

**PHASE 1, CAUSLAND PARK CONDOMINIUMS  
S.E. 1/4 OF SECTION 13, T35N, R1E, W.M  
ANACORTES, WASHINGTON**

DECLARATION REFERENCE

CAUSLAND PARK CONDOMINIUM 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, WASHINGTON

UNDER AUDITOR'S FILE NO. 20050520152  
DEDICATION AND CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNER IN FEE SIMPLE OF THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DEDICATES THE REAL PROPERTY DESCRIBED IN THIS SURVEY MAP AND THESE PLANS FOR COMMON DOMINIUM PURPOSES. THE DRIVES, WALKS, STREETS, GROUNDS AND OTHER AREAS DESCRIBED ARE NOT DEDICATED TO THE PUBLIC, BUT ARE RESERVED FOR THE EXCLUSIVE USE AND BENEFIT OF THE UNIT OWNERS, AS PART OF THE COMMON ELEMENTS, TO THE EXTENT AND IN THE MANNER SET FORTH IN THE DECLARATION. THE UNDERSIGNED OWNER OF THE PROPERTY, HEREBY CERTIFYS THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS 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 9th DAY OF MAY OF 2005, RECORDS OF SKAGIT COUNTY, WASHINGTON, UNDER AUDITOR' FILE NO. \_\_\_\_\_ IN WITNESS WHEREOF WE HAVE SET OUR HAND AND SEAL.

DECLARANT: MOUSEL INVESTMENTS, L.L.C. BY HAROLD W. MOUSEL, MANAGER

SIGNATURE: Harold W. Mousel

ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT  
ON THIS DAY PERSONALLY APPEARED BEFORE ME HAROLD W. MOUSEL, TO ME KNOWN TO BE THE PERSON NAMED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT 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 HERETO AFFIXED THIS

9th DAY OF MAY 2005.

James E. Anderson  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT ANACORTES MY COMMISSION EXPIRES 1/20/07



LEGAL DESCRIPTION PHASE 1:  
THE NORTH HALF OF BLOCK 76, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF VACATED SEATTLE AND NORTHERN RAILWAY RIGHT OF WAY ON SAID NORTH HALF OF BLOCK 76; EXCEPT THE EAST 139.86 FEET OF SAID NORTH HALF OF BLOCK 76; EXCEPT ALLEY THROUGH SAID BLOCK 76;

LEGAL DESCRIPTION FUTURE PHASE 2:  
THE SOUTH HALF OF BLOCK 76, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF VACATED SEATTLE AND NORTHERN RAILWAY RIGHT OF WAY ON SAID SOUTH HALF OF BLOCK 76; EXCEPT LOTS 15 AND 16 OF SAID SOUTH HALF OF BLOCK 76; EXCEPT ALLEY THROUGH SAID BLOCK 76;

LEGAL DESCRIPTION PUGET SOUND ENERGY EASEMENT (A.F. 200501310184):  
A STRIP OF LAND TEN (10) FEET IN WIDTH WITH FIVE (5) FEET ON EACH SIDE OF THE CENTERLINE OF GRANITEES FACILITIES AS NOW CONSTRUCTED, TO BE CONSTRUCTED, EXTENDED OR RELOCATED LYING WITHIN THE ABOVE DESCRIBED PARCEL—GENERALLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE WEST LINE OF LOT 8 IN SAID BLOCK 76, SAID POINT BEING 5 FEET, MORE OR LESS, NORTH OF THE SOUTHWEST CORNER OF SAID LOT 8; THENCE EAST FOR A DISTANCE OF 90 FEET, MORE OR LESS, TO THE TERMINUS OF SAID CENTERLINE.

SURVEY FOR

**MOUSEL INVESTMENTS, L.L.C.  
13955 DONNELL ROAD  
ANACORTES, WA 98221**



**SCHEMMER ENGINEERING INC.**

317 COMMERCIAL AVENUE, SUITE 101  
ANACORTES, WA 98221 (360) 293-9006

AUDITORS CERTIFICATE FILED FOR RECORD AT THE REQUEST OF SCHEMMER ENGINEERING INC.



John Burrell  
SKAGIT COUNTY AUDITOR

Angela Davis  
DEPUTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS FOR CAUSLAND PARK CONDOMINIUMS ARE BASED ON A 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 COMPLETED UNITS AND MECHANICAL SYSTEMS AND THAT CONSTRUCTION OF ALL HORIZONTAL AND VERTICAL BOUNDARIES ARE SUBSTANTIALLY COMPLETE IN ACCORDANCE WITH PLANS SET FORTH ON PAGE 2 OF THIS SURVEY. THESE PLANS ARE PER THE BASIC REQUIREMENTS PURSUANT TO RCW 64.34.232.

Paul Monohon  
PAUL E. MONOHON  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 25971  
LAND SURVEYOR'S VERIFICATION

STATE OF WASHINGTON  
COUNTY OF SKAGIT  
PAUL E. MONOHON, BEING FIRST 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.  
Paul Monohon  
PAUL E. MONOHON  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 25971

ON THIS DAY PERSONALLY APPEARED BEFORE ME PAUL E. MONOHON, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FOREGOING 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 HERETO AFFIXED THIS

9th DAY OF MAY 2005.

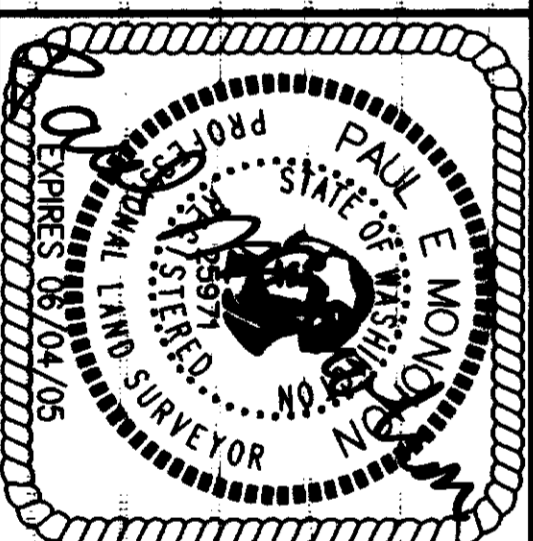
James E. Anderson  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT ANACORTES MY COMMISSION EXPIRES 1/20/07



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT.

PAUL E. MONOHON - CERT#25971  
DATE 5-09-05



DRAWN	PEM
CHECKED	JRH
BY	BY

DATE BY APP REVISIONS

CAD FILE: PAGE 1 PLOT DATE: 5/9/05

JOB NO.  
04-163

SHEET

1 OF 3

PHASE 1, CAUSLAND PARK CONDOMINIUMS  
 SE 1/4 SECTION 13, T35N, R1E, W.M.  
 ANACORTES, WASHINGTON

AUDITORS CERTIFICATE FILED FOR RECORD AT THE REQUEST  
 OF SCHEMMER ENGINEERING INC.

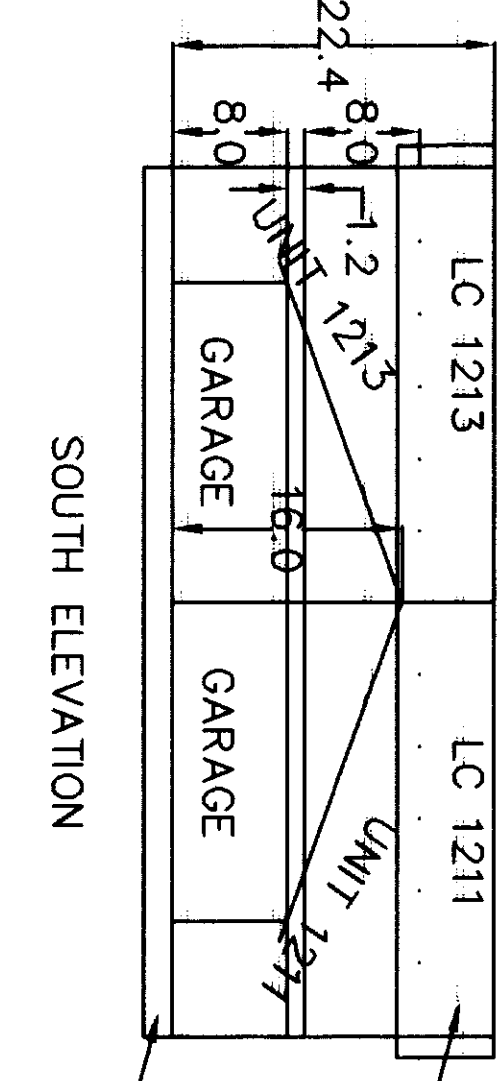
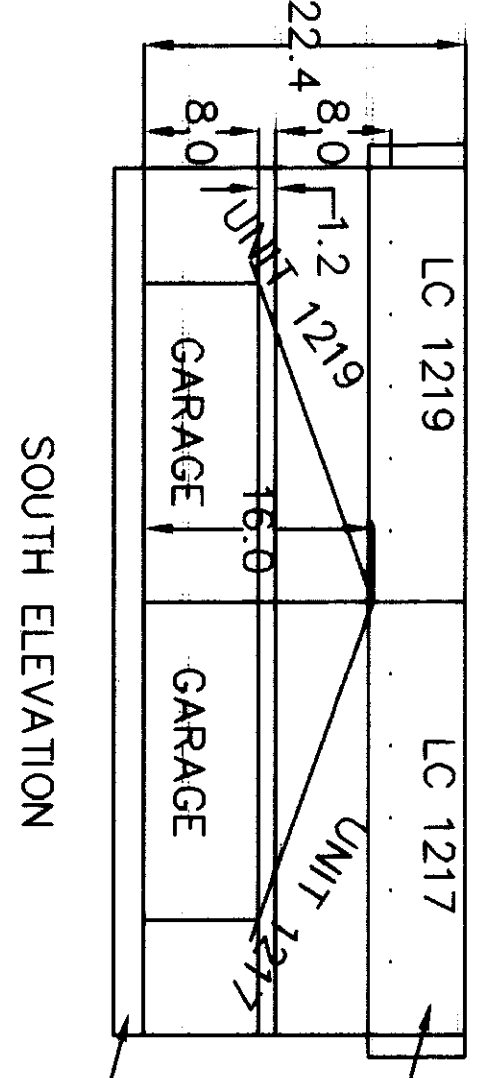
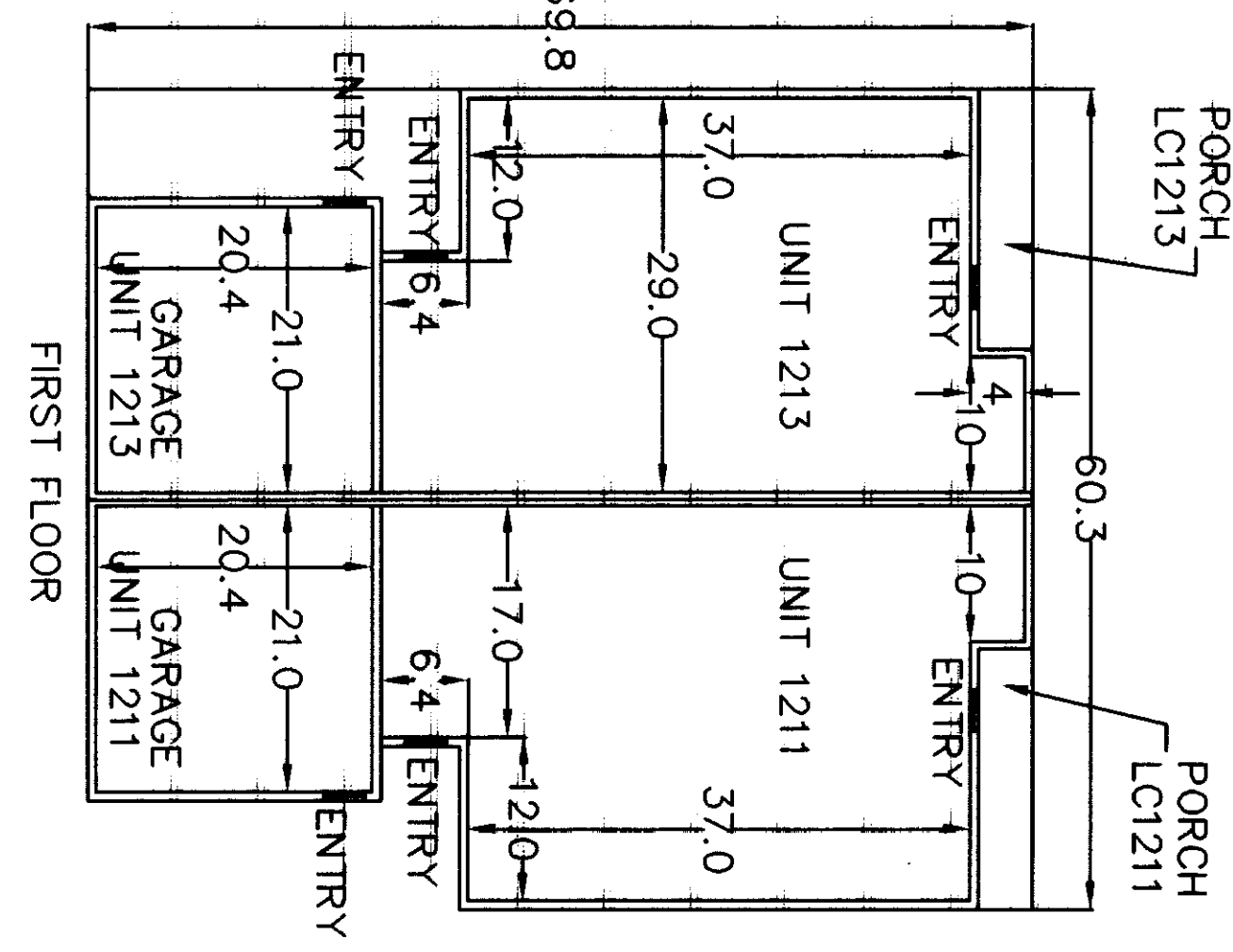
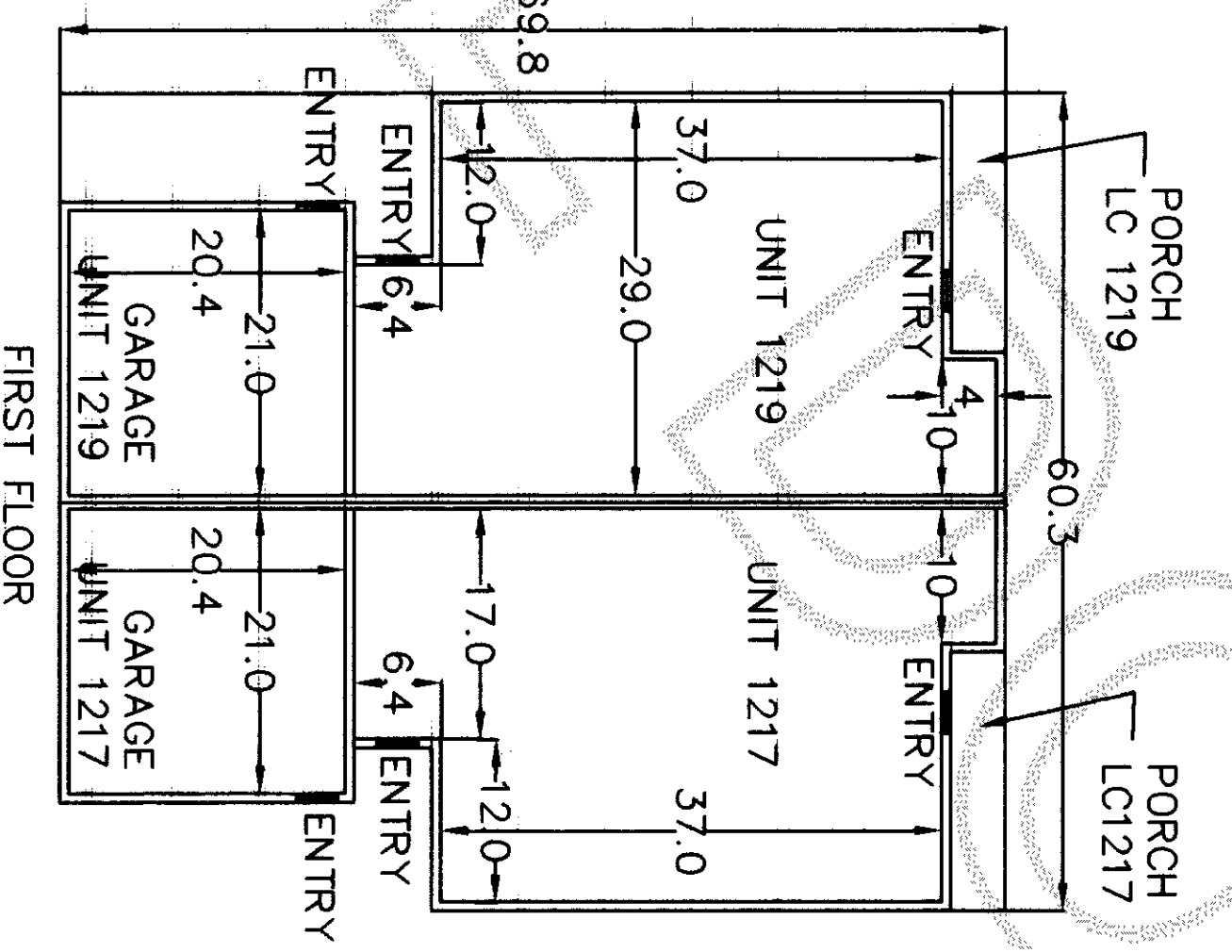
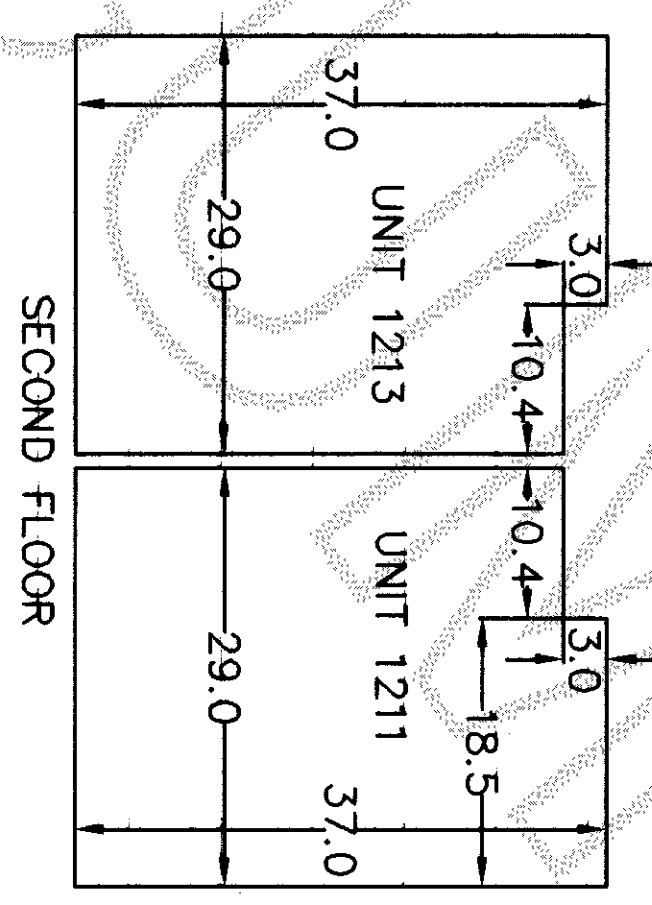
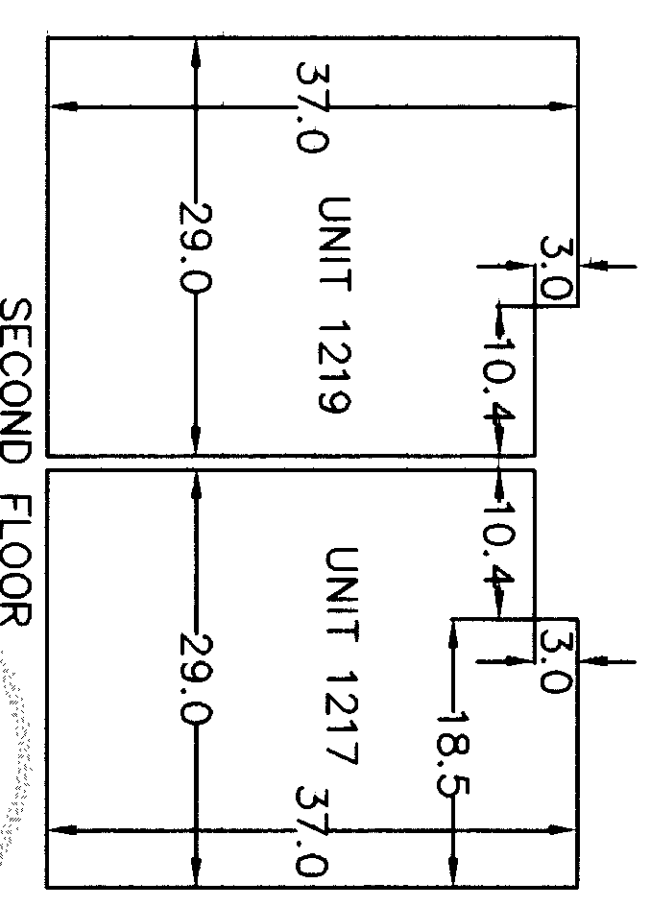
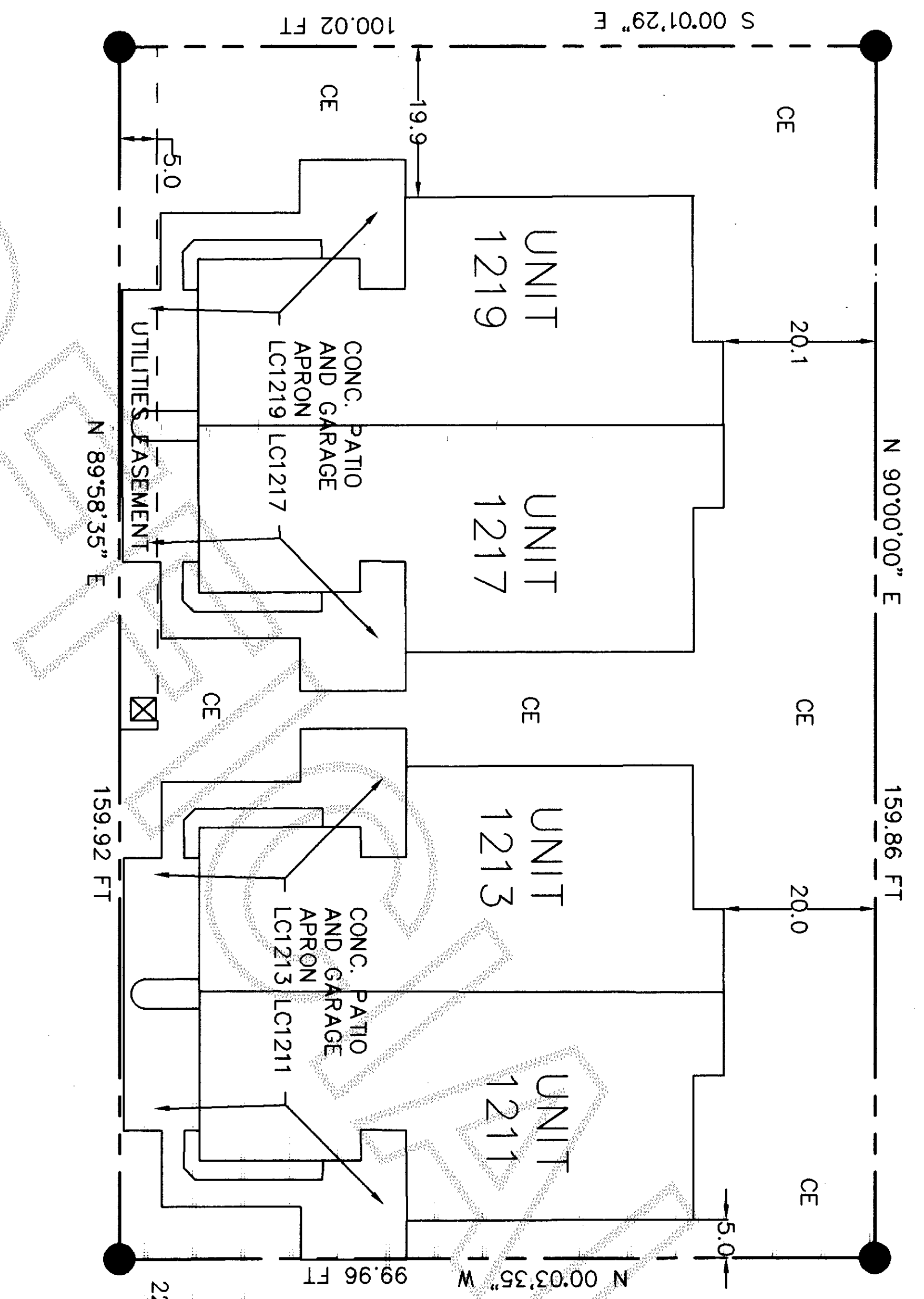
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 Skagit County Auditor  
 5/9/2005 Page 2 of 3 1:27PM

*Anna Blumenthal*  
 SKAGIT COUNTY AUDITOR

*Clayton Davis*  
 DEPUTY



PHASE 1



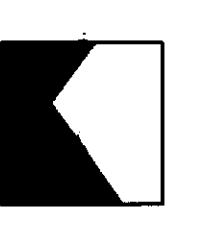
UNIT	AREA SQ.FT	ELEVATIONS FLOOR-CEILING
UNIT 1219	1222	35.5-43.5
1ST FLOOR	1042	44.7-52.7
2ND FLOOR	428	35.4-43.5
TOTAL	2692	
PORCH		35.5-43.5
UNIT 1217	1222	35.5-43.5
1ST FLOOR	1042	44.7-52.7
2ND FLOOR	428	35.4-43.5
TOTAL	2692	
PORCH		35.5-43.5
UNIT 1213	1222	34.9-42.9
1ST FLOOR	1042	44.1-52.1
2ND FLOOR	428	34.8-42.9
TOTAL	2692	
PORCH		34.9-42.9
UNIT 1211	1222	34.9-42.9
1ST FLOOR	1042	44.1-52.1
2ND FLOOR	428	34.8-42.9
TOTAL	2692	
PORCH		34.9-42.9

LEGEND:  
 LC = LIMITED COMMON ELEMENT UNIT  
 CE = COMMON ELEMENT

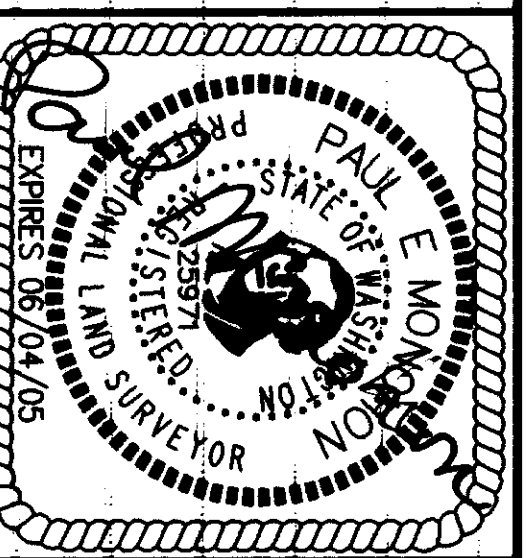
JOB NO.  
04-163

SHEET  
2 OF 3

SURVEY FOR  
 MOUSEL INVESTMENTS, L.L.C.  
 13955 DONNELL ROAD  
 ANACORTES, WA 98221



SCHEMMER ENGINEERING INC.  
 317 COMMERCIAL AVENUE, SUITE 101  
 ANACORTES, WA 98221 (360) 293-9006



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A  
 SURVEY MADE BY ME OR UNDER MY  
 DIRECTION IN CONFORMANCE WITH THE  
 SURVEY RECORDING ACT.

PAUL E. MONOHON CERT#25971  
 DATE 5-09-05

DATE	BY	APP	REVISIONS

CAD FILE: 04-163M PLOT DATE: 5-06-05

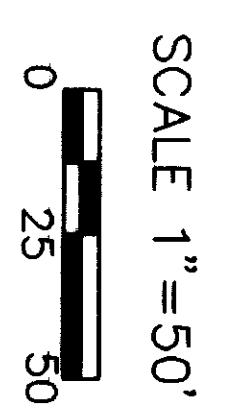
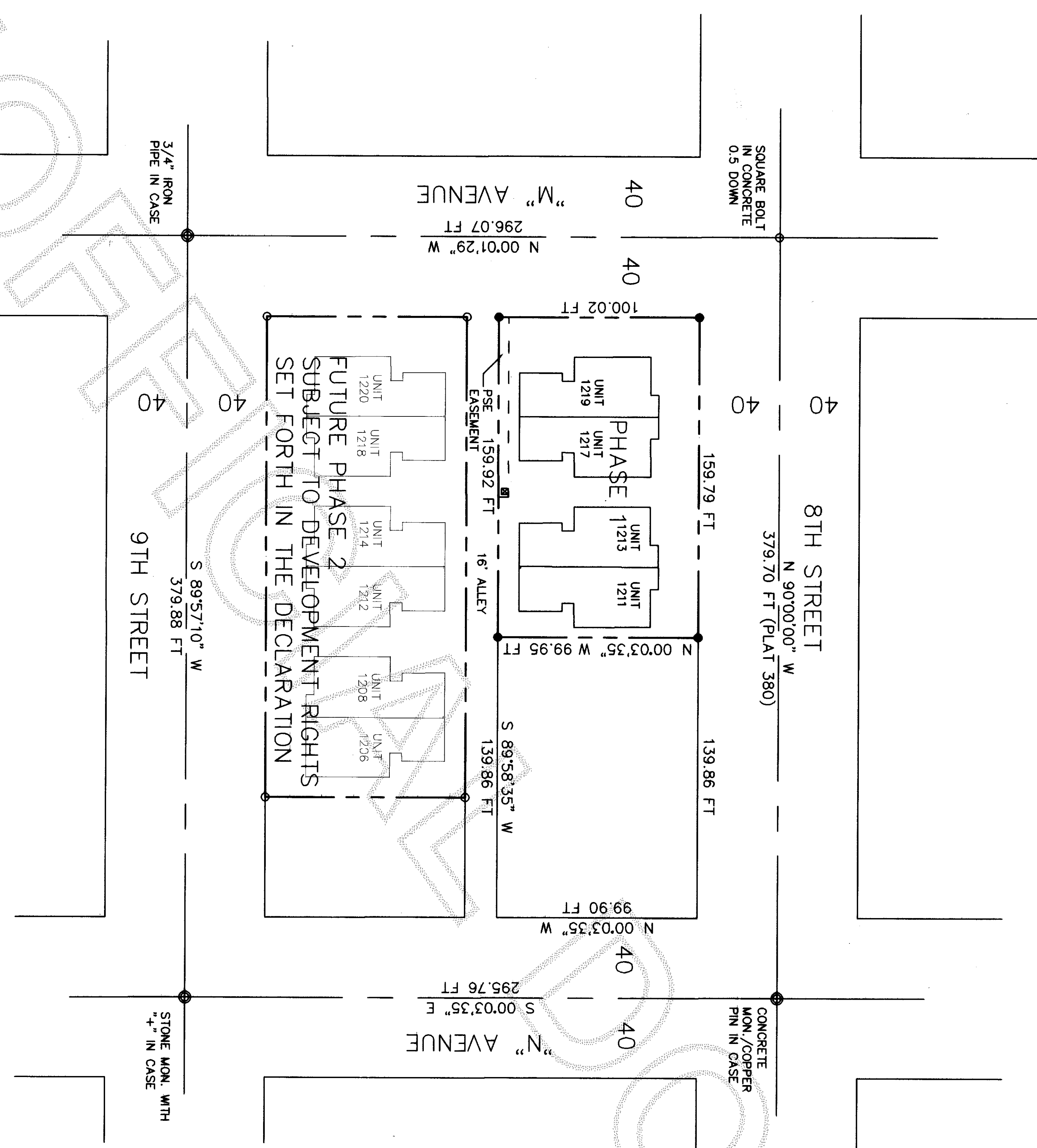
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 SE 1/4 SECTION 13, T35N,R1E, W.M.  
 ANACORTES, WASHINGTON

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 OF SCHEMMER ENGINEERING INC.

200505090151  
 Skagit County Auditor  
 5/9/2005 Page 3 of 3 1:27PM

*Donna Burrows*  
 SKAGIT COUNTY AUDITOR

*Gregg Davis*  
 DEPUTY



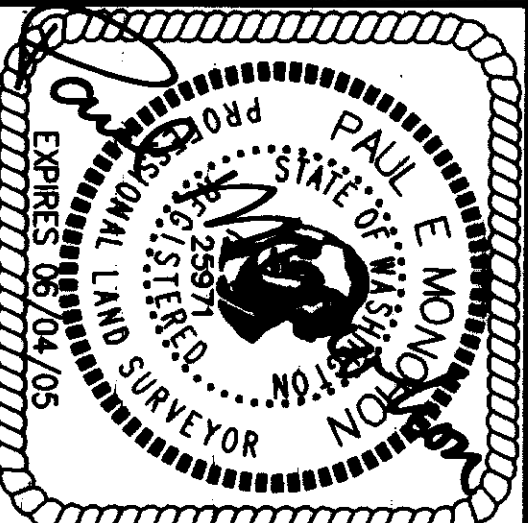
- LEGEND:
- SET REBAR AND CAP FOR PHASE 1
  - PHASE 2 TO BE SET

SURVEY NOTES:  
 BASIS OF BEARINGS IS THE CENTERLINE OF 8TH STREET BETWEEN FOUND MONUMENTS AT DUE WEST.  
 THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCRA1103 ELECTRONIC TOTAL STATION.  
 ELEVATION BENCH MARK FOR THIS SURVEY WAS THE TOP OF THE CENTER STEM BOLT OF A FIRE HYDRANT AT THE NORTHWEST CORNER OF BLOCK 76. ELEVATION 36.89 (NAVD '88) FROM CITY OF ANACORTES RECORDS.

JOB NO. 04-163  
 SHEET 3 OF 3

SURVEY FOR  
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DATE	BY	APP	REVISIONS
		PM	
		JH	
		BY	

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