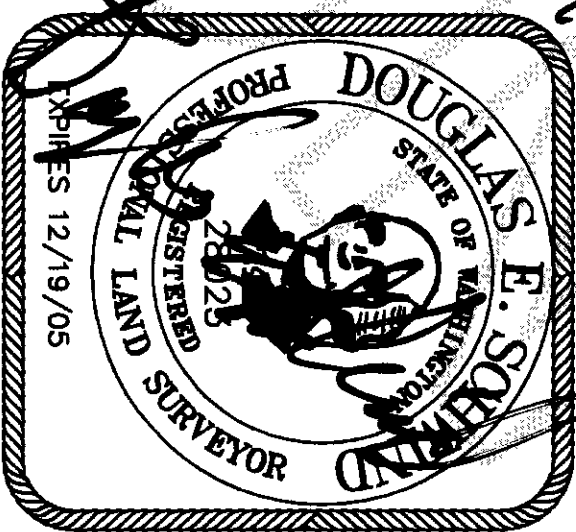
	AREA	FLOOR/CEILING ELEVATION
ALL UNITS		373.6/383.0
UNIT 101		
TOTAL	1048.6 SF	
STORAGE	7.2 SF	
PATIO	94.9 SF	
UNIT 102		
TOTAL	1004.8 SF	
STORAGE	7.1 SF	
PATIO	93.9 SF	
UNIT 103		
TOTAL	831.0 SF	
STORAGE	7.4 SF	
PATIO	92.2 SF	
UNIT 104		
TOTAL	691.6 SF	
STORAGE	7.1 SF	
PATIO	71.8 SF	
UNIT 105		
TOTAL	702.2 SF	
STORAGE	7.1 SF	
PATIO	71.6 SF	
UNIT 106		
	CLUB HOUSE (CE)	
UNIT 107		
TOTAL	984.5 SF	
STORAGE	5.9 SF	
PATIO	84.5 SF	
UNIT 108		
TOTAL	703.5 SF	
STORAGE	6.9 SF	
PATIO	77.6 SF	
UNIT 109		
TOTAL	1015.3 SF	
STORAGE	6.2 SF	
PATIO	93.3 SF	
UNIT 110		
TOTAL	985.2 SF	
STORAGE	7.4 SF	
PATIO	93.6 SF	

SECOND STORY AREAS

	AREA	FLOOR/CEILING ELEVATION
ALL UNITS		384.1/393.5
UNIT 201		
TOTAL	1056.6 SF	
STORAGE	7.4 SF	
DECK	95.9 SF	
UNIT 202		
TOTAL	1009.8 SF	
STORAGE	7.4 SF	
DECK	90.2 SF	
UNIT 203		
TOTAL	865.1 SF	
STORAGE	7.4 SF	
DECK	84.2 SF	
UNIT 204		
TOTAL	692.5 SF	
STORAGE	7.4 SF	
DECK	65.0 SF	
UNIT 205		
TOTAL	694.2 SF	
STORAGE	7.4 SF	
DECK	64.4 SF	
UNIT 206		
TOTAL	677.1 SF	
STORAGE	7.4 SF	
DECK	70.3 SF	
UNIT 207		
TOTAL	1001.6 SF	
STORAGE	6.9 SF	
DECK	85.2 SF	
UNIT 208		
TOTAL	706.6 SF	
STORAGE	7.4 SF	
DECK	75.4 SF	
UNIT 209		
TOTAL	1042.8 SF	
STORAGE	6.9 SF	
DECK	95.9 SF	
UNIT 210		
TOTAL	1012.4 SF	
STORAGE	7.4 SF	
DECK	98.8 SF	

THIRD STORY AREAS

	AREA	FLOOR/CEILING ELEVATION
ALL UNITS		394.2/403.6
UNIT 301		
TOTAL	1075.0 SF	
STORAGE	6.9 SF	
DECK	95.9 SF	
UNIT 302		
TOTAL	1015.6 SF	
STORAGE	7.4 SF	
DECK	92.5 SF	
UNIT 303		
TOTAL	880.4 SF	
STORAGE	7.4 SF	
DECK	83.4 SF	
UNIT 304		
TOTAL	691.6 SF	
STORAGE	7.4 SF	
DECK	70.7 SF	
UNIT 305		
TOTAL	691.5 SF	
STORAGE	7.4 SF	
DECK	74.2 SF	
UNIT 306		
TOTAL	664.4 SF	
STORAGE	7.4 SF	
DECK	80.7 SF	
UNIT 307		
TOTAL	1002.5 SF	
STORAGE	6.9 SF	
DECK	87.5 SF	
UNIT 308		
TOTAL	708.8 SF	
STORAGE	7.4 SF	
DECK	72.5 SF	
UNIT 309		
TOTAL	1085.0 SF	
STORAGE	6.9 SF	
DECK	96.0 SF	
UNIT 310		
TOTAL	1014.6 SF	
STORAGE	7.1 SF	
DECK	93.9 SF	



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